



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Abbotskerswell Parish

## Contents

Land adj Stonemans Hill, fe15yea.....	4
Site Overview .....	4
Suitability Assessment Stage A.....	5
Suitability Assessment Stage B.....	5
Site Potential.....	6
Land at Conitor, vx13u2g.....	7
Site Overview .....	7
Suitability Assessment Stage A.....	8
Suitability Assessment Stage B.....	8
Site Potential.....	9
Land at Langford Bridge, uj137p9 .....	10
Site Overview .....	10
Suitability Assessment Stage A.....	11
Suitability Assessment Stage B.....	11
Site Potential.....	12
Land at Manor Road we15yrp .....	13
Site Overview .....	13
Suitability Assessment Stage A.....	14
Suitability Assessment Stage B.....	14
Site Potential.....	15
Orchard Lane, 3e141fa.....	16
Site Overview .....	16
Suitability Assessment Stage A.....	17
Suitability Assessment Stage B.....	17
Site Potential.....	17
Plum Tree Cottage, by13u46.....	19
Site Overview .....	19
Suitability Assessment Stage A.....	20
Suitability Assessment Stage B.....	20
Site Potential.....	21
The Butchers Arms y1141e4 .....	22
Site Overview .....	22
Suitability Assessment Stage A.....	23
Suitability Assessment Stage B.....	23
Site Potential.....	24
Tamberly, Priory Road, an13fx5 .....	25

Site Overview .....	25
Suitability Assessment Stage A.....	26
Suitability Assessment Stage B.....	26
Site Potential.....	27

## Land adj Stonemans Hill, fe15yea

### Site Overview

**Site Reference Number:** fe15yea

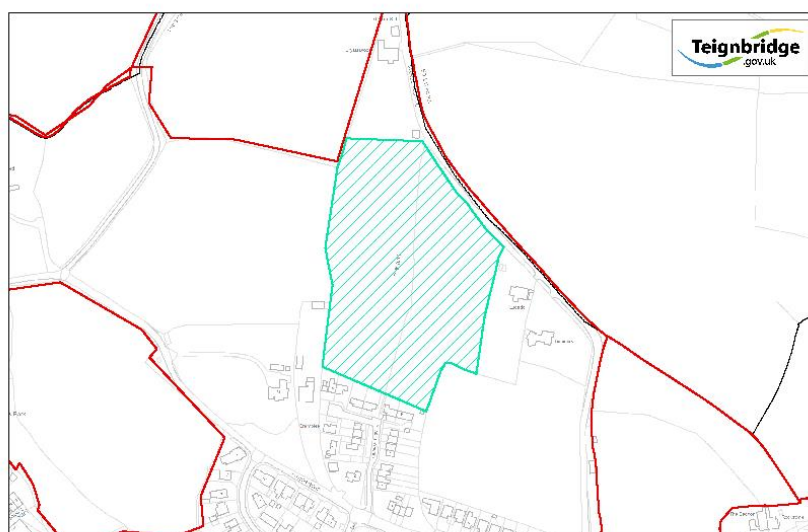
**Site Name:** Land adj Stonemans Hill

**Site Description:** The site forms part of a larger field that lies to the south west of Stoneman's Hill on the northern edge of the village of Abbotskerswell. The field slopes up from Laburnam Terrace in the south to Stoneman's Hill to the north and a public footpath runs through the site. A residential property, Luanda, lies adjacent to the east of the site.

**Total Size (ha):** 2.68 ha

**Gross Size (ha):** 2.63 ha

**Minimum/medium/maximum yield:** 32 / 39 / 47



### Abbotskerswell - fe15yea

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## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:** The site lies within the South Hams SAC Landscape Connectivity Zone, within a Cirl Bunting Breeding Territory and Wintering Zone and within 5km of a Great Crested Newt record. Tree Preservation Orders adjacent to site. None of these would rule out site at Stage A

**Flood Zone 3b:** No part of site is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads narrow and no footway. This village road network would be unsuitable for any large development, and highway improvements would be required.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone, Appropriate Assessment may be needed. As a minimum, a dark flyway corridor will need to be retained and protected.

SSSI: None

Ancient Woodland: None

Non statutory sites: Decoy Country Park & Stray Park Meadow CWS is located to the north east of the site, 230m away.

Priority Habitats: species-rich hedges.

Other Habitats/Features: improved grassland; trees.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl bunting and Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** Historical flooding to properties at Barnfield Terrace - flooding from stream and also surface water runoff from land above flowing down the Slade Lane track and road. Also historical flooding from stream at Bottom Bridge.

The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is no risk of flooding from surface water on the site.

