



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Bickington Parish

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Chipley Farm 0a137hq

Site Overview

Site Reference Number: 0a137hq

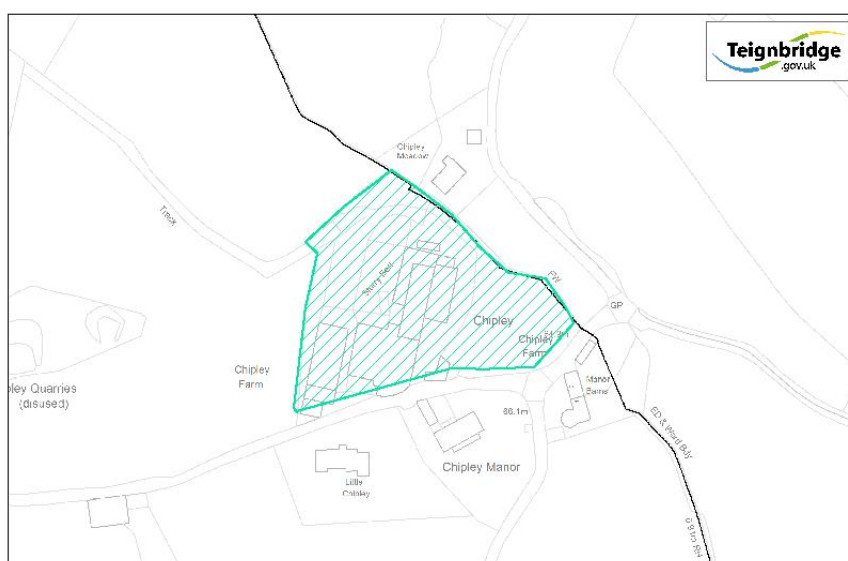
Site Name: Chipley Farm

Site Description: Located close to the hamlet of South Knighton within Bickington Parish. Site comprises redundant agricultural buildings with associated land / hard standing area. There is some sloped sections across the site.

Total Size (ha): 0.96

Gross Size (ha): 0.73

Minimum/medium/maximum yield: 11 / 14 / 17



Bickington - 0a137hq



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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. There are no issues to rule out the site from 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: The road leading to this land is narrow. There is no footway. Links to the A383 close by but highway improvement would be required. The site is remote from local services and facilities.

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

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: Chipley Quarries Geological SSSI 90 m to west.

Ancient Woodland: None

Non statutory sites: Herebere Copse Unconfirmed Wildlife Site 300 m to south.

Priority Habitats: Buildings provide potential bat roosting and bird nesting opportunities. Existing buildings may provide bat roost and nesting bird potential including Barn Owl.

Other Habitats/Features: Adjacent boundary features including trees and hedges provide potential foraging and commuting habitat for several bat species including greater horseshoe bats.

European Protected Species: Covered by Greater Crested Newt Consultation Zone, Cirl Bunting Consultation Zone and Barn Owl Sighting Square.

Other protected species: Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures.

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 a low risk of flooding from surface water that relates to a stream on eastern boundary of 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. Sustainable Drainage Systems (SuDS) should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

The land is within a Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

Heritage and Archaeology: Potential harm to setting of listed Chipley Farm and significant harm to historic character of this hamlet.

Infrastructure: None

Landscape: Identified issue for setting of Dartmoor National Park, easily perceived from the A38.

Minerals: A disused quarry and pit (Chipley Quarry) is located 85 metres away from western side of site. A site of potential EH concern. No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The site is remote from any defined settlement. It is approximately 1.3km away from the nearest defined settlement of Bickington which has very few services. It is not on a bus route and lanes leading to the site are narrow. The remoteness of the site would require all trips to be made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

RED

There are some fairly significant constraints in relation to heritage and access. In addition, the sites remoteness means that all trips to services will need to be made by the private car with negative impacts on climate change. The site is therefore 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 site is considered to have such significant constraints that it prohibits development.

The HELAA Panel agrees with the assessment of the site as red.

Land adjacent Old Hill 4016ya2

Site Overview

Site Reference Number: 4016ya2 / tu13443

Site Name: Land adjacent Old Hill

Site Description: The site is a grassed field enclosed by hedgerows within the centre of the village. Fairly level, with some sloping areas.

