



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Bovey Tracey Parish

## Contents

BCT Factory, Old Newton Road, Heathfield, Bovey Tracey ih16ylq .....	4
Site Overview .....	4
Suitability Assessment Stage A .....	4
Suitability Assessment Stage B.....	5
Site Potential .....	6
Jews Bridge Meadow, Heathfield - 7415ygr .....	7
Site Overview .....	7
Suitability Assessment Stage A .....	8
Former Moor View Primary School, Heathfield - Xp66jpx .....	9
Site Overview .....	9
Suitability Assessment Stage A .....	10
Suitability Assessment Stage B.....	10
Site Potential .....	11
Land West of Newton Road, Bovey Tracey - op13bub .....	12
Site Overview .....	12
Suitability Assessment Stage A .....	13
Suitability Assessment Stage B.....	13
Site Potential .....	14
Bovey Tracey Golf Centre - 0m152pb .....	15
Site Overview .....	15
Suitability Assessment Stage A .....	16
Suitability Assessment Stage B.....	16
Site Potential .....	17
St Johns Close Bovey Tracey - Mq14X0a .....	18
Site Overview .....	18
Suitability Assessment Stage A .....	19
Land North of B3344, Bovey Tracey - e813ujs .....	20
Site Overview .....	20
Suitability Assessment Stage A .....	21
Suitability Assessment Stage B.....	21
Site Potential .....	22
Land North of B3344, Bovey Tracey - gn13uhv.....	23
Site Overview .....	23
Suitability Assessment Stage A .....	24
Suitability Assessment Stage B.....	24
Site Potential .....	25
Land north of Indio House, Bovey Tracey - 9915yy4 .....	26
Site Overview .....	26
Suitability Assessment Stage A .....	27
Suitability Assessment Stage B.....	27

Site Potential .....	28
Land off Eureka Terrace, Spionkop, off Mary Street, Bovey Tracey - it15y5z.....	29
Site Overview .....	29
Suitability Assessment Stage A .....	30
Land off Moretonhampstead Road, Bovey Tracey y314119.....	31
Site Overview .....	31
Suitability Assessment Stage A .....	32
Suitability Assessment Stage B.....	32
Site Potential .....	33
Land South of Le Molay-Littry Way - z9141mi .....	34
Site Overview .....	34
Suitability Assessment Stage A .....	35
Suitability Assessment Stage B.....	35
Site Potential .....	36
Land South of Millwood, Bovey Tracey - wn12bm7 .....	37
Site Overview .....	37
Suitability Assessment Stage A .....	38
Suitability Assessment Stage B.....	38
Site Potential .....	39
Land East of Newton Road, Bovey Tracey - Po15yzj .....	40
Site Overview .....	40
Suitability Assessment Stage A .....	41
Suitability Assessment Stage B.....	41
Site Potential .....	42

# BCT Factory, Old Newton Road, Heathfield, Bovey Tracey ih16ylq

## Site Overview

Site Reference Number: ih16ylq

Site Name

BCT Factory, Old Newton Road, Heathfield, Bovey Tracey

Site Description

Fairly level site covered by area TPO. Adjacent to industry with area of woodland in north west.

Total Size (ha): 4.84ha

Gross Size (ha): 4.84ha

Minimum/medium/maximum yield: 4.84ha employment only



## Suitability Assessment Stage A

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

**Biodiversity:** Site within Landscape Connectivity Zone associated with the South Hams SAC and is within 5km of Great Crested Newt record. Part of site is a County Wildlife Site

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

**Conclusion:** Progress to stage B.

## Suitability Assessment Stage B

**Access:** An approved application for the site in 2011 showed 2 access points to be achievable; one at the eastern end of the site at the junction of Old Newton road and Battle Road and one at the western end of the site, further along Old Newton Road.

**Air quality:** The site is not within an Air Quality Management Area, although any development would require sustainable travel links, including pedestrian and cycle paths, and bus services to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot AQMA.

**Ecology:**

**European Sites:** Within the South Hams SAC Landscape Connectivity Zone and close to the edge of the SAC Sustenance Zone.

**SSSI:** The site is a County Wildlife Site (CWS) of SSSI standard.

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** None within or adjacent to the site.

**Priority Habitats:** Legally protected pennyroyal and other rare plant species.

**Other Habitats/Features:** Dense tree borders surround the site. There is a blanket TPO covering the site.

**European Protected Species:** Great Crested Newt Alert Zone, Dormice.

**Other Protected Species:** Mitigation and compensation will be needed for impacts on protected species including non-SAC bats, reptiles and others.

If the Council is minded to allocate this site, an AA and SAC mitigation will be needed. Substantial compensation will be required for loss of the pennyroyal, the CWS, the other rare plants and the seed bank. This should include creation of a larger area of similar habitat nearby (on similar soils, with similar hydrology), using the site's sward, topsoil and seedbank, with ongoing management to encourage the target species. The compensation site should then be gifted to a wildlife conservation body (e.g. Devon Wildlife Trust or Plantlife) together with a commuted sum to cover ongoing management in perpetuity. Prior to any works on-site, full survey will be required, with key species identified and propagated for later introduction to the receptor site. Mitigation and compensation will be needed for impacts on protected species including non-SAC bats, dormice, reptiles and others.

**Flood Risk, Water Quality and Drainage:** Flood zone 1

**Heritage and Archaeology:** No heritage concerns

**Within buffer of Grade I or II\* Listed Building:** No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Negligible impact on the setting of Dartmoor National Park so no change to sensitivity assessment

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** 'Urban' soil classification / Spoil heaps on-site

**Waste:** No waste management constraints.

**Other:** In July 2011 the site was granted outline permission on appeal for a mixed used development ref. [09/00086/MAJ](#). The Local Plan housing trajectory considered it capable of accommodating 92 dwellings by 2017/18. However, site has not been developed. Possible land contamination from previous use.

Consideration should be given to the proximity of the site to surrounding heavy industrial uses and the compatibility of residential use with these.

In addition, previous ground condition studies have concluded that this site has difficult ground conditions with underlain made ground to a depth of 19 metres in places.

**Climate Change Impacts:** There is a local centre within walking distance of the site which includes a convenience store. The Primary School is just over a 10 minute walk away from the site. There are various employment opportunities within a very close vicinity to the site and good public transport links to Newton Abbot. Overall, considering the local availability of services and employment, and the lack of flooding, it is considered that the site would have minor impacts in relation to climate change, subject to compensatory tree planting for any trees lost as a result of the development.

## Site Potential

### AMBER

There are some difficult constraints on this site which may affect the achievability of this development, most notably the loss of a county wildlife site, loss of trees, difficult ground conditions, and (for residential use) compatibility with surrounding industrial land uses. Although the site is situated in a sustainable location, residential development would have to overcome significant constraints. The use of the site for employment purposes would be subject to fewer constraints and would be assessed as amber.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 11-15 years.

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment that residential development would need to overcome significant constraints and is assessed as red. The Panel also agrees with the officer assessment that employment development would be subject to fewer constraints and should be assessed as amber.



# Jews Bridge Meadow, Heathfield - 7415ygr

## Site Overview

Site Reference Number: 7415ygr (GESP - GH/T/16)

Site Name: Jews Bridge Meadow, Heathfield

Site Description: Small flat site in the floodplain adjacent to the A38 and north-east of Heathfield industrial estate.