Not within critical drainage area. Flooding issues in terms of controlling surface water run off towards the village.

**Heritage and Archaeology:** Elevated and sloping position above village - concern over setting of village heritage assets. The site lies in an area of archaeological potential and archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

Infrastructure: None

**Landscape:** In a small way could erode the nucleated and rural character of the settlement.

**Minerals:** The site is partly within a Mineral Safeguarding Area for the limestone resource and wholly within the associated Mineral Consultation Area. However, given the limited extent of the resource at this point and the site's proximity to the village, there is no mineral objection.

**Safety:** None

**Soils and Contamination:** Agricultural Land class - Grade 2.

**Waste:** No waste management constraint.

**Other:** none

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable convenient access to Newton Abbot and Torbay for employment, secondary schools and other

services. Overall, considering the level of service provision within the village, and the availability of public transport, and limited flooding risk, it is weighed that the development of the site would have minor negative impacts in relation to climate change.

## Site Potential

### RED

The gross site area has the potential to deliver an average of 39 dwellings. However, there is poor access to the site and it may not be possible to increase the width to that which would be required. Overriding highways objection so, although constraints relating to archaeology, flooding and ecology matters should be able to be mitigated, the site is assessed as red.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as red.



## Land at Conitor, vx13u2g

### Site Overview

**Site Reference Number:** vx13u2g

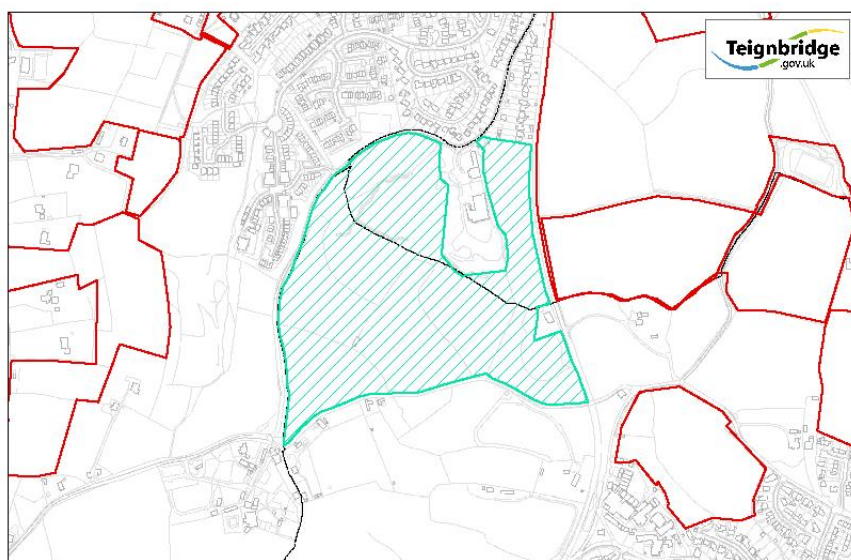
**Site Name:** Land at Conitor, Ogwell Cross

**Site Description:** The site lies to the west of the A381 and northwest of Abbotskerswell, about 100m from the edge of the village and south of Ogwell. It comprises a mix of fields with hedgerow boundaries and woodland. Some of the land is sloping, particularly in the northern and eastern sections of more than 1:6 gradient. Disused quarries form part of these sections.

**Total Size (ha):** 15.15 ha

**Gross Size (ha):** 11.87 ha

**Minimum/medium/maximum yield:** Yield in range of 71 - 107 may be possible taking into account constraints



### Abbotskerswell - vx13u2g



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## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:**

The site lies within the South Hams SAC Landscape Connectivity Zone, a Cirl Bunting wintering zone, and within 5km of a Great Crested Newt record. Part of the site is within a County Wildlife Site (Conitor Copse) None of these issues would rule out site at Stage A.

**Flood Zone 3b:** No part of the site is within the functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Difficult to access via A381 due to ground level differences. If access not possible, site will be considered red.

**Air Quality:** Potential for moderate to high impact on Newton Abbot AQMA.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non statutory sites: County Wildlife Site (Conitor Copse CWS) described as secondary broadleaved woodland (probably ancient) and scrub in a disused quarry. CWS Status recorded as over 0.5 ha of ancient woodland including 26 indicator species.

Priority Habitats: Conitor Cave. Cave assessed as a significant roost for low numbers of GHB including a potential GHB mating site. Potential risk of disturbance from proximity of development.

Other Habitats/Features: Woodland

European Protected Species: Location of Conitor Cave - confirmed Greater horseshoe bat (GHB) roost with 5-8 GHB bats recorded. TDC commissioned survey of cave in 2017/18 recorded Greater horseshoe bat (5), Lesser horseshoe bat, Whiskered bat, Natterer's bat, Common pipistrelle, Daubentons and Long-eared bat.

