



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Bishopsteignton Parish

## Contents

Land South of Forder Lane q215yc1 .....	3
Site Overview .....	3
Suitability Assessment Stage A .....	4
Suitability Assessment Stage B .....	4
Site Potential .....	5
Bishops Combe Or13rql .....	6
Site Overview .....	6
Suitability Assessment Stage A .....	7
Suitability Assessment Stage B .....	7
Site Potential .....	8
Bakers Yard vh1373t .....	9
Site Overview .....	9
Suitability Assessment Stage A .....	10
Suitability Assessment Stage B .....	10
Site Potential .....	11
Jacks Patch cp13b0f .....	Error! Bookmark not defined.
Site Overview .....	Error! Bookmark not defined.
Suitability Assessment Stage A .....	Error! Bookmark not defined.
Suitability Assessment Stage B .....	Error! Bookmark not defined.
Site Potential .....	Error! Bookmark not defined.
Salcombe Dip ri13bx9 .....	12
Site Overview .....	12
Suitability Assessment Stage A .....	13
Land at Shepherds Lane 9r140zl .....	14
Site Overview .....	14
Suitability Assessment Stage A .....	15
Suitability Assessment Stage B .....	15
Site Potential .....	16
High Elms zbt076x .....	17
Site Overview .....	17
Suitability Assessment Stage A .....	18
Suitability Assessment Stage B .....	18
Site Potential .....	19

## Land South of Forder Lane q215yc1

### Site Overview

**Site Reference Number:** q215yc1

**Site Name:** Land South of Forder Lane

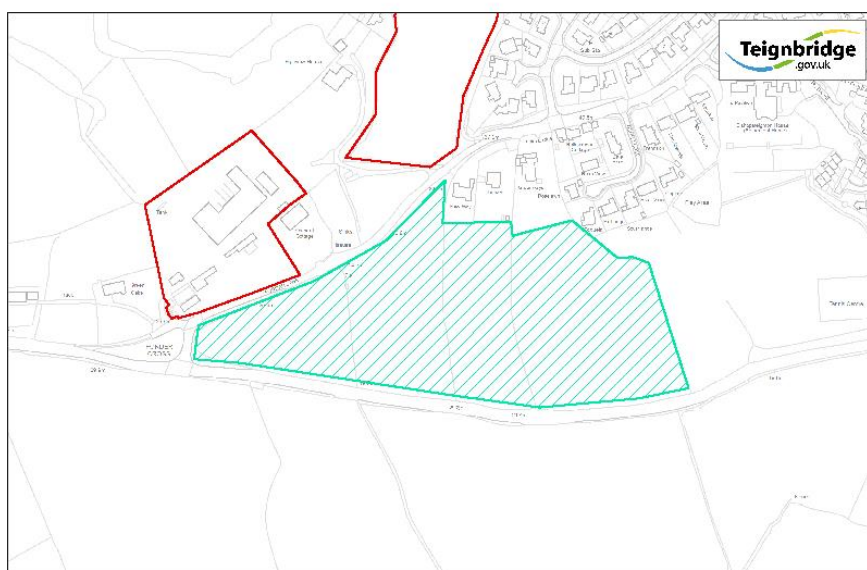
**Site Description:** Site comprises of four undulating grassed fields on western edge of village, sloping up to the north from A381 and enclosed by hedgerows with some trees. Existing residential properties adjoin to northeast, including Teign Close and western end at Forder Cross.

**Total Size (ha):** 4.17

**Gross Size (ha):** 4.11

**Minimum/medium/maximum yield:** 49 / 61.5 / 74

Likely yield of 30-40 given need for landscaping due to visual prominence of site.



### Bishopsteignton - q215yc1



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Suitability Assessment Stage A

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

**Biodiversity:** Site within 5km of a Great Crested Newt record, within Cirl Bunting wintering zone and area highlighted for Selected Priority Species (Grey Long Eared Bat) and within 10km of Dawlish Warren SAC and Exe Estuary SPA recreation zone. 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:** Highway improvements required depending on size of development.

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

Moderate potential impact on Teignmouth Air Quality Management Area, provided good links are made to the nearest train station and upgrades to the bus routes in the locality.

