



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ashburton Parish

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Higher Mead Farm (site 1) 2k12v6h

Site Overview

Site Reference Number: 2k12k6h

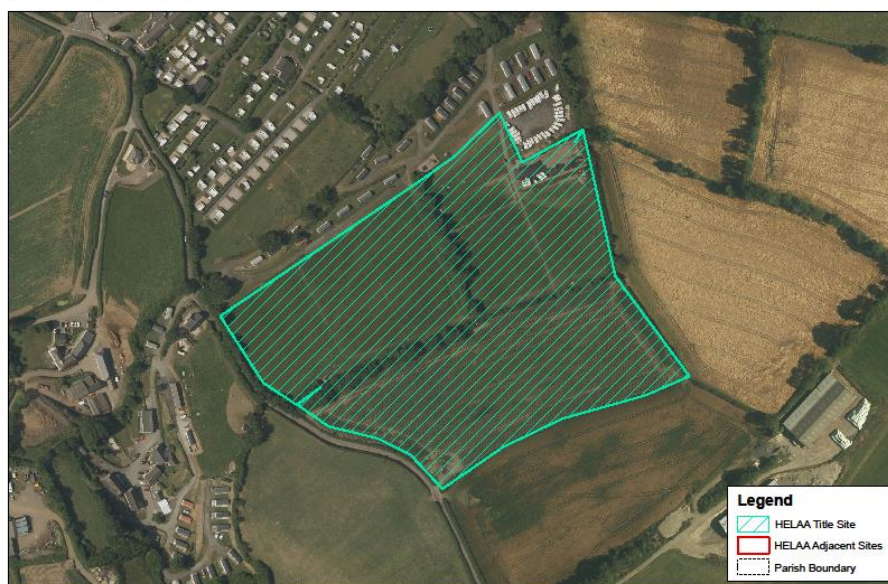
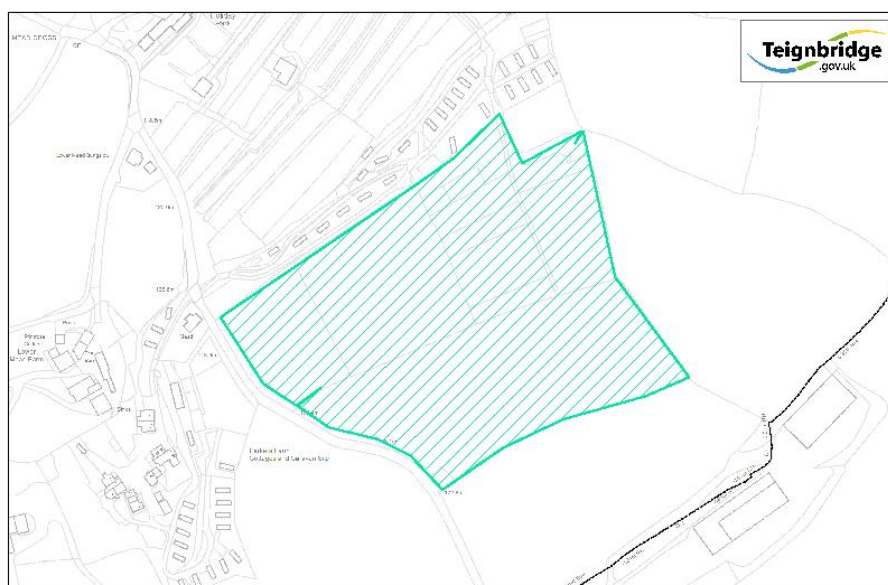
Site Name: Higher Mead Farm Site 1, Ashburton

Site Description: Site lies to the north east of Ashburton and comprises fields, enclosed by hedgerows, which rise up from north to south, adjacent to caravan park and approximately 600 metres south east of the A38.