Other protected species: Within a Cirl Bunting Wintering Zone and Great Crested Newt consultation zones.

The site is in a Rebuilding Devon's Nature Map (2014) priority area (Woodland). At time of CWS survey (1994) woodland and scrubland were recent since closure of quarry. Given presence of ancient woodland indicators, nesting bird and potential invertebrate interest, plus location of a significant roost for small numbers of greater horseshoe bat, further strategic assessment required.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

The majority of the site has no risk of flooding from surface water. There is a low risk of flooding from surface water along a narrow channel of land in the southeast corner. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

The site is not within a critical drainage area.

Historical flooding - surface water runoff from Denbury Road affecting properties in Westwood Road. Possible requirements for improvements to, or financial contributions towards. Surface water reservoir to which the site drains;

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas.

The site occupies an area of archaeological potential and contains the site of a possible prehistoric funerary monument within the southern part of the site suggests that there is prehistoric activity here that will be affected by the development of this area.



The Historic Environment Records also show the spot of a Roman coin in this area that may indicate Roman activity too. In addition, the NE part of this site contains evidence of historic quarrying and the presence of associated limekilns. The Historic Environment Team would therefore recommend that any proposals for development in this area must be supported by a programme of archaeological works to determine the potential impact upon the historic environment.

**Infrastructure:** None

**Landscape:** Abuts the A381 and consequently, will be easily perceived. Will conjoin Newton Abbot with Abbotskerswell and erode the distinctiveness of latter.

Landscape sensitivity assessment level is medium.

**Minerals:** A small part of the site lies within a Mineral Consultation Area for the nearby limestone resource. However, development of this site would not increase the constraint on the mineral resource, and there is therefore no mineral objection.

**Safety:** EH Sites of Potential Concern cover factory works and disused quarry at northern end of land. No overhead lines or gas pipes evident. Possible land stability issues from former limestone quarry use

**Soils and Contamination:** Agricultural Land class - mostly Grade 3 with smaller sectors of Grade 2 at southwest corner and east mid-side.

**Waste:** No waste management constraint.

**Other:** The site adjoins existing Local Plan allocation NA3 - Wolborough to the northeast. Part of it is within a Local Green Space, designated by the Abbotskerswell Neighbourhood Plan.

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services.

The site is detached from the village and approximately 750m from the village centre. There are no specific pedestrian or cycle routes between the two points. This could discourage trips being made by foot or cycle. For a wider catchment, the distance to Newton Abbot town centre is only about 1.7km away. Overall, considering the level of service provision within the village, and the availability of public transport, and identified flooding risk, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### RED/AMBER

The gross site area has the potential to deliver an average of 178 dwellings. However, access to the site is difficult via A381 due to ground level differences. In addition, the combination of land stability issues from former limestone quarry use, varying topography, resulting in "parcels" of suitable land, highly sensitive bat roost, landscape and possible archaeology mitigation would reduce overall yield, which has been calculated at 50% of its potential yield.

If access not possible, site will be considered red.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as red/amber, subject to access.

## Land at Langford Bridge, uj137p9

### Site Overview

**Site Reference Number:** uj137p9

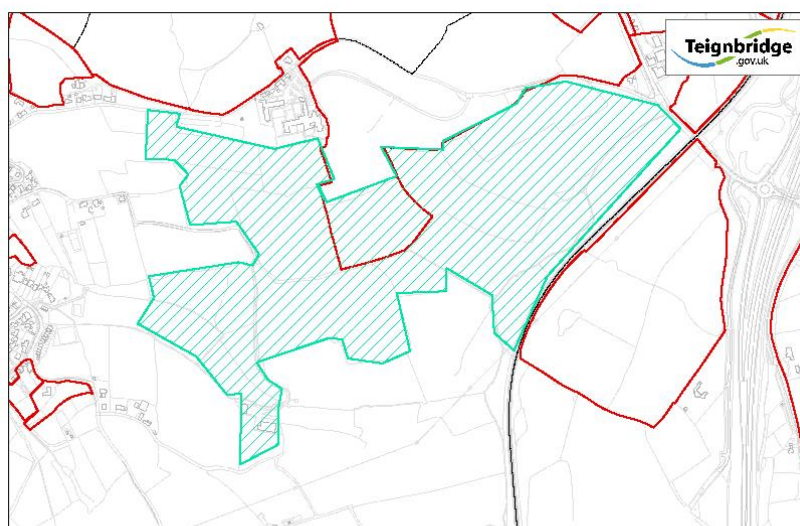
**Site Name:** Land at Langford Bridge

**Site Description:** Site located south of Priory Road and Local Plan NA3 allocation near the South Devon Link Road. It consists of a group of fields on the eastern side of Abbotskerswell that border the main railway line defining eastern limit of land area.

