

Considering Sites for Development in Shaugh Prior 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
Shaugh Prior - General Comments Shaugh Prior is a small village located in the west of the district. It has a limited provision of local services (primary school, pub). The designated primary school is Shaugh Prior Primary; there is some capacity but contributions towards facilities from new development may be required. The designated secondary school is Ivybridge Community College which is at capacity. Financial contributions towards new school facilities and transport may be required from new development.					
SH_42_01_14	Lee Moor Refinery, Lee Moor (Site A)	3.69	<u>Access</u> Large site that offers potential for remediation of clay works. There is good access and potentially offers a sustainable development opportunity. However, further investigation is required, including consultation with DCC (Highways and Education) and PCC (Secondary Education). <u>Landscape and Ecology</u> The site is within the Mineral Consultation Area. There is a wildlife site to the north and east. <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. <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. <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. <u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.	Further investigation is required to gain a better understanding of the opportunities/constraints associated with this site. As such it is considered there could be potential for residential, employment and community uses subject to landscape impact and infrastructure constraints in particular	Limited constraints and/or constraints which can be overcome
SH_42_02_14	Lee Moor Refinery, Lee Moor (Site B)	12.89	<u>Access</u> Large site that offers potential for remediation of clay works. There is good access and potentially offers a sustainable development opportunity. However, further investigation is required, including consultation with DCC (Highways and Education) and PCC (Secondary Education). <u>Landscape and Ecology</u> The site is within the Mineral Consultation Area. There is a wildlife site to the north and east. <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. <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. <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. <u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.	Further investigation is required to gain a better understanding of the opportunities/constraints associated with this site. As such it is considered there could be potential for residential, employment and community uses subject to landscape impact and infrastructure constraints in particular	Limited constraints and/or constraints which can be overcome

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>