Total Size (ha): 5.77

Gross Size (ha): 5.35 (once steep areas removed)

Minimum/medium/maximum yield: 64/80/96 suburban/rural



Ashburton - 2k12v6h



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Suitability Assessment Stage A

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

Biodiversity: Within Greater Horseshoe Bat Landscape Connectivity Area, but no issues that would rule site out at this stage.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: The site is accessed off an unclassified County Road restricted to 60mph although, due to the width of the carriageway, speeds are considered to be much lower. It is a busy lane which is single width in places. This is a typical rural road with no footways or street lighting. Poor links to surrounding area. There has been one “slight” collision, at Mead Cross.

Residential development unlikely to be acceptable but the employment use may be acceptable.

Air Quality: Not within an AQMA, but close to existing sources of air pollution.

Ecology:

Statutory sites: Within South Hams SAC Landscape Connectivity Zone.

Non statutory sites: None

SSSI: None

Ancient woodland: None

Priority habitats: Hedgerows, trees and grassland provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Habitats/features: The site has a network of hedgerows and therefore suitable habitat for dormouse and nesting birds. Potential habitat for reptiles and badger

European protected species: Bats, Barn Owls, Great Crested Newt, badgers. Great Crested Newt Consultation Zone and Barn Owl Sighting Square.

Other protected species: Unknown.

Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice.

Flood Risk, Water Quality and Drainage: Flood Zone 1.

Within Critical Drainage Area (Holbeam).

Heritage and Archaeology: Not within Grade I Listed Building buffer and no Listed Buildings within or adjacent to site.

No heritage concerns relating to Listed Buildings and Conservation Areas.

The proposed development lies in an area where little in the way of formal archaeological investigations have been undertaken. However, there is evidence of prehistoric activity within the surrounding landscape and the application area itself may contain archaeological deposits associated with this activity. Development here has the potential to expose and destroy archaeological deposits that may be present within the site.

Infrastructure: Highway improvements would be required along with new footway.

Landscape

The presence of the A38 overrides any influence the setting of Dartmoor National Park would have on the sensitivity of the site. Within 5km of DNP.

Minerals: The site is within a Mineral Consultation Area for the nearby limestone resource, and development for housing may constrain future development of that resource. There is an objection under Policy M2 of the Devon Minerals Plan to the constraint of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 3 agricultural land.

Waste: No waste management constraints.

Other: n/a

Climate Change Impacts: The development of the site would lead to an increase in the reliance on the use of the private car, due to the distance from the nearest services and facilities, lack of pedestrian and cycle routes and lack of public transport serving the site. As such, the development of the site would have moderate negative impacts on climate change.

Site Potential

RED

Ecology, archaeology and drainage constraints are likely to be able to be mitigated, although this may reduce the capacity of the site. However, due to the constraints presented by the minerals objection raised by Devon County Council, the poor highway network serving the site and the remote location of the site, which would lead to an increase in the reliance on the private car, development of this site would have significant constraints to be overcome and is regarded as red for residential development. Due to highways access constraints, a lack of sustainable travel options to and from the site, its isolated location, and other constraints outlined above, it is also unlikely to be viable or suitable site for employment uses.

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

Achievability Assessment: HELAA Panel agreed the officer assessment of the site as red.

Higher Mead Farm (Site 2) dj12v66

Site Overview

Site Reference Number: dj12v66

Site Name: Higher Mead Farm Site 2, Ashburton

Site Description: Site lies to the north east of Ashburton and is a small part of larger field, enclosed by hedgerows and adjacent to caravan site.

Total Size (ha): 0.41

Gross Size (ha): 0

Minimum/medium/maximum yield: n/a



Ashburton - dj12v66



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Suitability Assessment Stage A

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

Biodiversity: Within Greater horseshoe Bat Landscape Connectivity Area, but no issues that would rule site out at this stage.

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

Conclusion: Not suitable and discounted due to steep slope of ground, which leaves no land for development.