**Total Size (ha):** 39.47

**Gross Size (ha):** 31.40

**Minimum/medium/maximum yield:** Combined site with if13b9q "Land at Langford Bridge and south of Priory Road" and hv13be8 "Land south of Langford Bridge" likely to yield in range of 500 units, due to constraints. Therefore, when combined with if13b9q only, likely yield around 350.



### Abbotskerswell - uj137p9



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## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:**

Site within SAC landscape connectivity zone. No issues that would rule out site at this stage.

**Flood Zone 3b:** Approximately 8.07 hectares of the site is within Flood Zone 3 or is isolated from the rest of the site by Flood Zone 3. A precautionary approach has been taken whereby it is initially assumed that all land is functional floodplain. (ie 3b)

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access possible but limited due to nature of Priory Road and would require significant upgrade. Cycle links are fairly good from Newton Abbot to Langford Bridge. Pedestrian access and public transport are likely to require consideration and enhancement if possible.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non statutory sites: Forde Fields CWS lies 135m beyond the northeast boundary of the site at Langford Bridge Farm buildings.

Priority Habitats: Species rich hedges, pasture.

Other Habitats/Features: the site contains strong wide hedgerows which include mature trees.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats. Mitigation/compensation needed.

Other protected species: Cirl bunting and Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** The site includes approximately 8.07 ha of land within Flood Zone 3 or isolated from the rest of the site by flood zone. The site also includes land within Flood Zone 2 and therefore has a medium probability of experiencing fluvial flooding. Those elements of the site within Flood Zone 2 only have the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment.

There is a medium/low risk of flooding from surface water on the south and east margins of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Water Framework Directive: assumption that the site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSO's on infrastructure. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove)

**Heritage and Archaeology:** Significant harm to setting of St Augustines Priory - Grade II\* listed which is adjacent; also scale of site will be harmful to historic character of Abbotskerswell. Not assessed for archaeological potential.

Medieval landscape features. (green)

**Infrastructure:** The site would require significant access upgrades, including highways, pedestrian links into Newton Abbot and Abbotskerswell.

**Landscape:** Landscape sensitivity level is medium. As it would link to the NA3 development on its northern edge, it would result in a much closer physical relationship between Newton Abbot and Abbotskerswell.

**Minerals:** The western part of the site lies within a Mineral Consultation Area associated with the nearby limestone resource. An objection would be raised under Policy M2 of the Devon Minerals Plan unless evidence is provided that development can be undertaken without constraining extraction of an economic mineral resource or otherwise meets the criteria of Policy M2.

**Safety:** Site is adjacent to a railway line but there are no known concerns.

**Soils and Contamination:** Agricultural Land class - predominantly Grade 2.

**Waste:** No waste management constraint.

**Other:** An area Tree Preservation Order covers the land north of Priory Road and does comprise minor splices of land on this end of the site.

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services.

The site is detached from the village and approximately 600m from the village centre. There are no specific pedestrian or cycle routes between the two points. This could discourage trips being made by foot or cycle. For a wider catchment, the distance to Newton Abbot town centre is only about 2.3km away, with access to be achieved via the planned NA3 development. Overall, considering the level of service provision within the village, and the availability of public transport, and identified flooding risk, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### AMBER

The gross site area has the potential to deliver an average of 669 dwellings. However, due to constraints, this yield would be reduced and, when combined with the adjacent sites of if13b9q and hv13be, would yield approx. 500 units. Timing is a major constraint, as any development to the south of Priory Road will be dependent on the building out of NA3 and its infrastructure. Difficult topography will reduce yield, as will the need to retain the significance of the setting of The Priory Grade II\* Listed Building and bat corridors. Developers may be wary, given the strength of objection to NA3. Access will be difficult. Development may need to investigate the need to improve the existing culvert under the bridge and railway line and work with Network Rail to achieve acceptable solution to preventing flood risk to Kingskerswell Road. However, could be a logical extension to NA3. On balance, the site is assessed as amber, as there are a number of moderate constraints to be overcome.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as amber, for a reduced yield, due to the combination of constraints