Total Size (ha): 6.24ha

Gross Size (ha): 0

Minimum/medium/maximum yield: Employment



## Bovey Tracey - 7415ygr



© 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: No comments

Flood Zone 3b: Entire site lies within flood zone 3.

Conclusion: Unsuitable as the entire site lies within flood zone 3.



# Former Moor View Primary School, Heathfield - Xp66jpx

## Site Overview

Site Reference Number: Xp66jpx

Site Name: Former Moor View Primary School

Site Description: Flat site off Old Newton Road, Heathfield. Currently used for storage, with woodland bordering the SW and SE boundaries.

Total Size (ha): 0.57ha

Gross Size (ha): 0.42ha dependent on extent of tree coverage.

Minimum/medium/maximum yield: 6 / 10 / 12 (Urban extension)



## Bovey Tracey - Xp66jpx



© 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:** Within South Hams SAC Landscape Connectivity Zone and within 200m of the Chudleigh Sustenance Zone and of greater horseshoe bat radio-tracked flyway/foraging area.

**Flood Zone 3b:** The site does not lie within flood zone 3b.

**Conclusion:** Progress to stage B.

## Suitability Assessment Stage B

**Access:** Devon County Council has previously looked at the site and concluded that it would be suited for only a low amount of housing. Turning area would be limited and land does contain private road and bridleway part of Templar Way. Potential conflict between traffic accessing the site and the well used walking and cycling route (Templar Way).

### Air Quality

The site is not within an Air Quality Management Area, although any development would require sustainable travel links, including pedestrian and cycle paths, and bus services to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot AQMA.

### Ecology

**European sites:** The site is within the South Hams SAC Landscape Connectivity Zone. Within 200m of the Chudleigh Sustenance Zone and of greater horseshoe bat radio-tracked flyway/foraging area. AA is needed, mitigation may be required.

**Non statutory sites:** The site is adjacent to the Heathfield Cottages OSWI (Other Site of Wildlife Interest), identified for woodland and other habitats. The woodland should be retained and protected with root protection zones. As well as physical impacts on roots, there are likely to be impacts from lighting, disturbance, predation by cats.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** None within or adjacent to the site.

**Priority Habitats:** Part of the site is broadleaved woodland.

**Other Habitats/Features:** Grass, scrub, trees, shrubs. Trees and hedges should be retained wherever possible together with root protection zones.

**Euro Protected Species:** Bats – Various species probably present. Potential impacts from loss of tree roosts, loss of large area of foraging habitat and lighting. Building surveys needed. Mitigation/ compensation needed. Dormouse – likely present in the adjacent woods. Impacts from loss of hedges, lighting and cat predation if allocated for residential use. Mitigation/ compensation needed. Great Crested Newt – within a GCN alert zone.

**Other Protected Species:** None

**Flood Risk, Water Quality and Drainage:** Site does not lie within any flood zone designation, although 2 small sections of the site are identified as being susceptible to surface water flooding (1 in 200 years rain and 1 in 1,000 chance per year)

**Heritage and Archaeology:** Industrial archaeological potential. Will require mitigation.

Very small portion of the site lies within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Established woodland covers a large area of the site.

**Minerals:** The site is partly within a ball clay Mineral Safeguarding Area (and wholly within the associated Mineral Consultation Area) within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the ball clay unless it can be demonstrated through a Mineral Resource Assessment that the resource is not of current or potential economic value or

otherwise meets the criteria of Policy M2. In the absence of such evidence, DCC objects to development of this site.

**Safety:** No overhead electricity lines or gas pipes on-site.

**Soils and Contamination:** Non-agricultural soil grade

**Waste:** No waste management constraints.

**Other:** Previous planning application for change of use to storage for leisure vehicles refused in 2011 (ref. 05/03656/COU)

**Climate Change Impacts:** The site is over 1km away from the local centre of Heathfield and c. 1.5km away from the Primary School which will encourage trips to be made by the private car. However, it is a level walk to these services and is also within walking distance of a bus route for trips into Newton Abbot. Given the distance from services and surface water flooding issues, it is considered that development of the site will have moderate impacts in relation climate change.

## Site Potential

### RED

There are various constraints which need to overcome with this site, including ecology, woodland cover, access, minerals and heritage. The level of development considered achievable at the site, given the presence of woodland and the significant constraints presented by access, would fall below the threshold for inclusion within the HELAA. Therefore, the site is assessed as red.

There may be potential for some small scale, low density/self-build development if these constraints can be overcome.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 6-10 years

**Achievability Assessment:** The HELAA Panel agrees that the amount of development that may be achieved at the site, given the access and woodland constraints, would fall below the threshold for inclusion within the HELAA..



# Land West of Newton Road, Bovey Tracey - op13bub

## Site Overview

Site Reference Number: op13bub

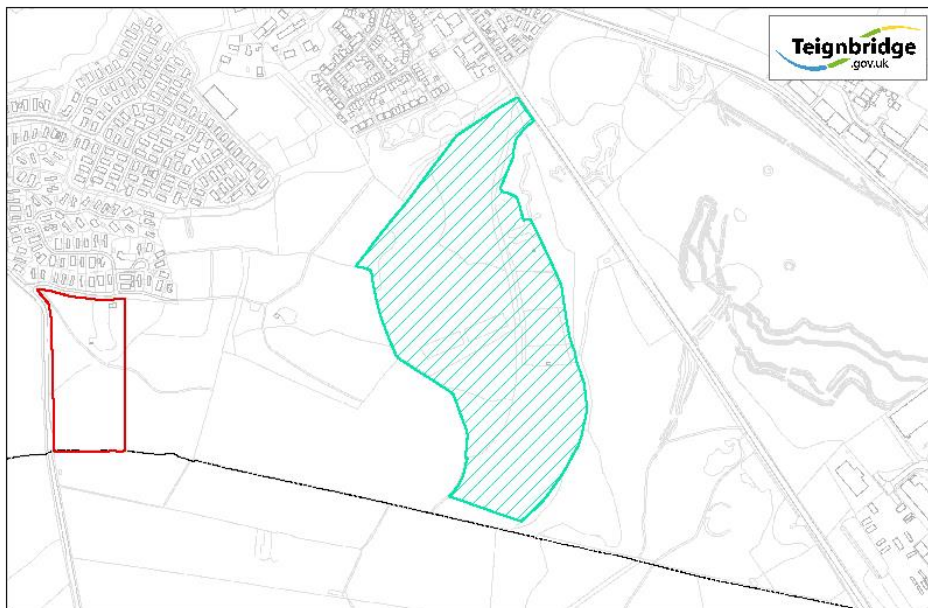
Site Name: Land West of Newton Road, Bovey Tracey

Site Description: Large, fairly level site comprising grassland and mature woodland on the southern edge of Bovey Tracey adjacent to Newton Road. Site is separated from existing residential development by Pottery Planation. The Bovey Heathfield SSSI lies within and adjacent to the site.

Total Size (ha): 10.12ha

Gross Size (ha): 4.69ha

Minimum/medium/maximum yield: 56 / 70 / 84 (Suburban / Rural)



## Bovey Tracey - op13bub



© 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 lies partially within the South Hams SAC Greater Horseshoe Bat Sustenance Zone and the rest within the SAC Landscape Connectivity Zone. Site lies in Dartmoor SAC Recreation Buffer Area. Part of Site is SSSI (part of Bovey Heath SSSI).

**Flood Zone 3b:** Sections to the north and west of the site lie in flood zone 3. Recent submission

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** A fast road, therefore the required visibility splays would need to be achieved and access for pedestrians and cycle links and some highway improvements. Concern over whether this could be provided given that land required for visibility splays is not included in the submission.