**Ecology:**

European sites: South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Habitat Regulations contribution will be needed for new dwellings.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Adjacent to Bishopsteignton House Unconfirmed Wildlife Site (importance for Grey long-eared bat and lesser horseshoe bat)

Priority Habitats: species-rich hedges. Other Habitats/Features: grassland, probably improved; watercourse; trees.

European Protected Species: Bats – Grey long-eared bats have been radio-tracked foraging on the site.

The nearby Bishopsteignton House supports one of only 8 known maternity roosts for this species in Britain. Lesser horseshoe bats also roost at the house and may forage here. Both species are very light sensitive and navigate by following hedges, etc. The eastern hedge/tree line is likely to be part of a vital flyway. Various other species probably also present. Potential impacts from loss of flyway(s), loss of foraging habitat, lighting impacts and loss of tree roosts.

Mitigation/ compensation needed including: retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/ enhancement of foraging habitat. Dormouse – assume present in hedges and scrub. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – part of the site is within a cirl bunting breeding territory. Cirl surveys should be undertaken and a compensation payment will be needed.

**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 low risk of flooding from surface water within the westernmost field parcel from an existing water channel that runs in a north/south direction towards the estuary. 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.

The site is not within a critical drainage area.

Watercourse runs through centre of site. Culvert under A381.

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

The site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. The Historic Environment Team would advise that any proposals for development here are supported by an appropriate level of archaeological investigation - consisting of geophysical survey and field evaluation.

**Infrastructure:** None

**Landscape:** Undeveloped coast. Attached to the existing settlement, however a highly visually prominent location where development will be perceived to add to the erosion of the rural, nucleated character of Bishopsteignton.

Would also add to the ribbon development along the highway between Newton Abbot and Teignmouth. For development to be successful, it would need to be concealed behind a thick belt of woodland or a 3 metre tall, high quality stone wall along the A381 with the purpose to hide modern urban development and reinforce rural vernacular character.

**Minerals:** 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 village of Bishopsteignton has a good range of service provision, including a community hall, convenience store, dispensary, health centre, post office, public house, place of worship, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Teignmouth for employment, secondary schools and other services. Overall, considering the level of service provision within the village, and the availability of public transport, 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 61 dwellings but the yield will be reduced due to the need for extensive landscaping mitigation, ecology mitigation and flood risk. The site is considered suitable subject to these issues being overcome and a sensitive development being achieved including landscaping to mitigate the potential prominence of development. Other site options which have a lower landscape sensitivity should be considered before this site.

**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.

# Bishops Combe 0r13rql

## Site Overview

Site Reference Number: 0r13rql

Site Name: Bishops Combe, Forder Lane

**Site Description:** Rectangular field on western edge of village, grassed and enclosed by trees/hedgerows. Sloping down on western side. Watercourse along lower western boundary.

Total Size (ha): 1.25

Gross Size (ha): 1.20

Minimum/medium/maximum yield: 19 / 24 / 29



## Bishopsteignton - 0r13rql



© Crown copyright and database rights 2019 Ordnance Survey 100024202. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Suitability Assessment Stage A

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

**Biodiversity:** Site within 5km of a Great Crested Newt record, within Cirl Bunting wintering zone and area highlighted for Selected Priority Species (Grey Long Eared Bat) and within 10km buffer of Dawlish Warren and Exe Estuary HRA.

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:** Highway improvements required depending on size of development.

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

**Ecology:**

European sites: South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Habitat Regulations contribution will be needed for new dwellings.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Potential Regionally Important Geological Site close by (exposures in quarry).

Priority Habitats: species-rich hedges. Other Habitats/Features: grassland, possibly semi-improved; watercourse; trees.

European Protected Species: Bats – Grey long-eared bats have been radio-tracked foraging on the site.

The nearby Bishopsteignton House supports one of only 8 known maternity roosts for this species in Britain. Lesser horseshoe bats also roost nearby, and may forage here. Both species are very light sensitive. Various other species probably also present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed including: retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/ enhancement of foraging habitat. Dormouse – assume present in hedges and scrub. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – the site is surrounded by cirl bunting breeding territories and may provide suitable breeding and summer foraging habitat. Cirl surveys should be undertaken and the standard compensation payment made if necessary.

**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 low risk of flooding from surface water along an existing water channel that runs in a north/south direction 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.

The site is not within a critical drainage area.