# Land at Manor Road we15yrp

## Site Overview

**Site Reference Number:** we15yrp

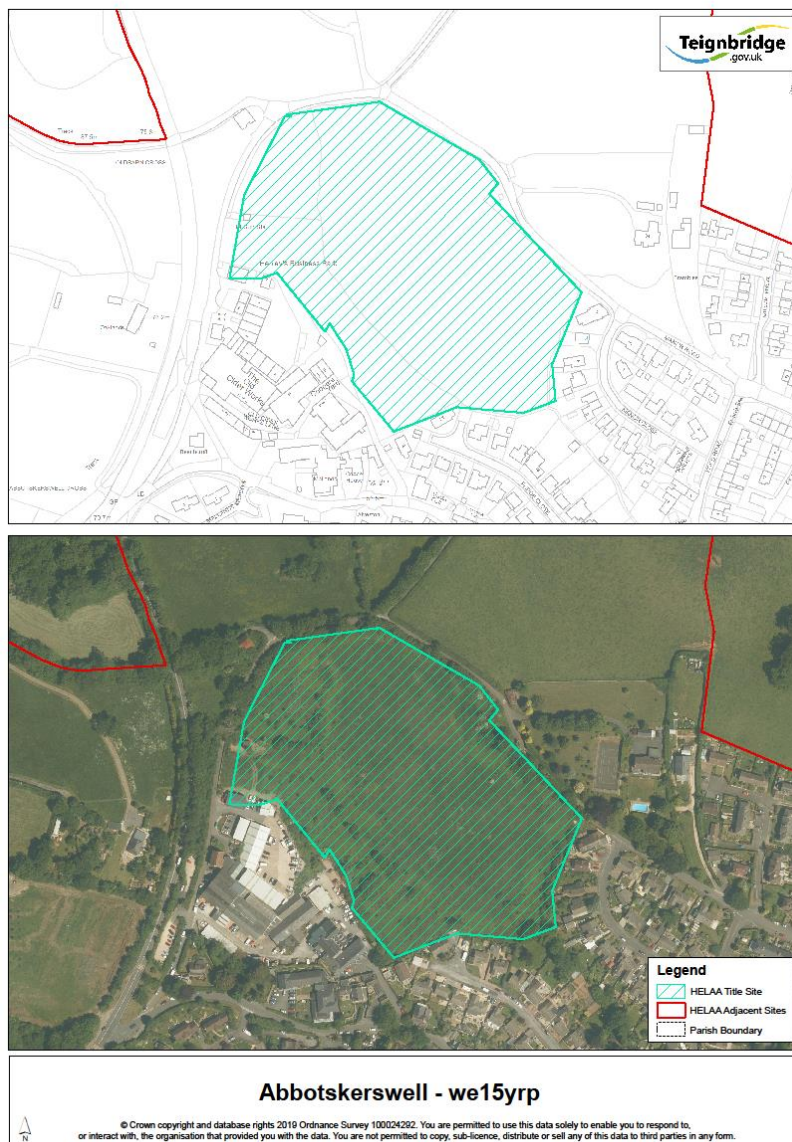
**Site Name:** Land at Manor Road

**Site Description:** Site comprising fields divided by hedgerows with watercourse running through middle. Rising up from village with an area of woodland along the western part. Topography is sloping in the western section particularly.

**Total Size (ha):** 3.61

**Gross Size (ha):** 3.01

**Minimum/medium/maximum yield:** 36 / 45 / 54



## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:**

Part of site is within landscape connectivity zone associated with the South Hams SAC. The entire site is within a Cirl Bunting wintering zone and within 5km of a Great Crested Newt Record. No issues that would rule out site at Stage A.

**Flood Zone 3b:** No part of the site is within the functional flood plain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads narrow and no footway, highway improvements would be required. Access likely to be from Manor Road, southeast end of site.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC, Landscape Connectivity Zone, an Appropriate Assessment may be needed. Greater horseshoe bats have been recorded following the northern boundary and the fields may generate prey. As a minimum, a dark flyway corridor will need to be retained and protected.

SSSI: none

Ancient Woodland: none

Non statutory sites: Conitor Copse CWS is located 250m from northwest boundary of site.

Priority Habitats: species-rich hedges; stream. The watercourse should be protected with a buffer zone.

Other Habitats/Features: semi-improved grassland; scrub; trees.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl bunting and Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** The site lies mainly within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a small strip of land at the southern end which is Flood Zone 3. This part of the site is discounted from having any potential for residential or economic development.

There is a low risk of flooding from surface water along a drainage channel on the western side of the land. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

The site is not within a critical drainage area.