**Air Quality:** The site is not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys.

**Ecology:**

**European Sites:** Western part of the site lies within the South Hams SAC Greater Horseshoe Bat Sustenance Zone and the remainder of the site lies within the SAC Landscape Connectivity Zone.

Site lies in Dartmoor SAC Recreation Buffer Area.

**SSSI:** Part of Site is SSSI (part of Bovey Heath SSSI).

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** The eastern boundary of the site adjoins Great Plantation County Wildlife Site (CWS). The western boundary of the site adjoins an Unconfirmed wildlife site (UWS). Contains remnant heathland, woodland, streams and probably wet unimproved to semi-improved grassland.

Survey needed to confirm value of site.

**Priority Habitats:** Priority habitats should be retained. Bats, dormouse and otter may be present.

Within Great Crested Newt Alert Zone.

**Other Habitats/Features:** Identified as a woodland creation priority area (ranks 2-3 out of 5).

**European Protected Species:** unknown

**Other Protected Species:** unknown

**Flood Risk, Water Quality and Drainage:** The northern portion and western edge of the site fall within flood zone 3 with a high risk of flooding.

**Heritage and Archaeology:** Impact on setting of Scheduled Monument and historic battlefield will require assessment and evaluation prior to determination of any planning application. Also known Industrial archaeology that will require evaluation and mitigation.

Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Setting of DNP. May slightly erode relative nucleated character of Bovey Tracy. Heavy tree cover.

**Minerals:** The site is within the Mineral Consultation Area for ball clay and close to an area with planning permission for clay working. There is an objection to development of this site under Policy M2 of the Devon Minerals Plan unless it can be demonstrated that adequate separation between noise/dust sensitive properties and future clay extraction can be achieved.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3, with a small section of the site classed as non-agricultural.

**Waste:** No waste management constraints

**Other:** Identified as an opportunity area for Solar PV – No grid constraints.

**Climate Change Impacts:** The site is within walking distance of a convenience store and bus routes along the A382. However, it is much more remote from the rest of Bovey Tracey, c. 2km from the town

centre. Most journeys are therefore likely to be made by the private car. Overall, considering the distance from services, flood risk on the site and loss of woodland on parts of the site, development is considered to have moderate to significant impacts in relation climate change.

## Site Potential

### RED

There are fairly significant constraints in relation to ecology, flood risk, location adjacent to an SSSI, within a minerals safeguarding area, within the SAC Sustenance Zone and accessibility to main services. Further surveys would be required to understand the extent of these issues and possible mitigations. However, some highway improvements would need to be undertaken in order to achieve a suitable access, including the creation of visibility splays. The land required to do this is not included within this submission and access may not be possible. This is a significant constraint to development. Overall, it is considered that the significant constraints would affect the viability and the achievability of this site to such an extent that it is not considered deliverable.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 11-15 years

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment of the site as red, due to the combination of constraints, including lack of access with appropriate visibility splays.



# Bovey Tracey Golf Centre - 0m152pb

## Site Overview

Site Reference Number: 0m152pb

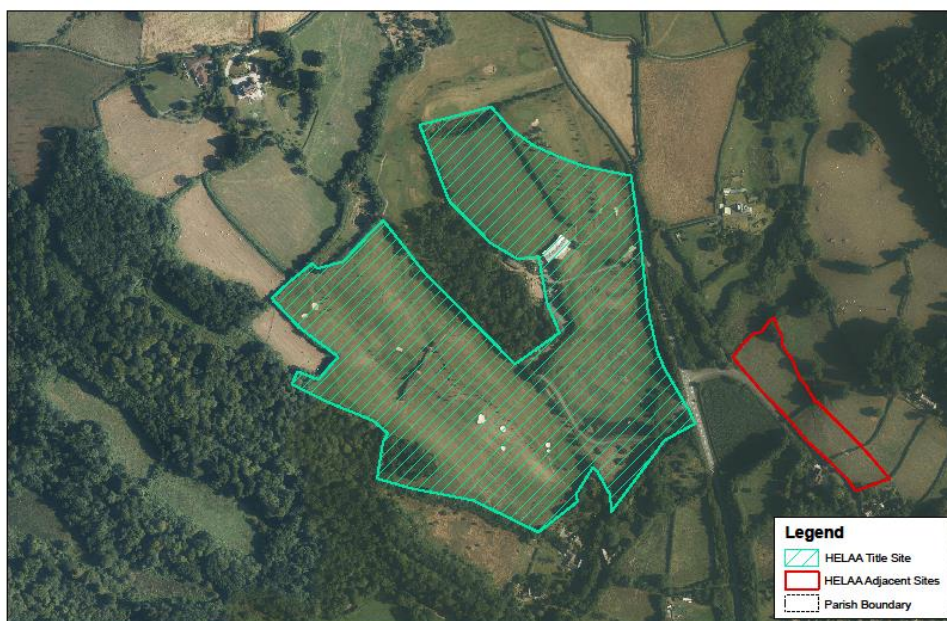
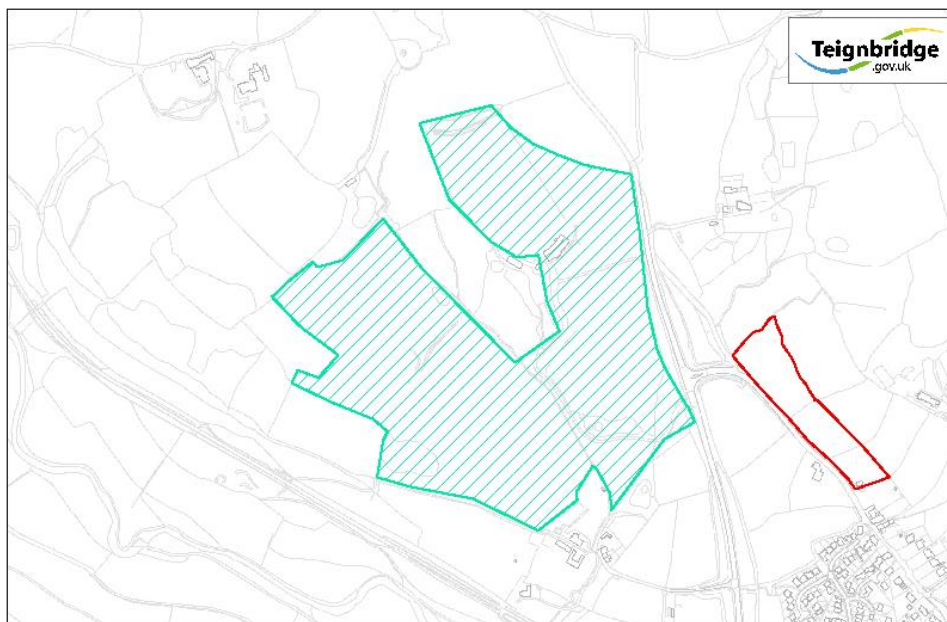
Site Name: Bovey Tracey Golf Centre

**Site Description:** The land is located to the north west of the town with the eastern boundary of the land running along A382. Mainly open rural land with some tree cover. The site is currently in use as a golf course.

