

The Site

The Site spans an area of 1.56 hectares within an urban area. The land use is primarily agricultural, occupying 57.66% of the area. Unused natural landscape constitutes 37.38%, and the remainder of the Site, 4.96%, is non-built-up land.

Newtake Road, which forms part of the southeastern boundary for the Site, is characterised by a winding layout conducive to residential tranquillity. This road has a moderate width that accommodates two-way traffic, lined on one side by footpaths and punctuated by occasional driveway access points to adjacent properties. On-street parking is available, often occupied by residents' vehicles, suggesting a community setting. The road's surface appears well-maintained, indicating regular municipal attention to infrastructure. Bordering the road are detached houses, each with individual garden spaces, contributing to the suburban fabric of the area surrounding the Site.

There are no roads that extend into the land.

The terrain of the Site is flat with an altitude of 120 meters.

The Site does not offer any specific buildings, services, facilities, or named places on its premises.

A significant portion of the Site, 96.95%, located in the northeast part, is in private ownership. The land is adjacent to Whitchurch House, Whitchurch, Tavistock (PL19 9EL) and is held on a freehold basis.

Surroundings

Within a 50-meter radius of the Site, the top three land uses are non-built-up land, residential, and agriculture. The Site is surrounded by multiple residential properties. There are several unused artificial landscapes located to the southwest and west. Tavistock General Hospital, located 1.76km to the northwest, is the nearest hospital. Whitchurch Community Primary School is the nearest primary school, located 322.37 meters to the southwest. The nearest non-state primary school, Mount House School, is 1.95km to the north. Tavistock College and All Saints Church of England Academy are the nearest state and non-state secondary schools, located 1.48km to the west and 15.08km to the south, respectively.

Within 1.0km of the Site, there is one A-road located 0.57km to the southwest.

Site Constraints and Designations

There are no statutory designated areas or objects, such as sites of special scientific interest, ancient woodlands, ancient monuments, listed buildings or natural beauties on the Site or adjacent to it.

A conservation area is present adjacent to the Site, to the east.

PLANNING HISTORY

Major planning applications for the Site.

There was only 1 recorded planning application which was submitted on 2013-09-16.

1. Land To Rear Of 1 Newtake Road Land At St Andrews Road Whitchurch Devon, West Devon

- 00959/2013 Residential development comprising of 25 dwellings, vehicular access from St Andrews Road, landscaping and other associated infrastructure. - withdrawn 2013-12-13

Major planning history of surrounding sites within 0.5km

Between 2016-10-28 and 2023-08-11, a total of 3 planning applications were submitted.

1. The Laurels 140 Whitchurch Road Tavistock ., Tavistock, PL19 9DE
 - 2760/23/FUL Demolition of existing dwelling and garage & construction of a replacement detached dwelling & garage - pending
2. Land At Sx 488 729 Marshall Close Whitchurch, Whitchurch, PL19 9RB
 - 2735/23/FUL READVERTISEMENT (amended documents) Proposed development of 8 elderly person bungalows with access, parking & external works (resubmission of 1150/23/FUL) - pending
3. Land at SX 493 729 adjacent to Church Hill Road Whitchurch Devon, West Devon
 - 3167/16/FUL READVERTISEMENT (Revised Site Address Description) Erection of 10 dwelling (downsizing) and creation of new access, parking area, open space - withdrawn 2017-04-26

PLANNING POLICY CONTEXT

The Site is not allocated, nor is it adjacent to allocated areas. However, it is within a SHLAA/HELAA/SHELAA area, but not adjacent to areas that are within SHLAA/HELAA/SHELAA.

SHLAA/HELAA/SHELAA for the Site

1. SHLAA/HELAA/SHELAA plan applies in Land off St Andrews Road, Tavistock, Tavistock - 7700.49 sqm, 46.3% on the west edge of the Site

Policy WD_45_12_08/13 addresses development considerations for a site requiring access via St Andrews Road, necessitating a watercourse crossing, potentially affecting viability despite being well-connected to Whitchurch with pedestrian and public transport links, and lying on an existing bus route with reasonable access to the A386. The surrounding landscape, influenced by Tree Preservation Orders and sloping north to south, along with proximity to Dartmoor National Park and Whitchurch Common, requires careful design to mitigate impact on the landscape and nearby properties, which may reduce development yield. The site holds potential archaeological interest, necessitating pre-application assessments but presents no paramount heritage concerns despite its adjacency to a conservation area and listed building. Flooding risks, exacerbated by the site's sloping nature and location within a critical drainage area, demand early discussions with relevant authorities to address runoff issues. No immediate constraints are identified regarding contamination and environmental health, yet further assessments may be warranted. Although some constraints exist, the site is deemed to have potential for limited development, contingent on satisfactorily addressing the outlined negative impacts.

SUMMARY

Considering the planning statement for the land adjoining Whitchurch House, Whitchurch, Tavistock (PL19 9EL), it seems to be a generally good site for development. The surrounding area's infrastructure, including well-maintained roads and proximity to schools and a hospital, supports the possibility of development. The existence of residential areas in close vicinity indicates a community setting that could be beneficial for further residential or mixed-use development. The flat terrain and moderate altitude further enhance its suitability for construction. However, the historical withdrawal of a residential development application suggests that there might be challenges or community resistance to new developments, which could impact the viability of projects on this site.

Commercial Development

For commercial development, the site presents a mixed opportunity. The location is somewhat favorable due to its accessibility via Newtake Road and its proximity to an A-road, facilitating easy access for commercial operations. However, the primary land use being agricultural, combined with a significant portion of unused natural landscape, suggests that the site may not currently be optimized for commercial activities. The absence of roads extending into the land could present a challenge in terms of access and construction for purely commercial purposes. Additionally, the proximity to residential areas and a conservation area may limit the scale or type of commercial activities that could be developed without affecting the locale's character or running into opposition due to potential disturbances.

Residential Development

The site appears to be highly suitable for residential development, aligning with its current surroundings characterized by detached houses with gardens and the availability of community infrastructure such as schools and a hospital within a reasonable distance. The land's flat nature would likely simplify construction processes, and the existing road infrastructure supports residential expansion. While there has been a historical withdrawal of a residential development proposal, the area's context, including the planning policy indicating potential for limited development after addressing certain impacts, suggests there may be room for well-designed residential projects that respect the local landscape and community needs. Moreover, the presence of a conservation area adjacent to the site necessitates sensitive design considerations to integrate new residential developments harmoniously with the existing environment.