Total Size (ha): 1.18

Gross Size (ha): 1.03

Minimum/medium/maximum yield: 16 / 21 / 25



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 South Hams SAC Landscape Connectivity Zone, Cirl Bunting wintering zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from 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: The roads leading to this land are narrow there is no footway. Highway improvement 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. Within Dartmoor SAC Recreation Buffer.

SSSI: None

Ancient Woodland: **None**

Non statutory sites: Bickington Quarry Unconfirmed Wildlife Site 175m to south and Bickington Road Verge Unconfirmed Wildlife Site 150m to north.

Priority Habitats: Hedgerows, trees and grassland provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Existing buildings may provide bat roost and nesting bird potential.

Other Habitats/Features: Hedgerows provide suitable habitat for dormouse and nesting birds.

Potential habitat for reptiles and badger. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice

European Protected Species: Within a Greater Crested Newt Consultation Zone, Cirl Bunting Consultation Zone and Barn Owl Sighting Square.

Other protected species: Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures.

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. 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 land is within a Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

Heritage and Archaeology: Historic village, but sensitive development likely to be acceptable in heritage terms.

Infrastructure: None

Landscape: Setting of Dartmoor National Park, easily perceived from A38. Within 5km buffer of Dartmoor National Park. Landscape Sensitivity Level is Medium – High.

Minerals: The site is within a Mineral Consultation Area for the nearby limestone resource. However, the site's relationship with the existing settlement will result in no greater constraint of the mineral resource, and there is therefore no mineral objection.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The settlement of Bickington has very few services, with only a community hall and place of worship within the village itself. Although there are frequent bus services to local employment and service centres, the limited lack of services means that most trips are likely to be made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

RED

Whilst the site has some moderate constraints which may be able to be overcome for a small development, the location of development in a settlement with such few services means that any benefits are outweighed by the negative impacts on climate change. As such, the site is not considered suitable for development (unless to meet a specific local need i.e. affordable housing).

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the assessment of the site as red.

Lemonford Depot sh14xom

Site Overview

Site Reference Number: sh14xom

Site Name: Lemonford Depot

Site Description: The land is located at Lemonford Farm to the south of Bickington and immediately adjoining the A383 to the north. It is currently used as a highway depot. Topography is sloping at western end. (Gradient more than 1:6)

Total Size (ha): 0.49

Gross Size (ha): 0.35

Minimum/medium/maximum yield: Employment



Bickington - sh14xom



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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. (South Hams SAC) and Cirl Bunting consultation zone. These issues would not 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: The site would be accessed off a Classified Road, the access would need to be safe and suitable with footway and cycleway connections.

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: No County Wildlife Site/Other Sites of Wildlife Interest in vicinity

Priority Habitats: n/a

Other Habitats/Features: n/a

European Protected Species: Within a Greater Crested Newt Consultation Zone and Cirl Bunting Consultation Zone

Other protected species: n/a

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. 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 land is within a Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

Heritage and Archaeology: No anticipated archaeological or heritage impact.

Infrastructure: None

Landscape: Landscape sensitivity level is low-medium but within 5km buffer of Dartmoor National Park. Adjacent to a major road and will be easily perceived and regarded as a further fragmentation of the landscape around Bickington eroding the character of the area. Having said that Bickington is not a settlement with a nucleated character.

Minerals: Within the Mineral Consultation Area but unlikely to constrain the mineral resource, therefore no objection.

Safety: No known constraints.

Soils and Contamination: Agricultural Land class grade 3.

Identified Site of Potential Concern – Factory Work

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The site is detached from the nearest settlement of Bickington, separated by a fast main road (the A383) by c. 500m. Bickington itself has very few services. The site is on a bus route with frequent services to Ashburton and Newton Abbot in particular. Nevertheless, the remoteness of the site means that most trips are likely to be made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

AMBER

The site has some moderate constraints which could be overcome but its remoteness is a concern due to the likely negative impact on climate change. However, it is a disused brownfield site which could benefit from restoration or being brought back into effective use. Its location on a main road with available bus links suggests that there may be some potential for employment development which may be more suitable than residential development.

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

Achievability Assessment: 11-15 years - subject to constraints being overcome.
The site will be presented to the Economy HELAA Panel.