Higher Mead Farm (Site 3) n612ver

Site Overview

Site Reference Number: n612ver

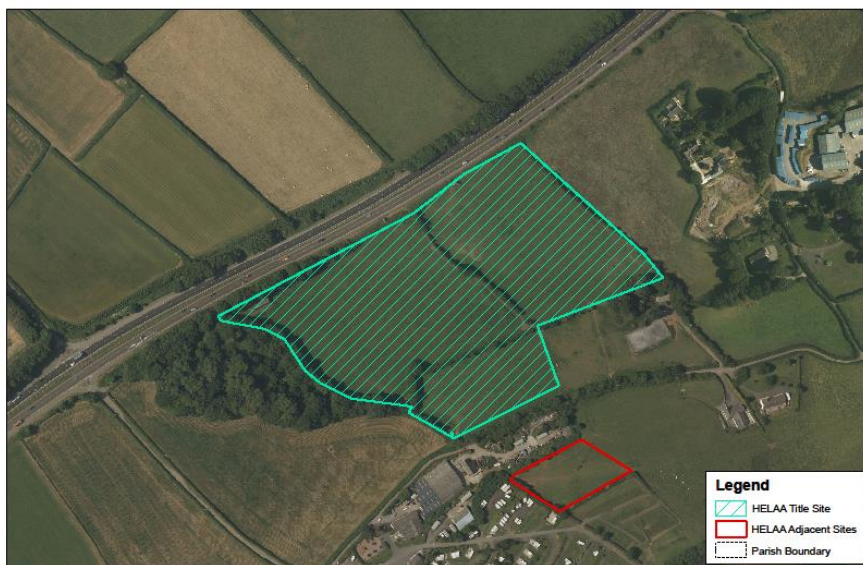
Site Name: Higher Mead Farm Site 3, Ashburton

Site Description: Site lies to north east of Ashburton. It comprises fairly flat fields, enclosed by hedgerows, adjacent to A38, with small area of woodland to west and caravan site to south on higher land.

Total Size (ha): 5.91

Gross Size (ha): 5.91

Minimum/medium/maximum yield: 71/89/106 suburban/rural



Ashburton - n612ver



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Suitability Assessment Stage A

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

Biodiversity: Within Greater Horseshoe Bat Landscape Connectivity Area, but no issues that would rule site out at this stage.

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. Unclear where the access to the site would be. Highway improvements would be required.

Air Quality: Not within AQMA but close to existing sources of air pollution.

Ecology:

Statutory sites: Within South Hams SAC Landscape Connectivity Zone.

Non statutory sites: Adjacent to Unconfirmed Wildlife Site (Mead Farm UWS SX77/032 -Broadleaved Woodland).

SSSI: None

Ancient Woodland: None

Priority habitats: Hedgerows, trees and pasture provide potential foraging and commuting habitat for several bat species including greater horseshoe bats.

Habitats/features: The site has a network of hedgerows and trees and therefore suitable habitat for dormouse and nesting birds. Potential habitat for reptiles and badger, and the site is within a barn owl sighting square. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice. Potential habitat connectivity area to Dartmoor National Park.

European protected species: Within Great Crested Newt Consultation Zone.

Other protected species: Unknown.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Within Critical Drainage Area (Holbeam).

Quality elements are at risk mainly from diffuse sources in this water body, possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. 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: Not within Grade I Listed Building buffer and no Listed Buildings within or adjacent to site.

The proposed development lies in an area where little in the way of formal archaeological investigations have been undertaken. However, there is evidence of prehistoric activity within the surrounding landscape and the application area itself may contain archaeological deposits associated with this activity. Development here has the potential to expose and destroy archaeological deposits that may be present within the site.

Infrastructure: Highway improvements would be required along with new footway.

Landscape: The presence of the A38 overrides any influence the setting of Dartmoor National Park would have on the sensitivity of the site. Within 50m of Dartmoor National Park.

Minerals: The site is within a Mineral Safeguarding Area for the limestone resource. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 3 agricultural land.

Waste: No waste management constraints.

