

Notes

WD_45_12_08/13 Access Vehicle access acceptable in principle but will need to be achieved via St Andrews Road which requires crossing a watercourse and may affect viability. Site is well related to key services in Whitchurch and there are good pedestrian and public transport links to the centre of town. Whilst the site is relatively remote from the town centre it is on existing bus routes and has relatively good access towards the A386. Landscape and Ecology Site is surrounded by Tree Preservation Orders and slopes north to south. The site has a strong landscape character and the crossing of the stream via a bridge and development on the slopes of the site could fundamentally alter the setting of the area. Any development would need to be carefully designed to mitigate for impact on the landscape and the amenity of adjacent properties. This will reduce the yield. Site is close to Dartmoor National Park boundary and adjacent to Whitchurch Common. Heritage and Archaeology Potential archaeological remains - requires pre-application assessment and evaluation. Site is adjacent to a conservation area and listed building but there are no overriding heritage issues. Flood Risk, Water Quality and Drainage Development may cause flooding issues lower down the stream due to the sloping nature of the site and surface water run-off issues. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required. Contamination and Environmental Health No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. There are some constraints to development but the site is considered to have some potential for a small amount of development where a scheme can demonstrate that all of the negative impacts can be satisfactorily overcome.