**Total Size (ha):** 28.44ha

**Gross Size (ha):** 28.11ha

**Minimum/medium/maximum yield:** 337 / 421 / 506 (Suburban / Rural). A reduced yield of 200-300 may be more suitable/achievable



## Bovey Tracey - 0m152pb



© 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:** The western half of the site is within the Haytor & Smallacombe South Hams SAC Sustenance Zone. The rest of the site is within the SAC Landscape Connectivity Zone.

**Flood Zone 3b:** The site does not lie within flood zone 3b.

**Conclusion:** Progress to stage B.

## Suitability Assessment Stage B

**Access:** This site would be accessed off a fast 'A' Classified Road. However, there is an existing access into the site which is used for the golf course. Safe and suitable footway and cycleway connections to town centre services would be required.

**Air Quality :** The site is not within an Air Quality Management Area, although any development would require sustainable travel links, including pedestrian and cycle paths, and bus services to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot AQMA.

**Ecology:**

**European sites:** The western half of the site is within the Haytor & Smallacombe South Hams SAC Sustenance Zone. The rest of the site is within the SAC Landscape Connectivity Zone. Greater horseshoe bats roost immediately adjacent. Appropriate Assessment is needed, based on full bat activity survey, which may conclude that loss of a substantial area of potential feeding and commuting habitat in this location would be unacceptable. Site lies in Dartmoor SAC Recreation Buffer Area.

**Non statutory sites:** The site surrounds Wolleigh Moor Copse Unconfirmed Wildlife Site, identified for broadleaved woodland. The site is adjacent to the Blackmoor Copse OSWI (Other Site of Wildlife Interest), identified for secondary broad leaved wood and conifer plantation. Both woods should be retained and protected with retained GI buffer zones. As well as physical impacts on roots, there are likely to be impacts from lighting, disturbance, predation by cats and disturbance of wildlife from noise and recreational use by new residents.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Priority Habitats:** species-rich hedges; streams; ponds.

**Other Habitats/Features:** grassland derived from pasture, trees, shrubs. Streams, ponds, trees and hedges should be retained wherever possible. The streams and ponds should be retained within a strip of GI through the centre of the site (that includes Wolleigh Copse), that provides buffering for these habitats.

**Euro Protected Species:** Bats – rare barbastelle bats radio-tracked to either side of site, greater horseshoe and brown long-eared bat roost close by. Lesser horseshoe bat recorded close by. Various other species probably present. Potential impacts from loss of tree roosts, loss of large area of foraging habitat and lighting. Bat activity survey and building surveys needed. Mitigation/ compensation needed. Dormouse – likely present in woods and hedges. Impacts from loss of hedges, from lighting & cat predation. Mitigation/ compensation needed. Great Crested Newt – within a GCN alert zone. Ponds should be surveyed for this species and avoidance, mitigation and compensation measures provided if present.

**Other Protected Species:** Rare and protected butterflies recorded on adjacent land (purple hairstreak, dingy skipper, brown argus and suite of moths). Badger record on adjacent road.

**Flood Risk, Water Quality and Drainage:** Majority Flood zone 1. A very small part of the site at its southern tip lies in flood zone 2.

**Heritage and Archaeology:** The site contains significant evidence of medieval or later tin working and any proposals for development here should be informed by the results of a programme of archaeological work consisting of desk-based research, geophysical survey and field evaluation. Based on the results of this work further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of any heritage assets affected by development here.

Southern area of the site lies within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Within the setting of DNP and separated from the town by the A382, close to the existing settlement of Bovey Tracey, in a relatively inconspicuous, low lying and well contained location. Any development would need to be well screened from the A382.

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3

**Waste:** No waste management constraints.

**Other:** No comments

**Climate Change Impacts:** The site is c. 1.2km away from the town centre for access to services which is likely to result in increased trips made by the private car. However, its location on the A382 provides opportunities for sustainable cycle and bus route connections to Bovey Tracey and Newton Abbot. Overall, considering the site's location, lack of flooding and enclosure of two woodland, development of the site is considered to have moderate impacts in relation climate change.

## Site Potential

### AMBER

There are parts of this site which are heavily constrained by the SH SAC sustenance zone, proximity to the Dartmoor National Park, increasing distance from the town centre, presence of woodlands and heritage/archaeological constraints. As such, it is considered that the eastern part of the site has more potential for development than the site in its entirety. This would help to minimise impacts on the landscape and Dartmoor National Park, but will require good links to the town centre. The reduced yield/site area may affect the overall viability of the development. Because of its more remote location, slightly detached from existing development and on the other side of the A382, other sites with potential which are more closely related to the town should be considered first. However, the site's distance of 1.2km from the town centre is comparable with other edge of settlement sites.

**Availability Assessment :** The site promoter has confirmed that the site will be available within the next 11-15 years.

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment of the site as amber, for a reduced yield/smaller development, due to potential for impacts on Dartmoor National Park (setting and views from) and the landscape. However, it was noted that clarification is required on the availability of the site, as it is currently an operational golf club.



# St Johns Close Bovey Tracey - Mq14X0a

## Site Overview

Site Reference Number: Mq14X0a

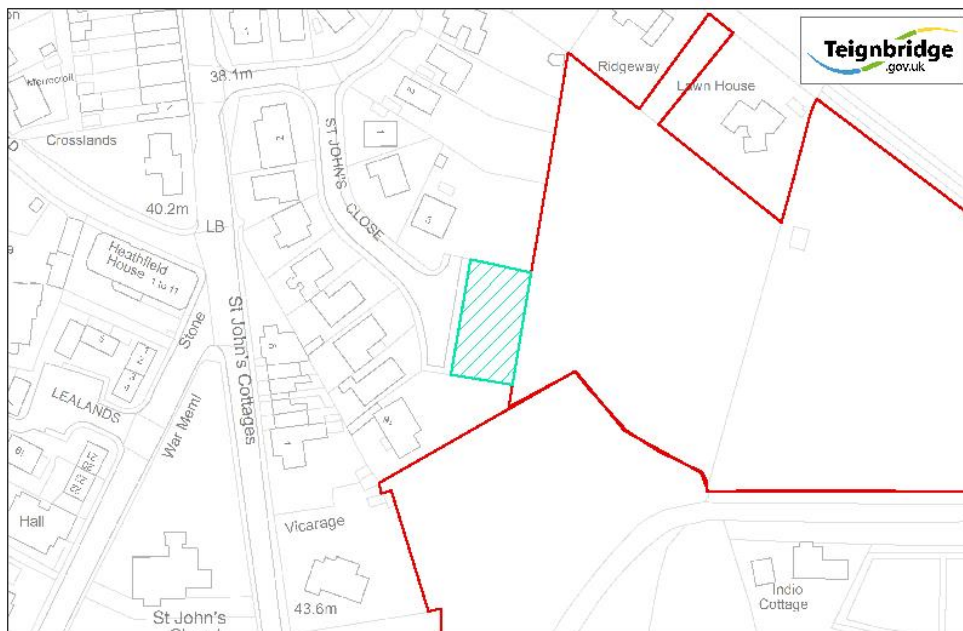
Site Name: St Johns Close Bovey Tracey

Site Description: The land is located at the end of St John's Close which forms a small parcel adjoining other existing residential properties in the cul-de-sac.

Total Size (ha): 0.06ha

Gross Size (ha): 0.06ha

Minimum/medium/maximum yield: 0.9 / 2.1 / 2.4 (Planned urban extension)



## Bovey Tracey - mq14x0a



© Crown copyright and database rights 2019 Ordnance Survey 100024282. 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: No comments

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

Conclusion: Not Suitable - Site below minimum size threshold.