Possible additional flood issues, including historical flooding at Manor Park Farm nearby. Will require some further investigation.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas. Sole surviving undeveloped part of Abbotskerswell's once vast historic orchards and right next to old Cider Factory - would be much better from heritage point of view if this land could be returned to orchard use in conjunction with future higher-value / higher footfall use of cider factory site. The proposed development lies in an area where little in the way of formal archaeological investigations have been undertaken. However, there is the potential for evidence of prehistoric activity within the application area - the 'Thornbury' fieldname of one of the fields within the proposed development site may be indicative of prehistoric earthworks or, alternatively, later post-



medieval quarrying activity. Development here has the potential to expose and destroy archaeological deposits that may be present within the site.

Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** None

**Landscape:** Development here will erode rural character of Abbotskerswell.

Landscape sensitivity level is medium.

**Minerals:** No mineral constraint.

**Safety:** No known issues. Environmental Health Site of Potential Concern of old factory works to west of site.

**Soils and Contamination:** Agricultural Land class -Grade 2 and 3 mix.

**Waste:** No waste management constraint.

**Other:** none

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services.

Overall, considering the level of service provision within the village, and the availability of public transport, and limited flooding risk, it is considered that the development of the site would have minor negative impacts in relation to climate change.

## Site Potential

AMBER

The gross site area has the potential to deliver an average of 45 dwellings. However, there are some constraints in relation to ecology, possible flood risk from run off, and landscape which will need to be mitigated. In addition, there is an implicit objection from the Historic Environment Team at Devon County Council due to the site's historic significance which would mean the site would be less preferable to develop than other potentially deliverable sites. Collectively, these constraints represent moderate constraints to overcome and the site is assessed as amber.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as amber.

# Orchard Lane, 3e141fa

## Site Overview

Site Reference Number: 3e141fa

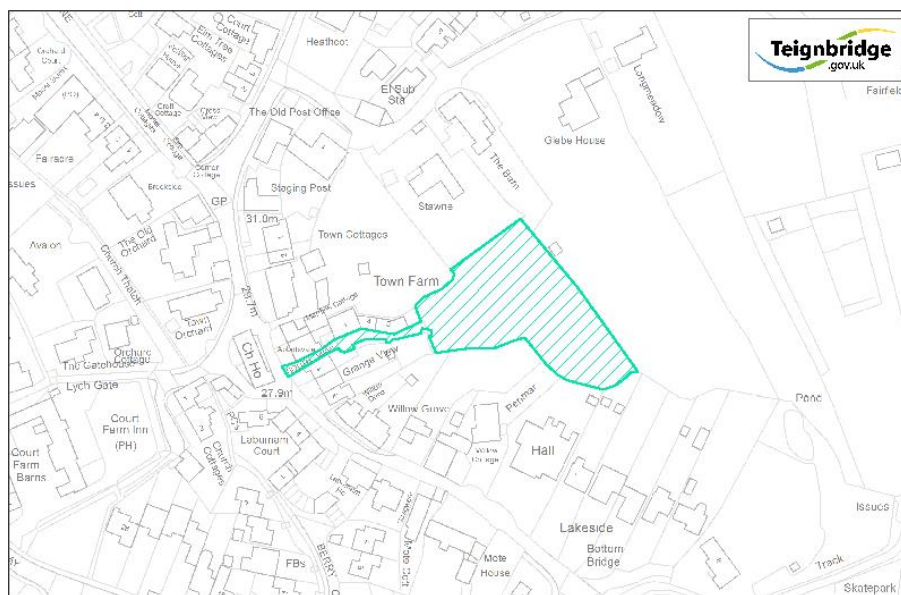
Site Name: Orchard Lane

**Site Description:** The land is located on the eastern side of the village to the rear of existing residential properties. An open area with some tree cover. Topography is relatively flat.

**Total Size (ha):** 0.30

**Gross Size (ha):** 0.30

**Minimum/medium/maximum yield:** 6 / 8 / 9



## Abbotskerswell - 3e141fa



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## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:** The site is within curlew bunting consultation zone.

**Flood Zone 3b:** No part of the site is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed through a very narrow lane and would need to be widened to allow access to the land, with highway improvements.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone. Suitable greater horseshoe bat habitat. Appropriate Assessment may be needed.

SSSI: None

Ancient Woodland: None

Non statutory sites: n/a

Priority Habitats: scrub; trees; amenity grassland.

Other Habitats/Features: n/a

European Protected Species: Bats – Various species are probably present including greater horseshoe bats. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts.

Mitigation/ compensation needed. Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Curlew bunting and Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no particular risk of flooding from surface water. Not within critical drainage area.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas.

**Infrastructure:** None

**Landscape:** Landscape sensitivity level is medium

No concerns, other than this is the site of a traditional orchard, (shown on 1st and 2nd edition OS maps and aerial photographs) the loss of which would be regrettable, though it is unclear if any remnant trees remain.