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

**Infrastructure:** None

**Landscape:** Undeveloped coast. Attached to the existing settlement of Bishopsteignton and mostly away from the main approach and, as a consequence, not readily perceived, especially if screened on the southern boundary. Development would form the settlement edge and would need to have an irregular layout and peter out in density towards the outer edge.

**Minerals:** 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 village of Bishopsteignton has a good range of service provision, including a community hall, convenience store, dispensary, health centre, post office, public house, place of worship, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Teignmouth for employment, secondary schools and other services. Overall, considering the level of service provision within the village, and the availability of public transport, it is considered that the development of the site would have minor negative impacts in relation to climate change.

## Site Potential

### YELLOW

The gross site area has the potential to deliver an average of 24 dwellings. There are constraints in relation to topography, ecology and the need for highway and transport connectivity improvements but these should be able to be overcome. Although it is within the undeveloped coast, development would have less of an impact on the landscape than other site options.

**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.

## Bakers Yard vh1373t

Site Overview

Site Reference Number: vh1373t

Site Name: Bakers Yard, Bishopsteignton

**Site Description:** Site comprises redundant and derelict agricultural buildings previously linked to horticultural nursery on land sloping up towards the north. With existing hard surfacing areas associated mainly with buildings of variable quality. Enclosed by hedgerows with intermittent trees.

Total Size (ha): 1.23

Gross Size (ha): 0.84

Minimum/medium/maximum yield: 13 / 16.5 / 20

(\*all above figures not including employment)



### Bishopsteignton - vh1373t



© Crown copyright and database rights 2019 Ordnance Survey 100024262. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Zone, 5km of a Great Crested Newt record, within Cirl Bunting wintering zone and area highlighted for Selected Priority Species (Grey Long Eared Bat) and within 10km of Dawlish Warren and Exe Estuary HRA. 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:** Highway improvements required depending on size of development.

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

**Ecology:**

European sites: South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren

SAC: within 10km Zone: Habitat Regulations contribution will be needed for new dwellings.

SSSI: None

Ancient Woodland: None

Non statutory designated sites: Adjacent to Ashwell County Wildlife Site (breeding cirl buntings).

Priority Habitats: species-rich hedges. Other Habitats/Features: scrub; trees; rough grass, possibly unimproved; ruderal vegetation; bare ground; disused buildings - bat survey needed.

Euro Protected Species: Bats – Grey long-eared bats have been radio-tracked foraging in the site.

The nearby Bishopsteignton House supports one of only 8 known maternity roosts for this species in Britain. Lesser horseshoe bats also roost nearby, and may forage here. Both species are very light sensitive. Various other species probably also present. Potential impacts from loss of roosts in buildings and tree, loss of foraging habitat and lighting.

Mitigation/ compensation needed including: retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/ enhancement of foraging habitat. Dormouse – assume present in hedges and scrub. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: The site is surrounded by cirl bunting breeding territories and may provide suitable breeding and summer foraging habitat. Cirl surveys should be undertaken and the standard compensation payment made if necessary. Barn Owl - within barn owl square, may use buildings on site. Reptiles very likely to use the site, survey and translocation needed.

**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 medium risk of flooding from surface water within a small section of the central part 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. Sustainable Drainage Systems (SuDS) should be used where possible.

The site is not within a critical drainage area.

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

**Infrastructure:** mNone

**Landscape:** Undeveloped coast. Visually prominent location where development will be perceived to add to the erosion of the rural, nucleated character of Bishopsteignton. For development to be successful, it would need to have a form, scale and appearance that concealed modern, urban characteristics and reinforce rural vernacular character.

**Minerals:** No mineral constraint.

**Safety:** Environmental Health Site of Potential Concern – Factory Works.

**Soils and Contamination:** Agricultural Land class – Grade 3.

**Waste:** No waste management constraint.

**Other:** Outline planning application (ref 19/00800) for mixed residential and B1 Use employment to be determined. (Aug 2020)

**Climate Change Impacts:** The village of Bishopsteignton has a good range of service provision, including a community hall, convenience store, dispensary, health centre, post office, public house, place of worship, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Teignmouth for employment, secondary schools and other services.

