

# Considering Sites for Development in Dartmouth Parish



## Site Information Pack

This pack contains:

### A Site Information Table

This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either 'significant constraints' to development or 'limited constraints' to development.

### Site Maps

These maps show all of the sites which have been considered as part of this exercise.

### Constraint Maps

These maps show the different constraints, such as conservation areas, flood zones and wildlife sites.



### For more information

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Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
<b>Dartmouth - General Comments</b>					
Dartmouth has a rich historic and maritime tradition and is a popular location for tourists. The town provides a good range of facilities including a variety of town centre shops, supermarkets, leisure facilities, primary and secondary school provision and doctor's surgeries. There is currently capacity at both the primary (St John the Baptist Primary School) and secondary (Dartmouth Academy) schools; however, contributions to facilities may be required from new development. Dartmouth sits within the catchment area for the River Dart. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact. Dartmouth is entirely within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. The sites below also feature some in Stoke Fleming parish that adjoin Dartmouth.					
SH_15_01_08/13	Land at Hermitage Road, Townstal, Dartmouth	1.27	<p><u>Access</u> It is unclear how access would be secured and there is possibly a ransom strip between the road and the site which would need further investigation. It is a steep site (1:8) but residential development could be possible. The site is reasonably well related to adjacent residential development.</p> <p><u>Landscape and Ecology</u> This site is within the AONB and the SAC buffer. The site is very visible and any development would need to minimise any adverse visual impact.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to access, topography and visual impact the site is not considered to have potential for development at this time	Significant constraints
SH_15_02_08/13	Land adjoining Old Mill Lane, Townstal, Dartmouth	5.5	<p><u>Access</u> Vehicle access acceptable in principle via Nelson Road.</p> <p><u>Landscape and Ecology</u> This is a very steep north facing site which is open to views from the north/north-west. The eastern section of the site is adjacent to the AONB and the site is partly within the SAC buffer. The site covers a large area and development of the site would have a significant impact on the landscape character of this area.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> Development of this site is likely to be difficult and expensive.</p>	Due to the significant constraints identified relating to topography and visual impact the site is not considered to have potential for development at this time	Significant constraints
SH_15_04_13	Land to the East of Waterpool Road, Dartmouth, TQ6 0NJ & Land at Jawbones Hill, Dartmouth, TQ6 9RW	1.36	<p><u>Access</u> Adjoining roads are narrow and sloping which could make access to the site difficult.</p> <p><u>Landscape and Ecology</u> The site is steeply sloping and development could have visual impacts on landscape character. The site is within an AONB and is also in the SAC buffer. A woodland TPO is located next to the site.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to topography and visual impact the site is not considered to have potential for development at this time	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_15_05_13	Development Site, Collingwood Road, Dartmouth, TQ6 9JY	0.07	<p><u>Access</u> The site is located in a sustainable location. No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Landscape and Ecology</u> The site is located within the SAC buffer.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> Small part of allocated site D2.</p>	The site is located within a sustainable location and has potential for a small amount of residential development (2 dwellings) but is below threshold	Limited Constraints
SH_15_06_13	Longcross Reservoir, Townstal Road, Dartmouth	0.29	<p><u>Access</u> Small site within development boundary. No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Landscape and Ecology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	The site is located within a sustainable location and has potential for a small amount of residential development (10 dwellings)	Limited Constraints
SH_15_07_13	Guttery Reservoir, Lower Broad Park, Dartmouth	0.2	<p><u>Access</u> The site is located adjacent to the existing development boundary and is therefore a sustainable location for development. No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Landscape and Ecology</u> The site is within the AONB and is located in the SAC buffer. Further assessment will be required as part of any pre-application process.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	The site is located within a sustainable location and has potential for a small amount of residential development (5 dwellings)	Limited Constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_15_08_08/13	Land at Dartmouth Park and Ride, Townstal Road, Dartmouth	5.94	<p><u>Access</u> This site is included within the area allocated for mixed-use development by proposal D1 (which includes housing, employment, and a range of community facilities) and the location is suitable for development. The land identified by this specific site currently accommodates the park &amp; ride and sports pitches.</p> <p><u>Landscape and Ecology</u> The site is prominent in the landscape and is visible from AONB to east and south.</p> <p><u>Heritage and Archaeology</u> Initial survey work indicates potential archaeological deposits including evidence of prehistoric landscape and settlements. Any development should require a programme of archaeological work to mitigate the impact upon the below ground archaeological resource.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> Site is not confirmed available.</p>	The site is not confirmed available and therefore cannot be considered to have potential for development at this time.	Significant constraints
SH_15_15_08/13	Land at Milton Farm, Milton Lane, Dartmouth	7.43	<p><u>Access</u> This is a sustainable site for development. It is included within the area allocated for mixed-use development by proposal D1 (which includes housing, employment, and a range of community facilities).</p> <p><u>Landscape and Ecology</u> Site topography will have some impact on overall capacity. Close to AONB boundary.</p> <p><u>Heritage and Archaeology</u> Initial survey work indicates potential archaeological deposits including evidence of prehistoric landscape and settlements. Any development should require a programme of archaeological work to mitigate the impact upon the below ground archaeological resource.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> Site is not confirmed available.</p>	The site is not confirmed available and therefore cannot be considered to have potential for development at this time.	Significant constraints
SH_15_19_08/13	Laura Cottage, 41 Crowthers Hill, Dartmouth	0.43	<p><u>Access</u> The site currently has a constrained access and is elevated. Engineering would be required to access the site.</p> <p><u>Landscape and Ecology</u> The site is within the AONB and SAC buffer. The site is also adjacent to an area of TPO trees.</p> <p><u>Heritage and Archaeology</u> The site is close to the Conservation Area</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to its access and location, the site it is not considered to have potential for development at this time	Significant constraints
















Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_15_20_14	Land off Victoria Road/ Waterpool Road, Dartmouth	1.65	<p><u>Access</u> Constrained narrow roads adjoining the site. Safe site access could be difficult to achieve.</p> <p><u>Landscape and Ecology</u> The site is within the AONB and SAC buffer. The site is visually prominent and steep.</p> <p><u>Heritage and Archaeology</u> This site contains the remains of a catch meadow of probable 19th century date; visible as a series of earthwork ditches on aerial photographs from 1945 onwards. To the west, lies the remains of a medieval field system. Any planning application for the development of this area should be supported by an appropriately detailed programme of archaeological work to allow the impact of any development upon the heritage assets of the site to be understood and enable an informed and reasonable planning decision to be made.</p> <p><u>Flood risk, water quality and drainage</u> Open water course adjacent to site which causes flooding in Victoria Road. Further assessment would be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> Adjacent to the old laundry site which has contamination issues. Further assessment would be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to its location, access and topography, the site it is not considered to have potential for development at this time	Significant constraints
SH_15_21_16	New Barn Farm, Norton, Dartmouth	14.96	<p><u>Access</u> Access to the site could potentially be gained from the main A3122 road. There are no pedestrian linkages from the site to Townstal/Dartmouth.</p> <p><u>Landscape and Ecology</u> Much of the site is very steeply sloping and is also wooded. Although it is well contained in the local landscape due to its topography, the site makes a significant contribution to the setting of Dartmouth and provides an important buffer between the town and the open countryside beyond. The part of the site adjacent to the main road provides part of the visually important approach to the town.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to topography, its poor relationship to the built-form of Dartmouth, and its importance to the approach to and setting of the town, the site is not considered to have potential for development at this time.	Significant constraints
SH_15_22_16	DPD allocated site D3	1.04	<p>A very sustainable site located on the edge of BRNC and Townstal within the built-form of the town and its development boundary. This site has been allocated for development for several years but there have been no clear indications that it will be brought forward for development.</p>	Site allocated for mixed use development in Dartmouth SA DPD - D3 Rock Park	Limited constraints and/or constraints which possibly can be overcome
SH_15_23_16	DPD allocated site D2	2.98	<p>A very sustainable site located in the heart of Townstal within the built-form of the town and its development boundary. This site is in multiple ownerships and has been allocated for development for several years but there have been no clear indications that it will be brought forward for development.</p>	Site allocated for mixed-use development in Dartmouth SA DPD - D2 Collingwood Road	Limited constraints and/or constraints which possibly can be overcome