Little Alice y2134qo

Site Overview

Site Reference Number: y2134qo

Site Name: Little Alice, Bickington

Site Description: Site comprising detached dwelling and grassed residential curtilage/adjacent paddock, enclosed by hedgerows.

Total Size (ha): 0.26

Gross Size (ha): 0.22

Minimum/medium/maximum yield: 4 / 5.5 / 7



Bickington - y2134qo



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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 South Hams SAC Landscape Connectivity Zone, Cirl Bunting wintering zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site for 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: The Roads leading to this land are narrow and there is no footway. Highway improvement 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 and Dartmoor SAC Recreation Buffer.

SSSI: None

Ancient Woodland: **None**

Non statutory sites: Bickington Quarry UWS 100 m to south and Bickington Road Verge UWS 100, to north.

Priority Habitats: Hedgerows, trees and grassland provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Existing buildings may provide bat roost and nesting bird potential. Potential habitat for reptiles and badger.

Other Habitats/Features: Hedgerows provide suitable habitat for dormouse and nesting birds.

European Protected Species: Within a Great Crested Newt Consultation Zone, Cirl Bunting Consultation Zone and Barn Owl Sighting Square.

Other protected species: 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.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. 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 land is within a Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

Heritage and Archaeology: Historic village, but sensitive development likely to be acceptable in heritage terms.

Infrastructure: None

Landscape: Landscape Sensitivity Level is Medium – High. Within 5km buffer of Dartmoor National Park.

Minerals: The site is within a Mineral Consultation Area for the nearby limestone resource. However, the site's relationship with the existing settlement will result in no greater constraint of the mineral resource, and there is therefore no mineral objection.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The settlement of Bickington has very few services, with only a community hall and place of worship within the village itself. Although there are frequent bus services to local employment and service centres, the limited lack of services means that most trips are likely to be

made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

RED

Whilst the site has some moderate constraints which may be able to be overcome for a small development, the location of development in a settlement with such few services means that any benefits are outweighed by the negative impacts on climate change. As such, the site is not considered suitable for development (unless to meet a specific local need i.e. affordable housing).

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the assessment of the site as red.

The Toby Jug 8q14167

Site Overview

Site Reference Number: 8q14167

Site Name: The Toby Jug, Bickington

Site Description: The land is located to the north east of the village with a frontage onto the old A38. It forms a small parcel of agricultural land. A section of sloped land on eastern corner. (more than 1:6 grad)

Total Size (ha): 0.20

Gross Size (ha): 0.18

Minimum/medium/maximum yield: 4 / 4 / 5



Bickington - 8q14167



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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 South Hams SAC Landscape Connectivity Zone, Dartmoor SAC Recreation Buffer, and curlew consultation zone.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: The site would be accessed from a fast C Classified Road. The access would need to be safe and suitable with footway and cycleway connections.

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

It does back on to the A38 highway to the north.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone and Dartmoor SAC Recreation Buffer.

SSSI: None

Ancient Woodland: None

Non statutory sites: Bickington Road Verge Unconfirmed Wildlife Site to west of site.

Priority Habitats: n/a

Other Habitats/Features: n/a

European Protected Species: Within a Great Crested Newt Consultation Zone, Curlew Consultation Zone and Barn Owl Sighting Square.

Other protected species: n/a

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

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.

Heritage and Archaeology: Historic village, but sensitive development likely to be acceptable in heritage terms.

No anticipated archaeological impact.

Infrastructure: None

Landscape: Landscape Sensitivity Level is High. Within 5km buffer of Dartmoor National Park.

The site is close to the A38 and could be easily perceived and be regarded as an erosion of the rural character of the area within the setting of Dartmoor National Park. (DNP)

Minerals: The site is within a Mineral Consultation Area but, as it is adjacent to the A38, there is unlikely to be any increase in constraint of the mineral resource and therefore no objection.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class – Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The settlement of Bickington has very few services, with only a community hall and place of worship within the village itself. Although there are frequent bus services to local employment and service centres, the limited lack of services means that most trips are likely to be made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

RED

Whilst the site has some moderate constraints which may be able to be overcome for a small development (particularly screening due to landscape impacts), the location of development in a settlement with such few services means that any benefits are outweighed by the negative impacts on climate change. As such, the site is not considered suitable for development (unless to meet a specific local need i.e. affordable housing).

