

## Teignbridge: Site Assessment Process for Exception Sites

1. Sites assessment process agreed with Parish Council

(Steps 2 and 3 below can be before or after agreeing actual assessment checklist with the Parish Council)

2. Call for sites carried out to identify possible sites with willing landowners
3. Desktop review of potential sites also carried out to identify sites that have come forward previously
4. Representatives from DCC Highways, TDC Planning Team, TDC Enabling Team, Devon Rural Housing Partnerships and a minimum of 2 Parish Councillors to attend. Ward Councillors invited.
5. TDC carry out a desk top exercise to provide information on site characteristic and potential constraints. Information collated into Part A of the checklist in order to inform the 'assessors'
6. Each person in the group makes an assessment using the checklist provided
7. TDC collate the assessments and report on findings to the Parish Council. A short-list of sites for consultation identified.
8. Sites put into the following categories:
  - a. Potential Site without too many constraints
  - b. Some potential with constraints
  - c. Limited Potential
  - d. No Potential
9. A consultation process on the short-listed sites agreed with the Parish Council

## Teignbridge: Site Assessment Checklist for Exception Sites

Name of Settlement: \_\_\_\_\_

Date of Sites Assessment: \_\_\_\_\_

Name of 'Assessor': \_\_\_\_\_

Assessment Group Representatives	Name	Comment
Parish Cllr		
Parish Cllr		
DCC Highways		
TDC Planner		
TDC Affordable Housing Enabler		
Devon Communities Together		
Ward Cllr		

**ASSESSMENT OF POTENTIAL SITES**

<b>PART A - Desk Based Assessment (Based on TDC Gismo Mapping System Data by Housing Enabling Officer)</b>			
	<b>Site A</b>	<b>Site B</b>	<b>Site C</b>
<b>Site Name</b>	<i>Land at Church Lane</i>		
<b>Site Area (ha)</b> Capacity/No. homes	<i>0.7 ha/4 to 5 homes</i>		
<b>Site Planning Status</b> Exception site/Windfall/Allocation	<i>Exception site</i>		
<b>Planning History</b> Previous applications? Submitted under LP call for sites?	<i>None Submitted</i>		
<b>Legal</b> Title to Land/Covenants/ Easements/Ransom Strips/rights of way	<i>Title to land evidenced no easements or restrictive covenants</i>		
<b>Planning constraints for conservation areas</b> (SSSI/AONB/wildlife sites)	<i>none</i>		
<b>Planning constraints for ecology</b> (bats/cirl bunting/dormice)	<i>Possible dormice as hazel hedge to northern boundary</i>		
<b>TPOs</b>	<i>One on top NW corner</i>		
<b>Mineral Rights</b>	<i>none</i>		
<b>Contamination</b>	<i>Not known</i>		
<b>Historic use of Site</b>	<i>Agricultural Not near any known archaeological sites/historic monuments</i>		
<b>Conservation area/Listed Building</b>	<i>Not applicable</i>		

<b>PART B On Site – Visual Inspection</b>			
	<b>Site A</b> <i>example</i>	<b>Site B</b>	<b>Site C</b>
<b>Site Area (ha):</b> limitations			
<b>Land Status:</b> Brownfield/ greenfield.	<i>Greenfield</i>		
<b>Potential Constraints to Delivery:</b> flood risk, biodiversity, overhead cables	<i>Stream on Eastern boundary Hazel hedge on northern boundary No overhead cables</i>		
<b>Infrastructure Capacity/availability of services:</b>	<i>Sewerage embargo Electricity connection on Church lane (within 300 m of site)</i>		
<b>Highway Access:</b>	<i>Visibility splays achievable on land in same ownership</i>		
<b>Pedestrian/Cycle Links:</b>	<i>No pavement to services</i>		
<b>Compatibility and relationship to existing settlement:</b>	<i>Adjacent to settlement boundary</i>		
<b>Rights of Way</b> Footpaths across land/adjoining land			
<b>Boundary Constraints</b>	<i>hedge row with mature, oak and ash trees</i>		
<b>Potential abnormals</b> Levels – flat, steeply sloping	<i>Rises gently to NE</i>		
<b>Neighbouring issues</b>	<i>Potential overlooking issue on house to East of site</i>		
<b>Existing Structures</b>	<i>Small derelict barn in SW corner</i>		

<b>Site Availability</b> Is the Site Immediately Available?	Yes		
<b>Site Achievability:</b> Is there a reasonable prospect the site will be developed?	None		

<b>Conclusion/Comments:</b>			
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