## Land North of B3344, Bovey Tracey - e813ujs

### Site Overview

Site Reference Number: E813ujs

Site Name: Land North of B3344, Bovey Tracey

Site Description: Sloping site comprising grassed field, enclosed by hedgerows and closely related to the existing BT2 allocation.

Total Size (ha): 4.3ha

Gross Size (ha): 4.25ha

Minimum/medium/maximum yield: 51 / 64 / 77 (Urban extension)



### Bovey Tracey - e813ujs



© 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 sustenance zone associated with the South Hams SAC, highlighted as an area with Selected Priority Species (Grey Long Eared Bat) and is within 5km of Great Crested Newt record.

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Progress to stage B

## Suitability Assessment Stage B

**Access:** A fast road, therefore the required visibility splays would need to be achieved and a crossing point for pedestrian and cycle links and some highway improvements. Access could potentially be achieved via the BT2 development but this would require development of gn13uhv.

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

**Ecology:**

**European sites:** The site is within the South Hams SAC Chudleigh Sustenance Zone with radiotracked greater horseshoe bat foraging area just across road to South. Appropriate Assessment required: if permissible, mitigation is likely to include retention of hedges and lighting controls.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non statutory sites:** Little Bradley Ponds County Wildlife Site close by, just to south of B3344. Hele Brakes (heath) less than 150m to east. Possible impacts from light spill, cat predation and damage/disturbance from recreation use.– Mitigation will be needed  
**Priority Habitats:** species-rich hedges, stream.

**Other Habitats/Features:** pasture, probably improved grassland. Copse adjacent. Stream, hedges and trees should be retained, with RPZs.

**Euro Protected Species:** Bats – probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – likely present in the hedges. Impacts from loss of hedges, lighting and cat predation. Mitigation/ compensation needed. Great Crested Newt – within a GCN alert zone, with old records from nearby ponds. May be GCN terrestrial habitat – DNA testing of all nearby ponds needed with mitigation if present.

**Other Protected Species:** None

**Flood Risk, Water Quality and Drainage:** Majority of site in Flood Zone 1. Small portion at the southern end of the site in Flood zone 2 and 3.

**Heritage and Archaeology:** This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape, while field names in this area indicate the association of these field with the post-medieval pottery industry in Bovey Tracey. 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. Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Possible impact on the setting of Dartmoor National Park. May (slightly) erode relative nucleated character of Bovey Tracy. May erode the distinctive separate character and concretion with Chudleigh Knighton.

**Minerals:** The site is within the Mineral Consultation Area for ball clay and close to an area with planning permission for clay working. There is an objection to development of this site under Policy M2 of the Devon Minerals Plan unless it can be demonstrated that adequate separation between noise/dust sensitive properties and future clay extraction can be achieved.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3

**Waste:** No waste management constraints.

**Other:** Site can be combined with gn13uhv

**Climate Change Impacts:** The site is c. 1.8km away from the town centre for access to services which is likely to result in increased trips made by the private car. However, it's location on the B3344 provides opportunities for sustainable cycle and bus route connections to Bovey Tracey and Newton Abbot. Overall, considering the site's location and lack of flooding, development of the site is considered to have moderate impacts in relation climate change.

## Site Potential

### AMBER

The site is situated close to an existing residential area. There are some constraints, most significantly the location of the site within the SH SAC Sustenance Zone, minerals objection and its distance from services. Due to its location on the edge of the town, development would require connection to nearby sustainable travel links, including footpaths, cycle paths, and bus services to be provided to limit any increase in vehicular journeys. Access will be reliant on development of the land to the west (gn13uhv) and the site should not be developed in isolation from gn13uhv, in order to ensure links between existing and new development can be achieved. Other sites with potential which are more closely related to the town should be considered first.

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

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment as amber, due to access being reliant on an adjacent site and other constraints.

# Land North of B3344, Bovey Tracey - gn13uhv

## Site Overview

Site Reference Number: gn13uhv

Site Name: Land North of B3344, Bovey Tracey

Site Description: Sloping site comprising grassed field, enclosed by hedgerows and adjacent to existing BT2 allocation.

Total Size (ha): 4.39ha

Gross Size (ha): 3.39ha

Minimum/medium/maximum yield: 54 / 57.5 / 61 (Urban extension)



## Bovey Tracey - gn13uhv



© 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 Sustenance Zone, highlighted as an area with Selected Priority Species (Grey Long Eared Bat) and is within 5km of Great Crested Newt record.

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Progress to stage B

## Suitability Assessment Stage B

**Access:** A fast road, therefore the required visibility splays would need to be achieved and a crossing point for pedestrian and cycle links and some highway improvements. Access could potentially be achieved via the BT2 development to the west.

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

**Ecology:**

**European sites:** The site is within the Chudleigh Sustenance Zone associated with the South Hams SAC, with radio-tracked greater horseshoe bat foraging area just across road to South. Appropriate Assessment required: if development is permissible, mitigation is likely to include retention of hedges and lighting controls.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non statutory sites:** Little Bradley Ponds County Wildlife Site close by, just to south of B3344. Hele Brakes (heath) 250m to east. Coombe Plantation Unconfirmed Wildlife Site close to NW corner.

Possible impacts from light spill, cat predation and damage/disturbance from recreation use – mitigation will be needed.

**Priority Habitats:** species-rich hedges, stream.

**Other Habitats/Features:** pasture, probably improved grassland; trees. Stream, hedges and trees should be retained, with RPZs.

**Euro Protected Species:** Bats – probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – likely present in the hedges. Impacts from loss of hedges, lighting and cat predation. Mitigation/ compensation needed. Great Crested Newt – within a GCN alert zone, with old records from nearby ponds. May be GCN terrestrial habitat – DNA testing of all nearby ponds needed with mitigation if present.

**Flood Risk, Water Quality and Drainage:** Flood zone 1

Improvement works to watercourse to the recent adjacent development was undertaken.

**Heritage and Archaeology:** This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape, while field names in this area indicate the association of these field with the post-medieval pottery industry in Bovey Tracey. 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.

Part of site within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Possible impact on the setting of Dartmoor National Park. May (slightly) erode relative nucleated character of Bovey Tracy. May erode the distinctive separate character and concretion with Chudleigh Knighton.

**Minerals:** The site is within the Mineral Consultation Area for ball clay and close to an area with planning permission for clay working. There is an objection to development of this site under Policy M2 of the Devon Minerals Plan unless it can be demonstrated that adequate separation between noise/dust sensitive properties and future clay extraction can be achieved.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3

**Waste:** No waste management constraints.

## Other

Site can be combined with e813ujs

## Climate Change Impacts

The site is c. 1.8km away from the town centre for access to services which is likely to result in increased trips made by the private car. However, it's location on the B3344 provides opportunities for sustainable cycle and bus route connections to Bovey Tracey and Newton Abbot. Overall, considering the site's location and lack of flooding, development of the site is considered to have moderate impacts in relation climate change.

## Site Potential

### AMBER

The site is situated adjacent to an existing residential area. There are some constraints, most significantly the location of the site within the SH SAC Sustenance Zone, minerals objection and its distance from services. Due to its location on the edge of the town, development would require connection to nearby sustainable travel links, including footpaths, cycle paths, and bus services to be provided to limit any increase in vehicular journeys. Other sites with potential which are more closely related to the town should be considered first.

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

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment of amber, due to access reliant on adjacent site, ecology and minerals constraints.