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

## Site Potential

### YELLOW

The gross site area has the potential to deliver an average of 16 dwellings as part of a mixed use scheme with employment. (B1 use primarily). There are constraints in relation to landscape, ecology and the need for highway and transport connectivity improvements but these should be able to be overcome. It is within the undeveloped coast, and development would need to ensure appropriate landscaping, layouts and densities to minimise harm.

**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.

# Salcombe Dip ri13bx9

## Site Overview

**Site Reference Number:** ri13bx9

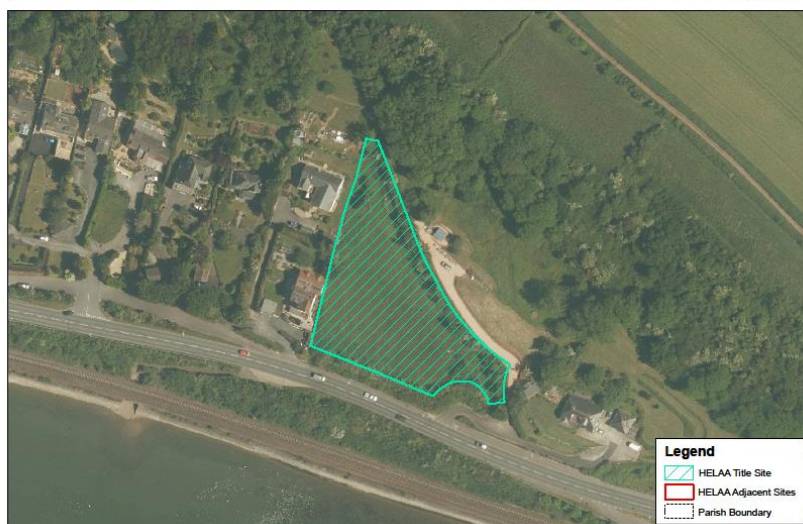
**Site Name:** Salcombe Dip, Teignmouth Road.

**Site Description:** Site comprises of a small parcel of land to the north of Teignmouth Road. (A381) which borders existing residential properties on west/eastern sides. Boundaries are defined by hedgerow and some trees on frontage by the main road. Topography of land is sloping towards the northern side in particular, entire site has a gradient of more than 1:6 gradient with rear section along central to northwest corner more than 1:3.

**Total Size (ha):** 0.38

**Gross Size (ha):** 0

**Minimum/medium/maximum yield:** 0 / 0 / 0



## Bishopsteignton - ri13bx9



© Crown copyright and database rights 2019 Ordnance Survey 100024202. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km zone, Cirl Bunting consultation zone. 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:** Not suitable due to sloped topography of majority of site.

# Land at Shepherds Lane 9r140zl

## Site Overview

**Site Reference Number:** 9r140zl

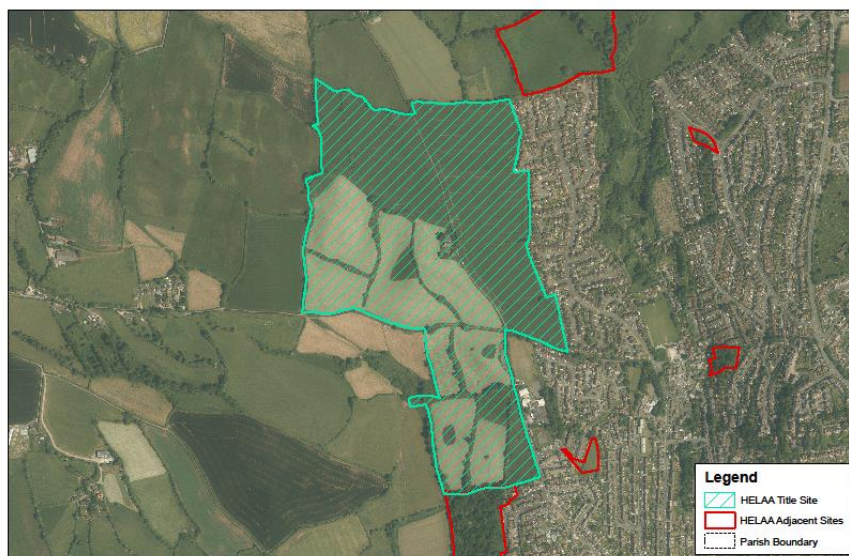
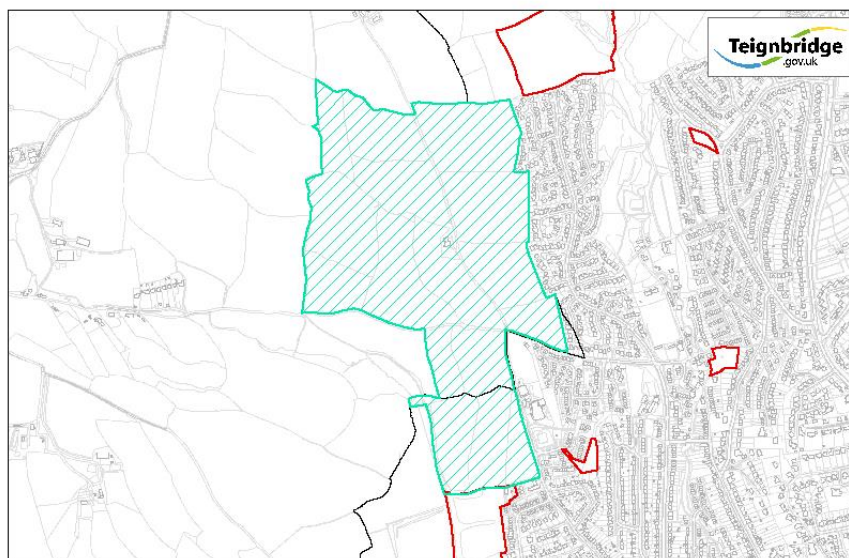
**Site Name:** Land at Shepherds Lane