**Minerals:** The site is within a Mineral Consultation Area but, as it is in close proximity to existing dwellings, there is no objection.

**Safety:** None

**Soils and Contamination:** Agricultural Land class - Grade 2.

**Waste:** No waste management constraint.

**Other:** none

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable convenient access to Newton Abbot and Torbay for employment, secondary schools and other services.

Overall, considering the level of service provision within the village, and the availability of public transport, and limited flooding risk, it is considered that the development of the site would have a minor negative impact on climate change overall.

## Site Potential

YELLOW

The gross site area has the potential to deliver an average of 8 dwellings. There are some constraints relating to access, ecology and landscape but these should be able to be mitigated and the site is regarded as yellow.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as yellow.





## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:**

The site lies within a landscape connectivity zone for bats and a Cirl Bunting breeding territory and wintering zone and within 5km of a Great Crested Newt record. An area of Ancient Woodland lies approximately 30m from the site. These issues would not rule out site at Stage A.

**Flood Zone 3b:** No part of the site is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads narrow and no footway and looks to be accessed off a private road. The village road network would be unsuitable for any large development, and highway improvements would be required. Approx 400m from village centre/services.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone. Appropriate Assessment may be needed.

SSSI: None

Ancient Woodland: Grange Copse located close to the site. (22m from site, west of Slade Lane)

Non statutory sites: Ladywell Wood CWS close to site, west of Slade Lane.

Priority Habitats: species-rich hedges; part of the site may be traditional orchard.

Other Habitats/Features: garden; trees.

European Protected Species: Bats – various species are probably present including greater horseshoe bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; the site is within a cirl bunting breeding territory zones.

Standard Compensation payment will be required. Within Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** Historical flooding to properties at Barnfield Terrace - flooding from stream and also surface water runoff from land above flowing down the Slade Lane track and road. Also historical flooding from stream at Bottom Bridge.

The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

There is a no particular risk of flooding from surface water on the site.

Not within critical drainage area.

**Heritage and Archaeology:** No anticipated impact upon any heritage assets. No heritage concerns.

**Infrastructure:** None

**Landscape:** In a small way, development will erode the nucleated and rural character of the settlement. Landscape sensitivity level is medium.

**Minerals:** The site is partly within a Mineral Safeguarding Area for the limestone resource and wholly within the associated Mineral Consultation Area. However, given the limited extent of the resource at this point and the site's proximity to the village, there is no mineral objection.

**Safety:** None

**Soils and Contamination:** Agricultural Land class - Grade 3 mostly with small portion of Grade 4.

**Waste:** No waste management constraint.

**Other:** none

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable



convenient access to Newton Abbot and Torbay for employment, secondary schools and other services.

Overall, considering the level of service provision within the village, and the availability of public transport, and limited flooding risk, it is considered that the development of the site would have a minor negative impact on climate change overall.

## Site Potential

### YELLOW

The gross site area has the potential to deliver an average of 7 dwellings. Although there are access constraints, the site potential is limited to small development anyway so should be able to be mitigated. Flooding issues would need to be mitigated.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as yellow.

# The Butchers Arms y1141e4

## Site Overview

**Site Reference Number:** y1141e4

**Site Name:** The Butchers Arms

**Site Description:** Land at Butchers Arms public house and west of Plum Tree Cottage. Comprises of building itself, associated parking area, open field area on western side with hedge boundary. Contains a small pond area near centre of site. Residential properties adjoin the land on northern and southern sides.

**Total Size (ha):** 0.58

**Gross Size (ha):** 0.54

**Minimum/medium/maximum yield:** 9 / 11 / 13



## Abbotskerswell - y1141e4



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## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:**

The site lies within a Landscape Connectivity Zone for greater horseshoe bats. The site falls within a Cirl Bunting breeding territory and wintering zone and within 5km of a Great Crested Newt record. These issues would not rule out site at Stage A.

**Flood Zone 3b:** The northern end of the site has land entirely within Flood Zone 3, leading to Barnfield Terrace.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads narrow and no footway. The village road network would be unsuitable for any large development and highway improvements would be required. Site is within walking distance of village centre/services.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: Grange Copse located close to the site. (20m from site, west of Slade Lane)

Non statutory sites: Ladywell Wood CWS close to site, west of Slade Lane.

Priority Habitats: n/a

Other Habitats/Features: hedges; trees.

European Protected Species: Bats – various species are probably present including greater horseshoe bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/compensation needed. Impacts from loss of trees/ hedges and from lighting.

