

Parish of Shillingford St George Site Appraisal for Affordable Rural Housing



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership



January 2014

Site Appraisal for Affordable Rural Housing Shillingford St George Parish Council

Background

On the 16th January 2014 the Rural Housing Enabler for Teignbridge along with Graham Davey, Teignbridge District Council, the Parish Clerk and Parish Councillor Wilfred Turner, carried out a site identification exercise to find potential sites for affordable housing. This process was informed by a call for sites to Landowners in November 2013. There were three sites submitted, all the comments in this appraisal are independent, unbiased opinions of the options available.

The main tests for evaluating the following sites were:

- That the site should be adjacent to existing development or the settlement boundary
- That safe highways access could be gained to the site
- That development of the site would not have significant impact on the landscape
- That development of the site would not significantly impair the amenity of existing neighbouring development
- That other environmental, economic and social factors particular to any site should also be considered.

Housing Need Site Suggestions

In October 2012 housing need was identified in the Parish for 5 affordable homes in the next 5 years. This provision is to meet the local needs in the Parish.

SITE APPRAISAL SUSTAINABILITY CHECKLIST	
Village: Shillingford St George	Date: 16 1 2014
Site name or reference number: Site 1	

Is there a housing need and has it been established with the Local Authority and Housing Services?	yes
Exception site?	yes
Previous planning history (approvals, refusals)	No - although there may be history over 10 years ago – unconfirmed.
Neighbour impact?	There are neighbours to either side of the site. Houses to the right of the site, looking from the road land abuts rear gardens and farm to the left.
Is there foul and storm sewerage available?	

Is there a drainage embargo?	
Are private sewerage schemes envisaged?	no
What services are available to the site i.e. water, gas, electricity, mains drainage, and at what cost?	Services to sides of site. Telephone cables overhead would need to be re sited underground.
Is the site north/south etc facing?	
Is it on a bus route?	Yes although infrequent
1) Where are the nearest ▪ shops/PO?	Alphington
▪ schools/playgroup?	
▪ Play areas/sports facilities?	Small football/cricket area to rear of Village Hall
▪ Doctors?	Alphington
▪ Churches?	Shillingford St George
▪ Employment?	Local farming work, shillingford organics, Orange Elephant. Marsh Barton and Exeter
Are there any obvious abnormal site development costs?	Not apparent
Are there any existing structures on the site?	no
Is site clearance necessary?	no
Is the site flat?	Level plot run off to road
For what purpose has the land been used?	Pasture land
Access:	Gated access
a. Is there exiting access?	
b. Is an access road required or frontage development?	Access off main road through
c. Is the access from an adopted/unadopted/madeup/unmade road?	No
d. Can visibility splays be achieved?	yes
e. Is it on straight road or bend?	
f. Speed limit?	straight
	30 mph

g. Narrow lane or wide carriage way?	Carriage Way
h. Is there a footpath or potential for one?	No existing footpath
i. Is any additional land required for visibility splays?	no
Are there any ransom strips for either vehicular, pedestrian or services?	no
What does the surrounding development comprise?	Houses and bungalows
What are the existing boundaries? I.e. fence type etc	Hedging to front and sides
How large is the site? (acreage)	
What are the alternative uses for the land?	Grazing arable and horses kept at top
Would development intrude into open landscape? (skyline)	No land raises from road
Important view?	Back to site gives view into valley. No development to front
Are there any trees subject to Tree Preservation Orders?	No
Is the water drained into a brook, into soakaways or into the main drainage system?	
Are there any overhead cables or pylons passing over the site?	Telephone cables
Has the land ever been contaminated?	No evidence of
Is the land within a flood risk area?	No
Name and address of owner	
Willing to sell?	Yes Only portion indicated on plan or linear shape running along road

Interim Planning comments from Teignbridge District Council:

- Good visibility on straight road
- Overhead cables, additional cost to remove and re site underground
- Developing on part of the field has potential to be seen as opening up all of field in time although this is not wish of present landowner.