**Site Description:** Land follows the western boundary of Teignmouth, between Broadmeadow and Coombe. Site comprising numerous fields enclosed by hedgerows. More than half the site is on steeply sloping ground and the site includes TPO'd woodland, groups of trees and individual trees. There is a public right of way along the western boundary of the southern part of the site.

**Total Size (ha):** 38.97

**Gross Size (ha):** 18.20

**Minimum/medium/maximum yield:** 338 / 388 / 437



## Bishopsteignton - 9r140zl



© Crown copyright and database rights 2019 Ordnance Survey 100024262. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Suitability Assessment Stage A

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

**Biodiversity:** The majority of the site is within a Cirl Bunting Breeding Territory and the entire site lies within a Cirl Bunting wintering zone and County Wildlife Site (mixed farmland with bird interest). Part of the site is within an area highlighted for Selected Priority Species (Grey Long Eared Bats). The site is within the 10km buffer of Dawlish Warren and Exe Estuary HRA. 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:** All roads leading to this land are narrow with poor access and no footway or lighting. Highway improvement would be required with safe routes for pedestrians (although pedestrian routes may be able to be accessed through an existing development).

**Air Quality:** The site is not within an Air Quality Management Area. (AQMA) The site has the potential to generate additional vehicular traffic that could potentially impact on the Teignmouth AQMA.

### Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed for new dwellings.

SSSI: none

Ancient Woodland: none

Non statutory designated sites: The whole site is within the Bishopsteignton County Wildlife Site (notified for its many breeding cirl buntings). Eight cirl bunting breeding territories are centred within the site, with several others partly overlapping the site. This is a key location of cirl bunting having the highest density of the species in Britain. Development here should be avoided, but if the site is allocated, substantial mitigation and compensation will be needed, going beyond simply paying the standard contribution.

Priority Habitats: species-rich hedges, watercourse. Other Habitats/Features: arable; grassland, some of which may be semi- or un-improved; watercourse; copses; trees/tree lines.

European Protected Species: Bats – The rare Barbastelle bat has been radio-tracked foraging on the site. The site is relatively close to the Grey long-eared bat roost at Bishopsteignton House, one of only 8 known maternity roosts for this species in Britain. Lesser horseshoe bats also roost at B. House. Both species may forage here. All three species are very light sensitive and navigate by following hedges, etc. Various other species probably also present. Potential impacts from loss of flyway(s), loss of foraging habitat, lighting impacts and loss of tree roosts.

Mitigation/ compensation needed including: retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/ enhancement of foraging habitat. Dormouse – assume present in hedges and scrub. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – see under CWS

**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 southernmost fields do border land within Flood Zone 3 to the west associated with a channel running towards Broadmeadow and estuary.