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the assessment of the site as red.

Land south of Old Hill Bickington zat092x

Site Overview

Site Reference Number: zat092x

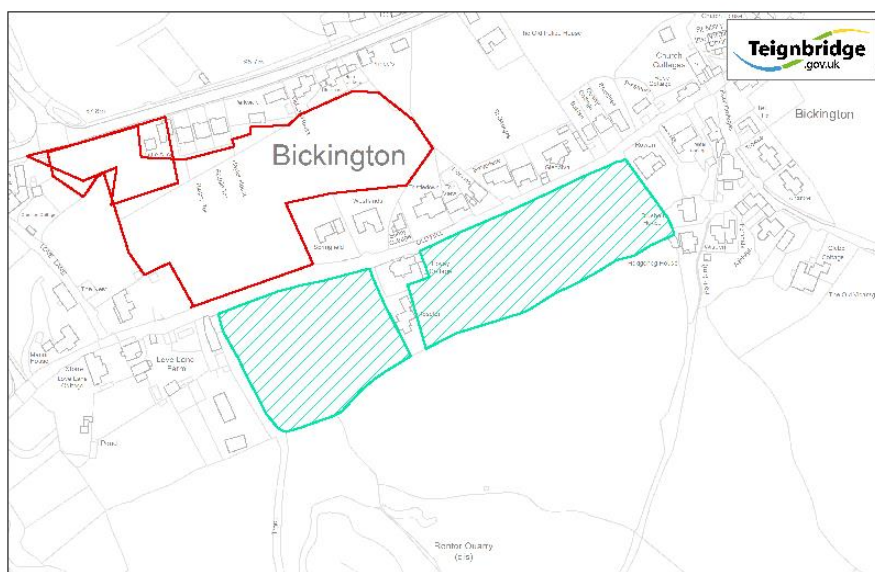
Site Name: Land south of Old Hill Bickington

Site Description: Site comprises of a pair of fields on the south side of the village. Mainly flat in topography with sloping land at western end. (More than 1:6 grad)

Total Size (ha): 1.59

Gross Size (ha): 1.27

Minimum/medium/maximum yield: 20 / 25 / 30



Bickington - zat092x



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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 South Hams SAC Landscape Connectivity Zone, Cirl Bunting wintering zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: The roads leading to this land are narrow. Highway improvement would be required

Air Quality: AQMA potential for impacts.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone and Dartmoor SAC Recreation Buffer.

SSSI: None

Ancient Woodland: None

Non statutory sites: Bickington Quarry Unconfirmed Wildlife Site 65m to south.

Priority Habitats: hedgerows provide potential commuting habitat for several bat species including greater horseshoe bat.

Other Habitats/Features: hedgerows provide suitable habitat for dormouse and nesting birds.

Potential habitat for reptiles and badger. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice

European Protected Species: Within 5km of a Great Crested Newt record and Cirl Bunting Consultation Zone

Other protected species: Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures.

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 land is within a Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

Heritage and Archaeology: None

Landscape: Landscape Sensitivity Level is Medium – High. Within 5km buffer of Dartmoor National Park.

Minerals: Both parcels of land for this site are contained entirely within a Mineral Safeguarding Area and Mineral Consultation Area (Aggregates). Whilst there is existing development nearby, additional development in this location would further sterilise the potential for future working in this location, and this area could be used as a buffer to distance any future working from the existing development. Therefore this location is not considered appropriate for development. A mineral resource assessment should be commissioned if you wish to pursue this site further.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural Land class - Grade 3

Waste: No waste management constraints.

Other: n/a

Climate Change Impacts: The settlement of Bickington has very few services, with only a community hall and place of worship within the village itself. Although there are frequent bus services to local employment and service centres, the limited lack of services means that most trips are likely to be made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

RED

Whilst the site has some moderate constraints which may be able to be overcome for a small development, the location of development in a settlement with such few services means that any benefits are outweighed by the negative impacts on climate change. As such, the site is not considered suitable for development (unless to meet a specific local need i.e. affordable housing).

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the assessment of the site as red.