SITE APPRAISAL SUSTAINABILITY CHECKLIST

Village: Shillingford St George

Date: 16 1 2014

Site name or reference number: Site 2

Is there a housing need and has it been established with the Local Authority and Housing Services?	Yes
Exception site?	Yes
Previous planning history (approvals, refusals)	No
Neighbour impact?	Open site to right from roadway. Church to left. With public walkway between. Houses over the road are established and higher than site
Is there foul and storm sewerage available?	no
Is there a drainage embargo?	no
Are private sewerage schemes envisaged?	No
What services are available to the site i.e. water, gas, electricity, mains drainage, and at what cost?	Electric pole in site
Is the site north/south etc facing?	
Is it on a bus route?	Yes
2) Where are the nearest ▪ shops/PO?	Alphington
▪ schools/playgroup?	
▪ Play areas/sports facilities?	Small football/cricket area to rear of Village Hall
▪ Doctors?	Alphington
▪ Churches?	yes
▪ Employment?	Local farming work, shillingford organics, Orange Elephant. Marsh Barton and Exeter
Are there any obvious abnormal site development costs?	Established trees to front of site with extensive root growth
Are there any existing structures on the site?	no
Is site clearance necessary?	no
Is the site flat?	Falls away on gentle slope into valley
For what purpose has the land been used?	grazing

Access:	Two large trees to front access would restrict access between two
a. Is there exiting access?	
b. Is an access road required or frontage development?	Large drop sloping away to road with Devon Bank
c. Is the access from an adopted/unadopted/madeup/unmade road?	No
d. Can visibility splays be achieved?	Trees are constraint
e. Is it on straight road or bend?	straight
f. Speed limit?	Wide carriageway
g. Narrow lane or wide carriage way?	
h. Is there a footpath or potential for one?	Footpath on other side of road
i. Is any additional land required for visibility splays?	
Are there any ransom strips for either vehicular, pedestrian or services?	No
What does the surrounding development comprise?	Established houses over road, listed church to side
What are the existing boundaries? I.e. fence type etc	Devon Bank to front with hedge row
How large is the site? (acreage)	
What are the alternative uses for the land?	grazing
Would development intrude into open landscape? (skyline)	
Important view?	
Are there any trees subject to Tree Preservation Orders?	No TPO's on trees but old and very established
Is the water drained into a brook, into soakaways or into the main drainage system?	No
Are there any overhead cables or pylons passing over the site?	Electric pole in site

Has the land ever been contaminated?	Not aware of
Is the land within a flood risk area?	No
Name and address of owner	
Willing to sell?	yes

Interim Planning comments from Teignbridge District Council:

- Public right of way to side
- Grade 2* listed Church to side
- Would want any development not to have an adverse effect on area
- No TPO's on trees
- Proximity to church and siting of trees would constrain any development on this site.

SITE APPRAISAL SUSTAINABILITY CHECKLIST

Village: Shillingford Abbot

Date: 16 1 2014

Site name or reference number: Site 3

Is there a housing need and has it been established with the Local Authority and Housing Services?	Yes
Exception site?	Yes
Previous planning history (approvals, refusals)	No
Neighbour impact?	Surrounded by houses to one side and front of site. Farm to back side
Is there foul and storm sewerage available?	No
Is there a drainage embargo?	
Are private sewerage schemes envisaged?	No
What services are available to the site i.e. water, gas, electricity, mains drainage, and at what cost?	
Is the site north/south etc facing?	
Is it on a bus route?	Yes
3) Where are the nearest <ul style="list-style-type: none"> ▪ shops/PO? ▪ schools/playgroup? ▪ Play areas/sports facilities? ▪ Doctors? ▪ Churches? ▪ Employment? 	Alphington half a mile away
	Alphington
	Small football/cricket area to rear of Village Hall
	Alphington
	Shillingford St George, and Alphington
	Local farming work, shillingford organics, Orange Elephant. Marsh Barton and Exeter
Are there any obvious abnormal site development costs?	Land has slope down to road front, preference to develop at top of field
Are there any existing structures on the site?	No
Is site clearance necessary?	no
Is the site flat?	Slope towards road
For what purpose has the land been used?	grazing

Access:	Yes side road access to farm entrance however may need to be approximately $\frac{3}{4}$ of way up in order to negate slope but then makes it a prominent position.
a. Is there exiting access?	
b. Is an access road required or frontage development?	Access road to side is narrow
c. Is the access from an adopted/unadopted/made up/unmade road?	Unadopted road to farm
d. Can visibility splays be achieved?	yes
e. Is it on straight road or bend?	Access on bend into village
f. Speed limit?	30
g. Narrow lane or wide carriage way?	Wide carriageway
h. Is there a footpath or potential for one?	No footpath
i. Is any additional land required for visibility splays?	No
Are there any ransom strips for either vehicular, pedestrian or services?	No
What does the surrounding development comprise?	Houses and bungalows
What are the existing boundaries? I.e. fence type etc	Low fence and hedge
How large is the site? (acreage)	
What are the alternative uses for the land?	grazing
Would development intrude into open landscape? (skyline)	Yes
Important view?	Fairly prominent site with views over top of existing homes and into open countryside
Are there any trees subject to Tree Preservation Orders?	no
Is the water drained into a brook, into soakaways or into the main drainage system?	