Majority of site has no risk of flooding from surface water with a medium risk of flooding from surface water on a fringe point of the site. (Western boundary side) 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.

Historical flooding issue of surface water runoff from the fields which drains into existing South West Water, surface water sewer in Moor View Road. Surface water runoff from these fields has also flooded gardens, out buildings at Keats Close, Hillside Close, Coombe View and Haytor Close.

The site is not within a critical drainage area

**Heritage and Archaeology:** Known Romano-British settlement site. Area partly evaluated and requiring significant archaeological mitigation should development proceed. Remainder of area requires further archaeological assessment and evaluation prior to determination of planning applications.

**Infrastructure:** None

**Landscape:** Landscape sensitivity is high.

Undeveloped coast. Abuts the existing settlement and away from most visible approach roads, however, the site is high and likely to be visually prominent and perceived to erode the tranquillity and scenic qualities of undeveloped coast, less so, the southern protruding block. The southwestern half of the site is steeply sloping. Development would also erode the separation between Teignmouth and Bishopsteignton.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

**Soils and Contamination:** Agricultural Land class – Grade 3 (western sections) and Grade 2 covering land east of Shepherd's Lane and east of Lane from Higher Coombe Farm buildings northward.

**Waste:** No waste management constraint.

**Other:** N/A

**Climate Change Impacts:** Although mostly in Bishopsteignton parish, the site is positioned on the western edge of Teignmouth and relates more to the town which contains a good range of services and facilities. There is a lack of pedestrian/cycle routes and public transport serving the site. Increased numbers of vehicular journeys would lead to a potential negative impact on the Teignmouth AQMA. In addition, the loss of green space on the western side of Teignmouth which holds high biodiversity status as a County Wildlife Site and flooding implications are detrimental environmental factors. The shortage of capacity within the local primary schools may lead to children needing to attend other, further away, schools. Overall, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### RED

The gross site area has the potential to deliver an average of 388 dwellings. However, this potential could be significantly reduced due to the site's limitations and other constraints, including those relating to topography, transport connectivity modes, ecology habitat, landscape (undeveloped coast) and surface water flooding. This site would therefore have significant constraints to be overcome and is regarded 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.