# Land north of Indio House, Bovey Tracey - 9915yy4

## Site Overview

Site Reference Number: 9915yy4

Site Name: Land north of Indio House, Bovey Tracey

Site Description: Open land located on the southern side of Bovey Tracey and served by St John's Close with residential uses to the northwest. (Existing Local Plan Housing allocation BT2A) Relatively flat in character.

Total Size (ha): 1.57ha

Gross Size (ha): 1.57ha

Minimum/medium/maximum yield: 25 / 31 / 38 (Urban extension). Site has outline planning permission for 30 dwellings





## Suitability Assessment Stage A

**Strategic Policy:** Site is currently allocated as BT2A in the current Teignbridge Local Plan 2013-2033

**Biodiversity:** The site is within Dartmoor SAC recreation buffer, South Hams SAC sustenance zone (4km buffer).

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Progress to stage B.

## Suitability Assessment Stage B

**Access:** This land has already come forward, highway improvements would be required.

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

**Ecology:**

**European Sites:** Partially within South Hams SAC Greater Horseshoe Bat Sustenance Zone and the remainder in the SAC Landscape Connectivity Zone. Site lies in Dartmoor SAC Recreation Buffer Area.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** Site is designated as Indio House UWS (Unimproved Grassland) and is adjacent to Wifford UWS (Semi-improved natural & marsh grassland and broadleaved woodland).

**Priority Habitats:** Woodland, hedges and grassland and adjacent buildings provide suitable habitat for bats. Site records of several bat species including greater horseshoe bat and Barbastelle. Habitats Regulations Assessment required.

**Other Habitats/Features:** No comments.

**European Protected Species:** Within Great Crested Newt Alert Zone. Preliminary Ecological Appraisal and protected species surveys required.

**Other Protected Species:** Species records in the area for reptiles, badger and rare bird species including willow tit. Within Barn Owl sighting square.

**Flood Risk, Water Quality and Drainage:** Flood zone 1

**Heritage and Archaeology:** The proposed development lies in an area of archaeological potential with regard to the Indio Pottery works. Any application for development here should be supported by the results of a programme of archaeological field evaluation to understand the significance of any heritage assets here. Based on the results of this work further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of any heritage assets affected by development here. Within buffer of Grade I or II\* Listed Building (Indio House is a Grade II\* Listed Building). Listed Buildings in close proximity, but not within site.

**Infrastructure:** No comments.

**Landscape:** Possible impact on the setting of Dartmoor National Park. May (slightly) erode relative nucleated character of Bovey Tracy. May erode the distinctive separate character and concretion with Chudleigh Knighton.

**Minerals:** The site is within the ball clay Mineral Safeguarding Area. However, it is already allocated in the Teignbridge LP, so no objection.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3

**Waste:** No waste management constraints.

**Other:** Site is currently allocated as BT2A in the current Teignbridge Local Plan 2013-2033.

Permission granted on appeal for 30 dwellings -17/02118/MAJ. There is a live Reserved Matters application - 20/00647/MAJ.

**Climate Change Impacts:** The site is well located within Bovey Tracey and within walking distance of the town centre and main services. Overall, given the site's location and lack of flood risk development of the site is considered to have minor impacts in relation climate change.

## Site Potential

### YELLOW/AMBER

Site is suitable for development, is allocated as BT2A in the current Teignbridge Local Plan 2013-2033, and has the benefit of outline planning permission. Therefore, whilst there are access and heritage constraints, the principle of the acceptability of the development has been established. This permission required details of the access drive as a pre-commencement condition. Given the detailed matters that need to be addressed and, the constraints affecting the site, it is assessed as yellow/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 with the assessment of the site as yellow/amber, given that access details have yet to be provided and the constraint presented by being within the setting of a Grade II\* Listed Building.

# Land off Eureka Terrace, Spionkop, off Mary Street, Bovey Tracey - it15y5z

## Site Overview

Site Reference Number: It15y5z

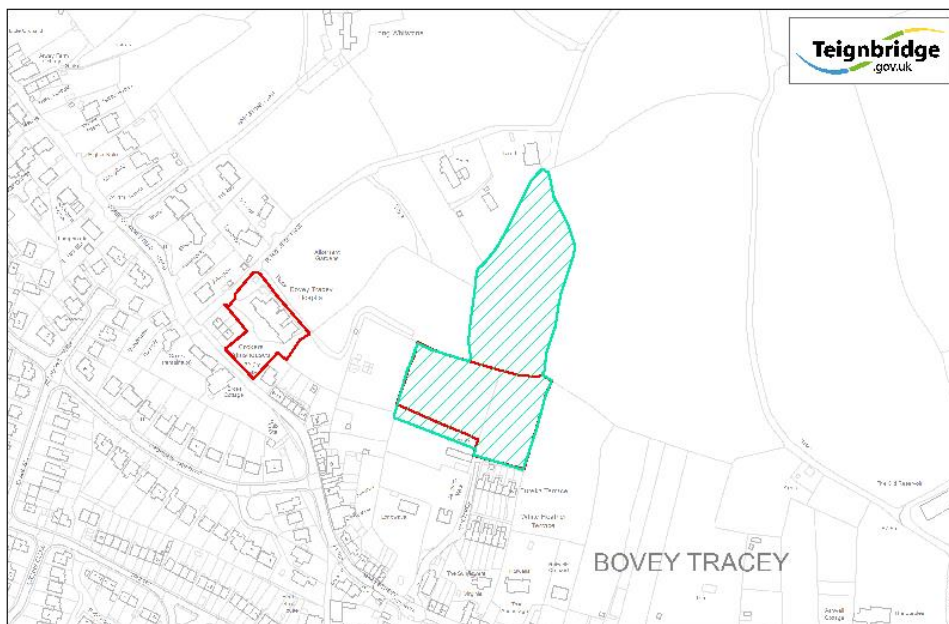
Site Name: Land off Eureka Terrace, Spionkop, off Mary Street, Bovey Tracey.

Site Description: Steeply sloping grassed site where gradient is between 1 in 3 and 1 in 6.

Total Size (ha): 2.08ha

Gross Size (ha): 0ha

Minimum/medium/maximum yield: n/a



## Bovey Tracey - it15y5z



© Crown copyright and database rights 2019 Ordnance Survey 100024282. 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 sustenance zone associated with the South Hams SAC, highlighted as an area with Selected Priority Species (Grey Long Eared Bat) and is within 5km of Great Crested Newt record.

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Not suitable and discounted as the entire site is steeply sloping with a gradient between 1 in 3 and 1 in 6.