Are there any overhead cables or pylons passing over the site?	Cables overhead to edge of field
Has the land ever been contaminated?	No
Is the land within a flood risk area?	No
Name and address of owner	
Willing to sell?	yes

Interim Planning comments from Teignbridge District Council:

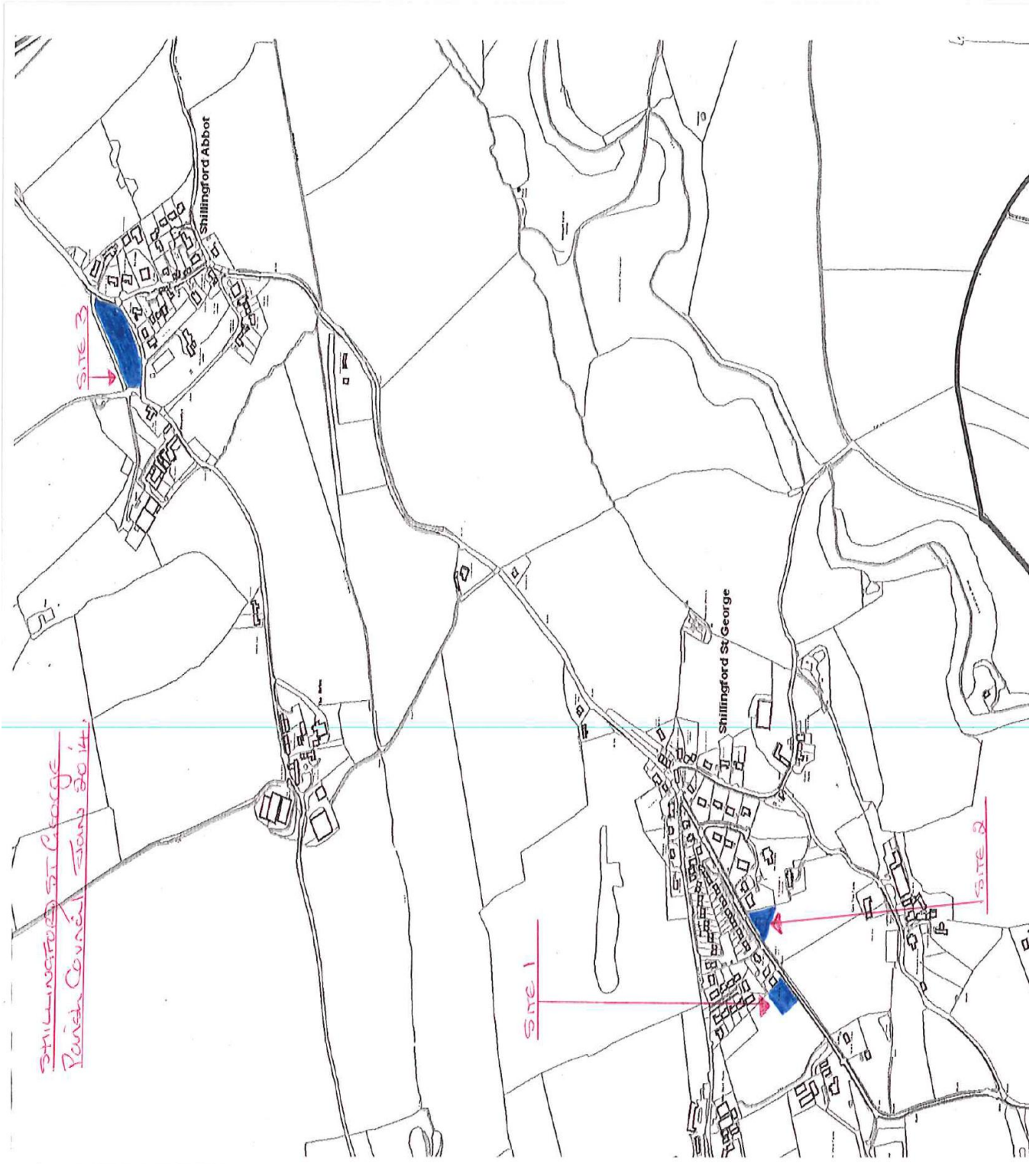
- Good Access
- Very prominent when coming into the village therefore needs to be well designed to hide
- Urban extension to Exeter fringe will possibly provide cycle route into Alphington
- Undulating land contained, no possibility of larger development in future
- Steep land fall to road

Way Forward

On reviewing the sites mentioned above the following have the potential to be considered further.

In order of preference: Site 1, and Site 3.

There are potential willing land owners for Site 1 and Site 3.



Shillingford St George Map showing sites as identified through the call for sites process
January 2014