## High Elms zbt076x

### Site Overview

**Site Reference Number:** zbt076x

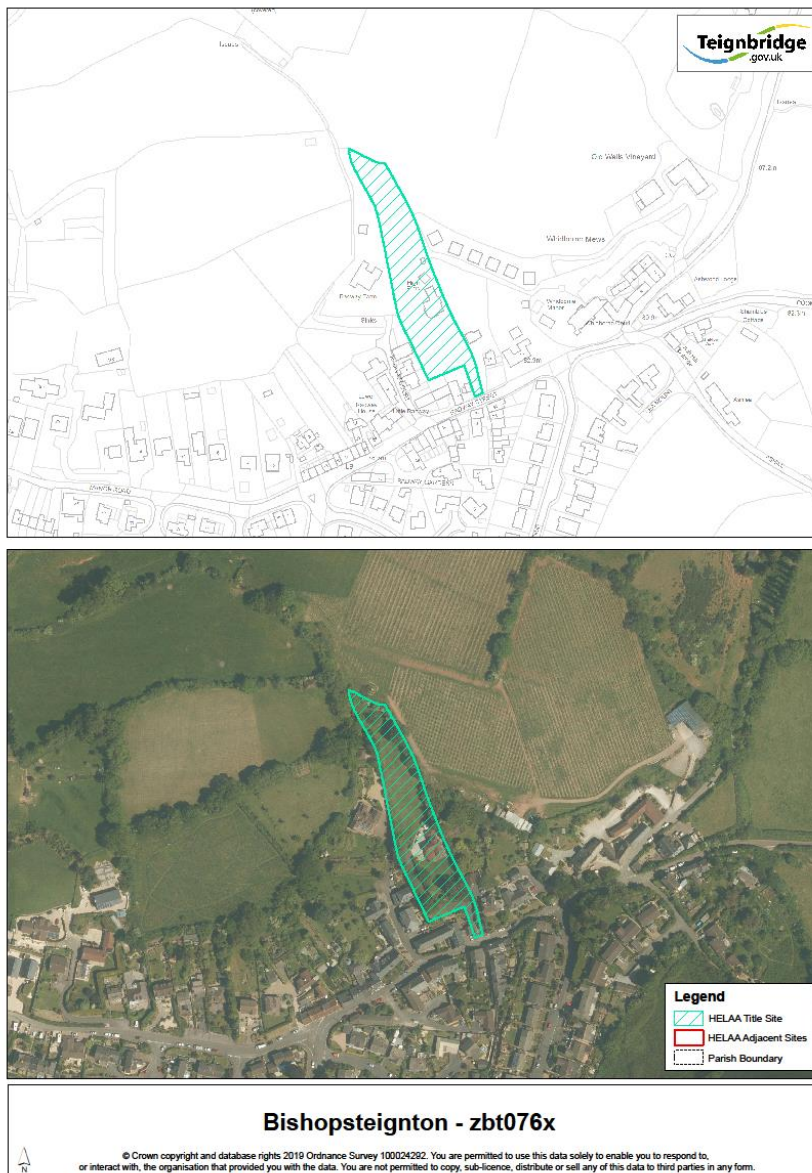
**Site Name:** High Elms, Radway Street

**Site Description:** Site comprises an area of land attached to existing High Elms residential property on northern side of Bishopsteignton. It has access from Radway Street. The site borders other residential properties along Radway Street/Court and Radway Farm on north western side and open fields to the rear. It does contain a small element of sloped land at south and north ends of more than 1:6 gradient.

**Total Size (ha):** 0.41

**Gross Size (ha):** 0.35

**Minimum/medium/maximum yield:** 7 / 9 / 10 (excluding High Elms) or 4 / 6 / 7 (including High Elms)



## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km zone, Cirl Bunting consultation zone & Great Crested Newt consultation zone. 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:** The site is accessed off an unclassified County Road restricted to 30mph, via a private drive. There are no footways, but this is typical for the village. No record of any collisions in the vicinity of the site. The visibility is likely to be acceptable for the speed of traffic.

No objections likely, certainly for the minimum yield.

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

No concerns about air quality.

### Ecology:

European sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. South Hams SAC: within the LCZ. Lighting controls needed and boundary hedges must be retained.

SSSI: none

Ancient Woodland: none

Non statutory designated sites: The site is immediately adjacent to the Bishopsteignton County Wildlife Site, identified for breeding Cirl Bunting. Almost adjacent to Ashill Field Unconfirmed Wildlife Site identified for semi-improved grassland.

Priority Habitats: species-rich. Other Habitats/ Features: garden with many boundary trees. Trees and hedges should be retained wherever possible and especially adjacent to the CWS.

European Protected Species: Bats – within the grey long-eared bat home range and a barbastelle bat radio-tracked area. Both are very rare species. Potential impacts from loss of (building or) tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges, from predation and from lighting. Mitigation/ compensation needed. Great Crested Newt zone.

Other protected species: Cirl Bunting; survey needed. If present, a proportional compensation payment will be required.

**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 risk of flooding from surface water on the site. The site is not within a critical drainage area.

**Heritage and Archaeology:** Historic settlement. Some archaeological potential. Will require mitigation. No listed building within or adjacent to site.

**Infrastructure:** None

**Landscape:** Former historic orchard site, however orchard has now gone; the site abuts the existing settlement; sits in a more contained, well vegetated fold on the gentler hill side slope; and fits well with the growth pattern of the settlement.

Landscape sensitivity assessment level is medium

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

**Soils and Contamination:** Soils and Contamination - No concerns.

Agricultural Land class - Grade 3.

**Waste:** No waste management constraint.

**Other:** N/A

**Climate Change Impacts:** The village of Bishopsteignton has a good range of service provision, including a community hall, convenience store, dispensary, health centre, post office, public house,

place of worship, nursery provision and a primary school. There are some frequent bus services which enable access to Newton Abbot and Teignmouth for employment, secondary schools and other services. Overall, considering the level of service provision within the village, and the availability of public transport, it is considered that the development of the site would have minor negative impacts in relation to climate change.

## Site Potential

### YELLOW

The gross site area has the potential to deliver an average of 6 dwellings. There are constraints in relation to archaeology, ecology and landscape but these should be able to be overcome. Although it is within the undeveloped coast, development would have less of an impact on the landscape than other site options.

**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.