SH_15_24_16	Land at Weeke Hill, Dartmouth	0.31	<p><u>Access</u> The sites currently have access constraints and are elevated above the road. Engineering would be required to access the site. The sites are some distance from the town and its amenities.</p> <p><u>Landscape and Ecology</u> The sites are within the AONB boundary and SAC buffer. The sites are visually contained and any development would infill an area which has residential development on both sides.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to the access and location, the site is not considered to have potential for development at this time	Significant constraints
SH_15_25_16	Land at SX878 500 Weeke Hill, Dartmouth	0.08	<p><u>Access</u> The sites currently have access constraints and are elevated above the road. Engineering would be required to access the site. The sites are some distance from the town and its amenities.</p> <p><u>Landscape and Ecology</u> The sites are within the AONB boundary and SAC buffer. The sites are visually contained and any development would infill an area which has residential development on both sides.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to the access and location, the site is not considered to have potential for development at this time	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
<b>Sites in Stoke Fleming Parish adjoining Dartmouth</b>					
SH_51_03/08/13/16	Cotton Farms, West Dartmouth - SH_51_03_08_13	5.31	<p><u>Access</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Landscape and Ecology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	The site is covered by allocation D1, which already has a planning consent in place.	Limited constraints and/or constraints which possibly can be overcome
SH_51_04_13/16	Cotton Farms, West Dartmouth - SH_51_04_13	6.8061	The site is covered by allocation D1, which already has a planning consent in place.	The site is covered by allocation D1, which already has a planning consent in place.	Limited constraints and/or constraints which possibly can be overcome
SH_51_05_13/16	Cotton Farms, West Dartmouth - SH_51_05_13	4.22	<p><u>Access</u> This site is removed from the existing edge of town and its facilities. It would be difficult to achieve good connectivity between the site and the existing facilities and services.</p> <p><u>Landscape and Ecology</u> The site is located within open countryside and development in this location could have negative visual impacts.</p> <p><u>Heritage and Archaeology</u> Initial assessment work on and around the site has indicated that the site could contain archaeological deposits of a prehistoric landscape and settlements.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to significant constraints regarding the isolated location, this site is not considered suitable for development at this time. Subject to the development within allocation D1, there may be scope for development towards the end of the next plan period.	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_51_06_13/16	Cotton Farms, West Dartmouth - SH_51_06_13	4.56	<p><u>Access</u> This site is removed from the existing edge of town and its facilities. It would be difficult to achieve good connectivity between the site and the existing facilities and services.</p> <p><u>Landscape and Ecology</u> The site is located within open countryside and development in this location could have negative visual impacts particularly from the AONB.</p> <p><u>Heritage and Archaeology</u> Initial assessment work on and around the site has indicated that the site could contain archaeological deposits of a prehistoric landscape and settlements.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> Adjoins allocated site D1</p>	<p>Due to significant constraints regarding the isolated location, this site (in its entirety) is not considered suitable for development at this time.</p> <p>However, part of the site may be suitable for development in association with the allocated site D1, subject to sufficient access being secured and adequate landscaping to mitigate impact on the AONB.</p>	Significant constraints
SH_51_07_13	Land at the Bungalows, Townstal Road, Dartmouth	1.57	<p><u>Access</u> The site is currently allocated for mixed use development including housing and employment (Proposal D1) This site is removed from the existing edge of town and its facilities. It would be difficult to achieve good connectivity between the site and the existing facilities and services.</p> <p><u>Landscape and Ecology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Heritage and Archaeology</u> Initial assessment work on and around the site has indicated that the site could contain archaeological deposits of a prehistoric landscape and settlements.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	<p>Due to the significant constraints identified relating to its location, the site in isolation is not considered to have potential for development at this time. However, there could be potential for residential development in this location (55 dwellings) or mixed use development if considered in association with adjacent site SH_51_04_13 .</p>	Significant constraints if considered in isolation. Limited constraints if considered in association with adjacent site