# Land off Moretonhampstead Road, Bovey Tracey y314119

## Site Overview

Site Reference Number: y314119

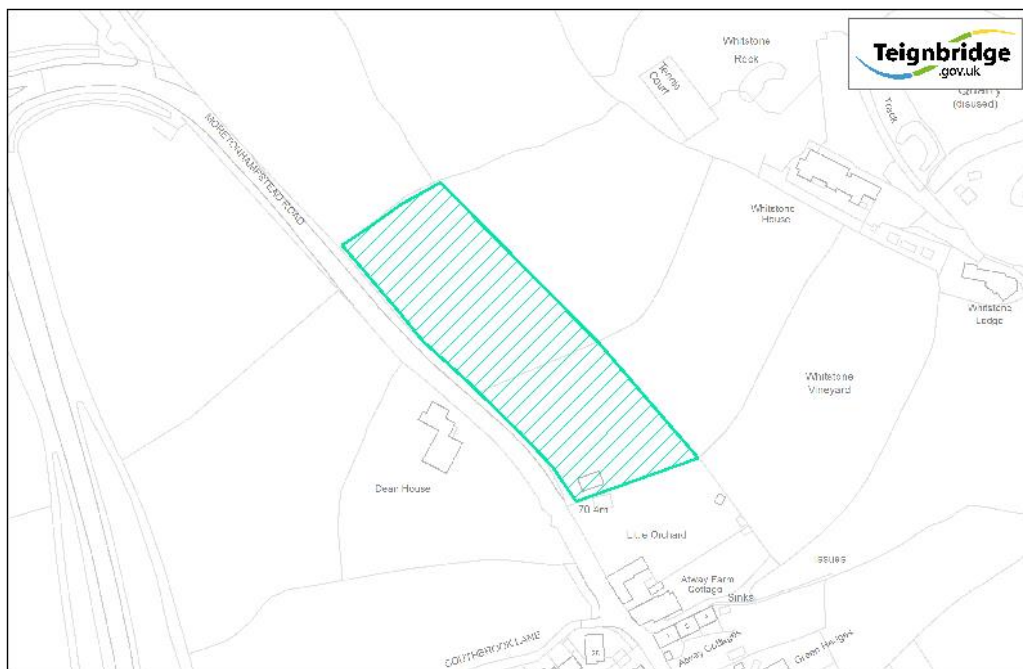
Site Name: Land off Moretonhampstead Road, Bovey Tracey

Site Description: Sloping grassed site extending adjacent to Moretonhampstead Road.

Total Size (ha): 1.54ha

Gross Size (ha): 0.7ha

Minimum/medium/maximum yield: 11 / 14 / 17 (Suburban / rural)



## Bovey Tracey - y314119



© Crown copyright and database rights 2019 Ordnance Survey 100024282. 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 site is within Dartmoor SAC recreation buffer.

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Proceed to Stage B

## Suitability Assessment Stage B

**Access:** Vehicular access via Moretonhampstead Road, although level change between the road and the site would be an issue. No existing pavement pedestrian access.

**Air Quality:** The site is not within an Air Quality Management Area, although any development would require sustainable travel links, including pedestrian and cycle paths, and bus services to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot AQMA.

**Ecology:**

**European sites:** The site is within the Haytor and Smallacombe Iron Mine South Hams SAC

Sustenance Zone with radio-tracked greater horseshoe bat foraging area just across road to South. HRA and mitigation needed including retention of hedges, woods and other priority habitats, plus lighting controls. Site lies in Dartmoor SAC Recreation Buffer Area.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non statutory sites:** Whitstone Quarry is a Regionally Important Geological Site, for rock exposures.

The rock face should not be obscured – public access should be provided if possible.

**Priority Habitats:** broadleaved woodland, species-rich hedges, streams, mature (possibly veteran) trees. Woodlands, stream, hedges and trees should be retained, with RPZs. Possibly semi- or unimproved grassland in places (e.g. unimproved habitat/scrub mosaic in northern-most field). Survey needed to determine site value. It is recommended that the Northern field and any other unimproved grassland should not be built on.

**Other Habitats/ Features:** trees; rock faces; buildings; scrub; pasture.

**Euro Protected Species:** Bats – within a radio-tracked barbastelle bat area. Lesser horseshoe and brown long-eared bats roost at Whitstone Farm. Other species will also be present. Potential impacts from loss of tree roosts, building roosts, loss of foraging habitat and additional lighting.

**Dormouse** – likely present in the hedges. Impacts from loss of hedges, lighting.

**Flood Risk, Water Quality and Drainage:** Flood zone 1.

**Heritage and Archaeology:** Extent of site not clear. May contain medieval boundaries requiring mitigation. Possible holy well at Whitstone with possible cultural significance.

**Infrastructure:** No comments.

**Landscape:** Setting of DNP, sloping, visually prominent land. Development would possibly have a significant adverse effect on the landscape and visual amenity of the area. Not easy to mitigate. Factors increase sensitivity to high sensitivity.

**Within buffer of Grade I or II\* Listed Building.** Listed Buildings in close proximity, but not within or adjacent to site.

**Minerals:** The site is within the Mineral Safeguarding Area.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3

**Waste:** No waste management constraints.

**Other:** n/a

**Climate Change Impacts:** The site is c. 1km away from the town centre for access to services which is likely to result in increased trips made by the private car. However, it's location on the A382 provides opportunities for sustainable cycle and bus route connections to Bovey Tracey and Newton Abbot.

Overall, considering the site's location, lack of flooding and enclosure of two woodland, development of the site is considered to have moderate impacts in relation climate change.

## Site Potential

### RED

The majority of the site is undevelopable due to its steeply sloping nature. The north west area of the site adjacent to the A382 is considered developable from topographical perspective, but would be separated and isolated from the edge of the town by the sloped area, and lies at one of the main gateways to the town. As such it is unlikely to create a character gateway reflective of the local vernacular, although it is accepted that the character of this gateway to the town will change as a result of the Local Plan BT1 allocation. The access through sloping ground would be expensive and would impact on viability. The site also lies in proximity to Dartmoor National Park and would impact on the landscape and visual amenity of the area and is within a Minerals Safeguarding Area. There are numerous ecological constraints and considerations that would require mitigation and compensation. Overall, the site is considered to have significant constraints to overcome and 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 the assessment of the site as red, given the significant constraints of access, topography, ecology, minerals and landscape/Dartmoor National Park setting.

## Land South of Le Molay-Littry Way - z9141mi

### Site Overview

Site Reference Number: z9141mi

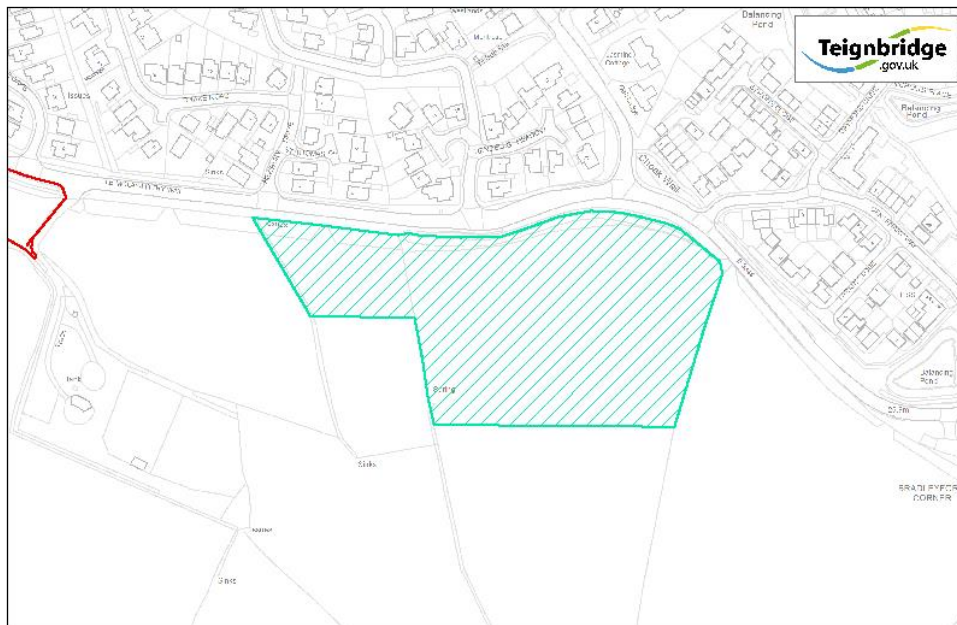
Site Name: Land South of Le Molay - Littry Way

Site Description: Grassed site comprising part of 2 fields, enclosed by hedgerows with some trees.