Other: n/a

Climate Change Impacts: The development of the site would lead to an increase in the reliance on the use of the private car, due to the distance from the nearest services and facilities, lack of pedestrian and cycle routes and lack of public transport serving the site. As such, the development of the site would have moderate negative impacts on climate change.

Site Potential

RED

Ecology, archaeology, drainage and water quality constraints are likely to be able to be mitigated, although this may reduce the capacity of the site. However, due to the constraints presented by the minerals objection raised by Devon County Council, the poor highway network serving the site and the remote location of the site, which would lead to an increase in the reliance on the private car, development of this site would have significant constraints to be overcome and is regarded as red for residential development. Due to highways access constraints, a lack of sustainable travel options to and from the site, its isolated location, and other constraints outlined above, it is also unlikely to be viable or suitable site for employment uses.

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

Achievability Assessment: HELAA Panel agrees site assessment of red.

Dolbeare Road Sites Combined

Site Overview

Site Reference Number: This pro forma combines sites:

- gb12vrt Land East of Ashburton
- 9c13boy Land off Dolbeare Road, Ashburton
- j315yx1 Land at Dolbeare Road, Ashburton
- st15yep Land north of Dolbeare
- bs135di land off Dolbeare Road, Ashburton

The individual sites overlap each other, but all lie to the east of Ashburton, around Dolbeare Road.

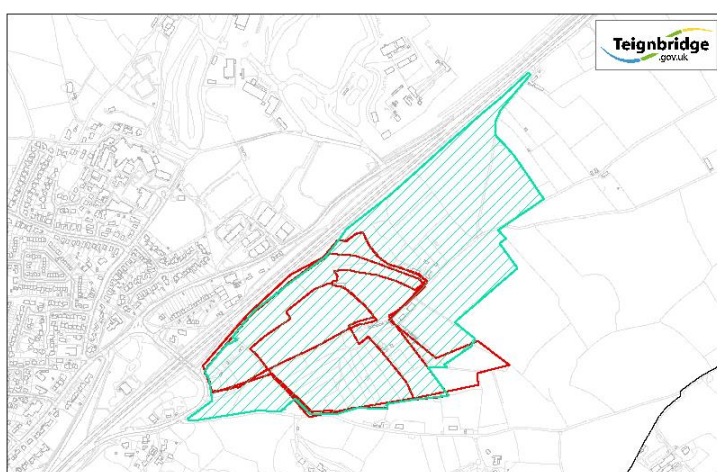
Site Name: Dolbeare Road Sites Combined

Site Description: Site lies to the east of the northern part of Ashburton. The A38 separates the site from the town. Large site comprising fields enclosed by hedgerows and bisected by Dolbeare Road.

Total Size (ha): 28.94

Gross Size (ha): 27.09 omitting steep areas

Minimum/medium/maximum yield: A yield of around 250 homes is considered realistic, given the combination of constraints.



Ashburton - gb12vrt

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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 and on edge of Sustenance Zone, but no issues that would rule site out at this stage

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Poor road access into and within site, which would require significant upgrade.

Roads narrow and no footway. Unclear where the access to this land would be. Highway improvements would be required. Junction to/from A38 in both directions is adjacent to site.

Air Quality: Not within an AQMA. Parts of site are close to existing source of air pollution.

Ecology:

European Sites: Within the South Hams SAC Landscape Connectivity Zone

Non Statutory Sites: Adjacent to Dolbeare farm Other Site of Wildlife Interest- semi-improved neutral grassland with flushed areas. Adjacent to Pitley Farm Unconfirmed Wildlife Site- orchard.

SSSI: None

Ancient Woodland: None

Priority Habitats: The site has a network of hedgerows and trees and therefore suitable habitat for dormouse and nesting birds. Potential habitat for reptiles and badger, and the site is within a barn owl sighting square. Hedgerows, trees and pasture provide potential foraging and commuting habitat for several bat species including greater horseshoe bats.