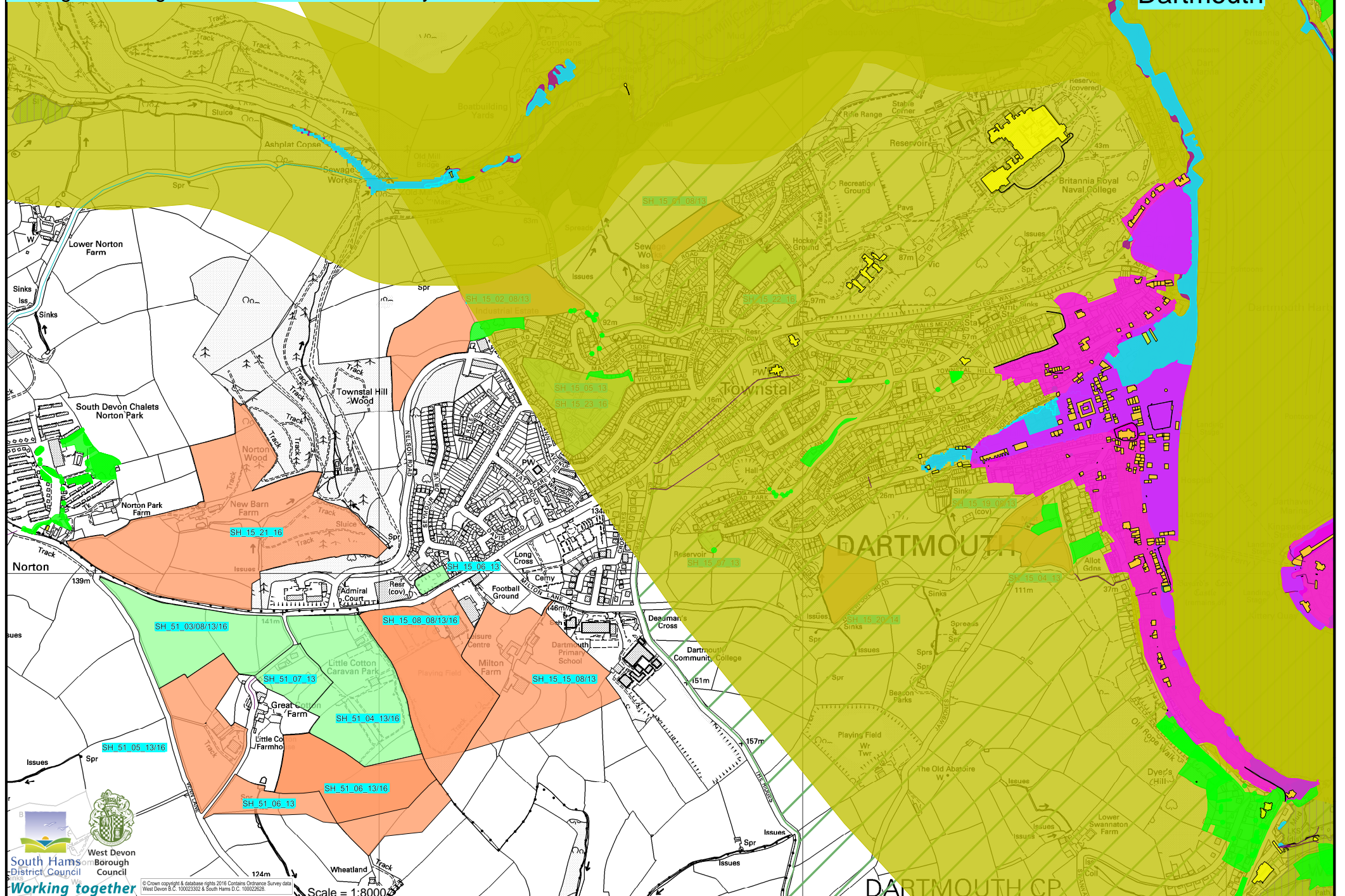
## Legend

 Ancient Monuments	 Mineral Consultation Zones	 World Heritage Site
 Ancient Woodland	 Plymouth Policy Area	
 Area of Outstanding Natural Beauty - South Devon	 Public Right of Way - Bridleway	
 Area of Outstanding Natural Beauty - Tamar Valley	 Public Right of Way - Byway	
 Conservation Area	 Public Right of Way - Footpath	
 Country Wildlife Site	 Public Right of Way - Restricted Byway	
 Dartmoor National Park	 Site Assessment - Limited constraints - green	
 Flood Defences	 Site Assessment - Significant constraints - amber	
 Flood Zone 2	 Site Assessment - Significant constraints - red	
 Flood Zone 3	 Site of Special Scientific Interest	
 Flood Zones - Critical Drainage Area	 South Hams SAC - Greater Horseshoe Bat	
 Historic Parks and Gardens	 Special Area of Conservation	
 Listed Buildings	 Special Protection Areas (Marine)	
 Local Nature Site	 Tree Preservation Order	

The maps display the information above as a series of separate layers.  
These layers can be turned on or off using the free Adobe Acrobat Reader software -  
<https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html>

# Strategic Housing & Economic Land Availability Assessment Sites

Dartmouth



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West Devon S.C. 10002302 & South Hams S.C. 10002026  
Scale = 1:8000