Other protected species: Cirl Bunting; the site is within a cirl bunting breeding territory zones.

Standard Compensation payment will be required. Within Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** Majority of site within Flood Zone 1, land does include Flood Zone 3 on whole of northern frontage. This part of the site is discounted from having any potential for residential or economic development.

Historical flooding to properties at Barnfield Terrace (to north of site, FZ 3/3b in this area) – flooding from stream and also surface water runoff from land flowing down the Slade Lane track and road.

Risk of flooding from surface water is defined as low along a channel through the site which runs north/south.

Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Not within critical drainage area.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas.

**Infrastructure:** None

**Landscape:** In a small way, development will erode the nucleated and rural character of the settlement.

Landscape sensitivity level is medium.

**Minerals:** The site is within a Mineral Safeguarding Area for the limestone resource and the associated Mineral Consultation Area. However, given the limited extent of the resource at this point and the site's proximity to the village, there is no mineral objection.

**Safety:** No known constraints.

**Soils and Contamination:** Agricultural land classification - none.

**Waste:** No waste management constraint.

**Other:** The submitted land parcel is contiguous with another HELAA site for Plum Tree Cottage, to the southwest. (CR No by13u46)

The public house is thought to have closed.

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a Community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable convenient access to Newton Abbot and Torbay for employment, secondary schools and other services.

Overall, considering the level of service provision within the village, and the availability of public transport, and limited flooding risk, it is considered that the development of the site would have a minor negative impact on climate change overall.

## Site Potential

### AMBER

The gross site area has the potential to deliver an average of 11 dwellings. Due to the constraints presented by the limited access / transport links serving the site, potential flood risk to nearby residential properties to north and ecology/landscape mitigation, the site is considered to have some moderate constraints to overcome. As such, the site is regarded as amber.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as amber.

## Tamberly, Priory Road, an13fx5

### Site Overview

**Site Reference Number:** an13fx5

**Site Name:** Tamberly, Priory Road

**Site Description:** Located on the northeast side of Abbotskerswell. Site comprises a field off Priory Road that is flat at top and slopes down towards a bungalow.

**Total Size (ha):** 2.10

**Gross Size (ha):** 1.60

**Minimum/medium/maximum yield:** 26 / 32 / 38



## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis.

**Biodiversity:**

Within South Hams SAC: Landscape Connectivity Zone, Cirl Bunting consultation zone (2km) and Great Crested Newt consultation zone. These issues would not rule out site at Stage A.

**Flood Zone 3b:** No part of the site is within the functional flood plain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Priory Road to the south of the site is a C Class County Highway restricted to 40mph and the road to the west of the site is unclassified. The nature of the road would mean that actual speeds are likely to be lower. There have been no collisions in the vicinity of the site. Both roads are fairly narrow with a few informal passing places.

There are no footways or street lighting and therefore not good vehicle links to the village. However, site is within walking distance of village centre/services.

Development is unlikely to be acceptable from a Highways perspective, particularly for a large development.

**Air Quality:** The site is not within an Air Quality Management Area. No concerns with air quality.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone. Greater horseshoe bat roost immediately adjacent. SAC bats active nearby on NA3. In-combination effects with NA3. Appropriate Assessment needed.

SSSI: None

Ancient Woodland: None

Non statutory sites: Decoy Country Park & Stray Park Meadow CWS, 270m to north of site.

Priority Habitats: species-rich hedges.

Other Habitats/Features: pasture, trees. Trees and hedges should be retained wherever possible.

European Protected Species: Bats – various species probably present, greater and lesser horseshoes recorded close by. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of hedges, from lighting & predation. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; the site is within a cirl bunting breeding territory zones.

Standard Compensation payment will be required. Within Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

There is a no particular risk of flooding from surface water on the site.

Not within critical drainage area.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas. Possible Bronze Age burial site. Requires archaeological evaluation prior to determination of planning application.

**Infrastructure:** None

**Landscape:** No additional landscape concerns - medium sensitivity assessment level.

**Minerals:** Site is partially located in a Mineral Consultation Area (Aggregates) but no objection to development here.

**Safety:** No known safety constraint.

**Soils and Contamination:** Agricultural Land class - Grade 2.

**Waste:** No waste management constraint.

**Other:** none



**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. There are some frequent bus services which enable convenient access to Newton Abbot and Torbay for employment, secondary schools and other services.

Overall, it is considered that the development of the site would have a minor negative impact on climate change overall.

## Site Potential

### RED

The gross site area has the potential to deliver an average of 32 dwellings. However, due to the significant highway constraints, coupled with ecology issues, the site is not considered suitable for development.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as red.