Other Habitats/Features: arable

European Protected Species: Various bat species probably present. 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, cats and lighting. Mitigation/compensation needed. Within Great Crested Newt Consultation Zone

Other Protected Species: Unknown.

Preliminary Ecological Appraisal and protected species surveys will be required prior to applications to inform mitigation and enhancement measures. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice

Flood Risk, Water Quality and Drainage: Flood Zone 1

However, historical flooding to properties bounding the River Balland and River Ashburn from The Quarry downstream to Chuley Road and historical flooding to road and properties at Eastern Road and Jordans Meadow and the Police Station Car Park. Water in stream being held back due to insufficient downstream channel and culvert capacity. Stream flood water overflows onto highway and into properties.

Ensure development does not cause deterioration to the River Ashburn.

Small part of the north east corner of the site is within the Holbeam Critical Drainage Area.

Heritage and Archaeology: Western part of site is within 1km buffer of Grade I and II* Listed Buildings, but A38 lies between. No Listed buildings within or adjacent to site. Closest Grade II Listed Buildings are Dolbeare Farmhouse, approx 100m to the west and a milestone, which lies north of the A38. Possible site of medieval gallows. Possible early medieval quarry.

Infrastructure: Highway improvements would be required, along with pedestrian and cycle links towards Ashburton town centre.

Landscape: The site lies in very close proximity to the boundary of Dartmoor National Park, although the presence of the A38 overrides any influence on the setting of the National Park. Some

development would be visible from the A38 and the assimilation of the development into its surroundings through landscaping will be particularly important. Development, especially residential, on the south side of the A38 would be uncharacteristic of the rest of the town which is all to the north of the A38.

Minerals: Most of the site is within a Mineral Safeguarding Area for the limestone resource, with the remainder being within the associated Mineral Consultation Area. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: As explained in the site overview, this site combines 5 separate sites, which overlap each other, all of which are located to the east of Ashburton, around Dolbeare Road.

Climate Change Impacts: The site lies between 1.2km and 2.2km from Ashburton town centre, where a good range of services and facilities are provided. There are bus stops within 100m and 500m of the westernmost part of the site, which would give opportunities for sustainable travel. However, there is no footway leading from the site to these bus stops. Without improved pedestrian and cycle links, development of the site would lead to an increase in the reliance on the private vehicle. In addition, whilst the site is within Flood Zone 1, there are local flooding issues which may be impacted upon by the development of the site. Overall, development of the site has the potential to result in moderate negative impacts on climate change. However, this could be improved through the provision of sustainable travel links.

Site Potential

AMBER

Subject to the provision of good quality sustainable travel links to both nearby bus stops and to Ashburton town centre, the site could access services and facilities on foot, by bicycle and by bus. Ecology, archaeology and drainage constraints are likely to be able to be mitigated, but may reduce the capacity of the site, and impacts on the landscape and setting of Dartmoor National Park will need to be made acceptable through design and landscaping. Yield may be reduced as a result of these constraints and due to noise from A38, to perhaps more in the region of 250 homes. Minerals represent a more significant constraint. Site is likely to need to be delivered in its entirety (i.e. as a combined site) in order to make highway access and sustainable travel upgrades viable. This will require cooperation between multiple landowners. Overall the site is considered to have moderate constraints to be overcome and is regarded as amber. The site may be more suitable for employment than residential development given the constraints identified and its location. However, in terms of design the existing lane/Devon banks network provides a firm basis for a good layout. Overall the site is assessed as amber, having medium constraints to overcome.

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

Achievability Assessment: HELAA Panel agrees assessment of site as amber, sharing concerns over difficulty of developing sites in multiple ownership, minerals, ecology and archaeology constraints, and the need for good links to the town and highway improvements.

There was a difference of opinion in terms of yield - most agreed that the identified yield was realistic but it was noted that a higher yield may be required to deliver highway/connectivity infrastructure improvements.