

South Milton
Neighbourhood Plan
Selection of Preferred Development Site
Explanatory Notes

1 *Invitation to Landowners*

During preparation of the Neighbourhood Plan for South Milton, an invitation was sent out to landowners in the parish to submit an application for any land they wished to be considered for development. Applications for nine sites were received.

2 *Preliminary site assessment*

After visiting each site an assessment was undertaken by a Planning Officer from the South Hams District Council with input from various authorities and assistance of the NP Steering Group on local issues. The assessment completed by the Planning Officer is summarised in Table 1.

3 *Combined Sites*

The option of combining sites 2 and 3 merited further investigation as these sites have the same landowner. Furthermore site 3, although not suitable for housing, could provide the desired community benefits lacking with site 2. All other combinations were eliminated for reasons of ownership and/or limited potential benefits.

4 *Shortlisted Sites*

Sites 2 (combined with site 3), 6 and 7 were shortlisted for further assessment. Once discussions with landowners began, it became apparent that the applicant for site 7 was no longer the legal owner and the mortgagor was not interested in this opportunity. Site 7 was therefore eliminated.

5 *Selection of Preferred Site*

The assessment criteria and scoring system used to evaluate sites 2 and 6 are set out in Table 2. The assessment was undertaken by the Steering Group and reviewed and approved by the Parish Council. Site 2 was selected as the preferred development site with a footpath/cycle track and community car park provided within site 3. Written agreement was reached with the landowner on the mix and character of housing development and community benefits and the details are set out in the draft Neighbourhood Plan.

South Milton
Neighbourhood Plan
Selection of Preferred Development Site

Table 1 Assessment of Sites Offered by Landowners

Site	1	2	3	4	5	6	7	8	9
Access	X	√	X	X	√	X	X	X	X
Proximity to Services	X	X	X	X	√	√	√	√	X
Transport Options	X	√	√	X	√	√	√	?	X
Landscape & ecology	X	√	X	√	√	?	√	X	X
Conservation & Heritage	√	√	X	√	X	X	X	X	√
Flood Risk & Drainage	?	?	?	?	?	?	?	?	?
Housing Capacity	√	√	√	X	X	√	√	√	X
Comments	RED Sensitive and remote from village	AMBER Potential site particularly if linked with site 3 to provide community facilities and footpath to village centre	RED Sensitive and steep sloping site in same ownership as site 2. Provides opportunity to link site 2 with village hall, community car park behind village hall and green buffer between site 2 and village	RED Too small	AMBER but too small so RED	AMBER Potential site but only part suitable for housing	AMBER Potential site but ownership issues so eliminated RED	RED Highly sensitive site not considered suitable for development	RED Sensitive, small site and remote from village

Legend

- √ Satisfactory
- X Unsatisfactory
- ? To be confirmed
- RED** unsatisfactory fails to meet criteria
- AMBER** possible site but some criteria not met

South Milton
Neighbourhood Plan
Selection of Preferred Development Site

Table 2 **Assessment of Short Listed Sites**

Assessment Criteria	Site 2 THE DAIRY, SUTTON		Site 6 MANOR COTTAGE MEADOW		Scoring system
	Attribute	Score	Attribute	Score	
Housing					
Total capacity	15 to 20 units	10	Up to 8	5	Scored out of 10
Affordable housing	50% (<i>Subsequently reduced to 30%</i>)	10	25%	3	Scored out of 10
Phasing	Possible	5	Possible	5	Scored out of 5
Future expansion	Could be expanded post 2031	5	Unlikely as will impact on listed buildings and countryside	1	Scored out of 5
Community benefits					
Village hall car park	Yes in preferred location	10	Possible but remote from village hall	5	Scored out of 10
Village playground	Possible	3	Possible	3	Scored out of 5
Village open space	No	0	Yes	5	Scored out of 5
Infrastructure					
Access from highway	Quite good but will require tree removal to improve sight lines	8	Probably requires third party agreement. Sightlines affected by existing structures	3	Scored out of 10
Impact on village traffic	Minimal because of location	5	Significant as all traffic will pass through heart of village	2	Scored out of 5
Water	Available		Available		
Electricity	Available		Available		
Telephone	Available		Available		
Environment					
Landscape	Brownfield site	8	Substantially pasture	4	Scored out of 10

South Milton
Neighbourhood Plan
Selection of Preferred Development Site

Visual impact	Low as in hollow	8	Significant impact from north side of village and across the valley from existing entrance	4	Scored out of 10
Ecology	Brownfield site so minimal	5	Low impact because small area of large field	4	Scored out of 5
Heritage and conservation					
Listed building impact	None	5	Small if kept clear of view from church	4	Scored out of 5
Conservation area impact	None	5	Minimal	4	Scored out of 5
Flood risk and drainage					
Flood risk	Site at high level so minimal risk but adjacent to watercourse	4	Site is low lying and adjacent to areas that are flood prone	4	Scored out of 5
Watercourse impact	Can be mitigated	3	Can be mitigated	5	Scored out of 5
Runoff impact/mitigation	Can be mitigated but site is already paved so impact should be small	4	Can be mitigated	4	Scored out of 5
Construction impacts	Can be mitigated	4	Can be mitigated	4	Scored out of 5
Deliverability					
Planning risks	Expected to be low	5	Significant as on seaward side of village	2	Scored out of 5
Partnering/packageing risks	Not known		Not known		
Construction risks	Likely to be low as brownfield site	4	Likely to be low as level site	4	Scored out of 5
Impact during construction	Low as will not require access through village	5	High as all construction traffic will pass through the heart of the village	2	Scored out of 5
TOTAL		116		77	