Total Size (ha): 2.33ha

Gross Size (ha): 1.1ha

Minimum/medium/maximum yield: 27 / 31 / 35 (Urban extension)



### Bovey Tracey - z9141mi



© 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:** The site is within sustenance zone associated with South Hams SAC, western part of site within Unconfirmed Wildlife Site (West Golds Mine Marsh). No issues to rule out site at Stage A.

**Flood Zone 3b:** A large part of the site (approximately 50%) is within the functional flood plain (3b).

**Conclusion:** Progress to Stage B

## Suitability Assessment Stage B

**Access:** The site is accessed off the B3344 which is restricted to 30mph. There have been 2 “slight” collisions in the vicinity of the site. There are good footway/ cycleway links to Bovey Tracey and beyond. Good public transport link with a bus stop outside the site. If the site access was to the west, then the visibility is likely to be acceptable for the traffic speeds although the position of the bus stop may need to be considered. No objections likely.

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

**Ecology:**

**European Sites:** within South Hams SAC Landscape Connectivity Zone. Within 120m of Sustenance Zone. HRA needed.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non statutory sites:** Part of the site is within the West Golds Mine Marsh Unconfirmed Wildlife Site identified for floodplain grazing marsh. Compensation may be needed for loss of this habitat.

**Priority Habitats:** species-rich hedges; streams; possible floodplain grazing marsh.

**Other Habitats/ Features:** pasture, trees. Streams, trees and hedges should be retained wherever possible. If the site is floodplain grazing marsh, compensation will be needed for its loss.

**European Protected Species:** Bats – close to radio-tracked barbastelle and greater horseshoe areas.

Both are very rare species. These and other species likely to be present on site. Potential impacts from loss of (building or) tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Otter – recorded nearby, may use watercourses on site, if so, mitigation will be needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges, from cat predation and from lighting. Mitigation/ compensation needed. GCN zone with potential for impacts given proximity of Bradley Ponds.

**Other protected species:** Various unusual species present nearby. If present on site, mitigation/compensation will be needed.

**Flood Risk, Water Quality and Drainage:** The majority of the site is within Flood Zones 2 and 3.

**Heritage and Archaeology:** No known heritage issues.

**Not within buffer of Grade I or II\* Listed Building.** No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments

**Landscape:** Site lies within the 5km buffer of Dartmoor National Park and is classed in the Interim Landscape Sensitivity Assessment as medium-high sensitivity. Adjacent to existing settlement and low lying, although would break the characteristic pattern of development only on the north side of the B3344.

**Minerals:** The site is partly within a ball clay Mineral Safeguarding Area (and wholly within the associated

Mineral Consultation Area) within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the ball clay unless it can be demonstrated through a Mineral Resource Assessment that the resource is not of current or potential economic value or otherwise meets the criteria of Policy M2. In the absence of such evidence, DCC objects to development of this site.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade 3

**Waste:** No waste management constraints.

**Other:** n/a

**Climate Change Impacts:** The site is c. 1.8km away from the town centre for access to services which is likely to result in increased trips made by the private car. However, it's location on the B3344 provides opportunities for sustainable cycle and bus route connections to Bovey Tracey and Newton Abbot. Overall, considering the site's location and large area of flood risk, development of the site is considered to have moderate to significant impacts in relation climate change.

## Site Potential

### RED

The site is located opposite the Bradley Bends development on the eastern edge of Bovey Tracey. The majority of the site lies in areas designated as Flood Zones 2 and 3 leaving only a small section on the north-eastern edge of the site suitable for development. The site is partly within a ball clay Mineral Safeguarding Area (and wholly within the associated Mineral Consultation Area). The location of the site to the south of Le Molay-Littry Way will unacceptably impact upon the currently undeveloped character along the south of the road, which has naturally occurred due to the land's risk of flooding from the River Bovey. Development would require ecology mitigation. Given these collective significant constraints, and concerns about the overall viability of the development for such a small developable area, the site is assessed as red.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 11-15 years

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as red, due to significant constraints of flooding, ecology, landscape and minerals. The Panel considered that not even a small part of the site should be developed.



# Land South of Millwood, Bovey Tracey - wn12bm7

## Site Overview

Site Reference Number: wn12bm7

Site Name: Land South of Millwood, Bovey Tracey.

Site Description: Fairly level site within forestry land at New Park Plantation, set adjacent to park home site "Five Acres". Mainly dense conifers but native trees along roadside..

Total Size (ha): 2.08ha

Gross Size (ha): 1.95ha

Minimum/medium/maximum yield: 31 / 39 / 47 (Suburban / rural settlement) or 48 / 55 / 62 (Urban extension).



**Bovey Tracey - wn12bm7**



© 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 sustenance zone associated with the South Hams SAC, within 5km of Great Crested Newt record and unconfirmed Wildlife Site (New Park Plantation). No issues that would rule out site at Stage A.

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Progress to Stage B

## Suitability Assessment Stage B

**Access:** Narrow lanes in this area with no footway and street lighting in some areas and would require highway improvements.

**Air Quality:** The site is not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys.

**Ecology:**

**European Sites:** Within South Hams SAC Sustenance Zone and proposed Landscape Connectivity Zone (outside of proposed SZ). Site lies in Dartmoor SAC Recreation Buffer Area.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Priority Habitats:** The woodland and adjacent hedgerows provide opportunities for commuting and foraging opportunities for greater horseshoe bats. A Habitats Regulations Assessment is likely to be required.

**Other Habitats/Features:** The majority of the site is Unconfirmed Wildlife Site (New Park Plantation UWS) - Conifer Plantation and Lowland Heathland.) Potential S41 Habitat of Principal Importance (Lowland Heathland). Nightjar record immediately adjacent to site.

**European Protected Species:** Within Great Crested Newt Alert Zone

**Other Protected Species:** Nightjar record immediately adjacent to site.

**Flood Risk, Water Quality and Drainage:** Flood zone 1.

**Heritage and Archaeology:** Known industrial archaeology that will require evaluation and mitigation prior to determination of any planning application. Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments

**Landscape:** Directly adjacent to the boundary of the Dartmoor National Park with potential for landscape harm on the setting of the Park. Could erode relative nucleated character of Bovey Tracy

**Minerals:** The site is within a ball clay Mineral Safeguarding Area within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the ball clay unless it can be demonstrated through a Mineral Resource Assessment that the resource is not of current or potential economic value or otherwise meets the criteria of Policy M2. In the absence of such evidence, DCC objects to development of this site

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Soil grade Non-Agricultural with Grade 3 (part)

**Waste:** No waste management constraints.

**Other:** n/a

**Climate Change Impacts:** The site is c.1.1km from the convenience store/garage on the A382 and even further away from the town centre. This relatively remote location means that most journeys are likely to be made by private vehicle. Overall, given the site's location and low flood risk development of the site is considered to have moderate impacts in relation climate change.

## Site Potential

### RED

Despite being located adjacent to an established park homes site, the densely wooded nature of the site, its ecological value, remoteness from local facilities and services, landscape sensitivity with the Dartmoor National Park and its location in a ball clay Minerals Safeguarding Area are significant constraints that collectively make it unsuitable for development.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 11-15 years

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment as red.

# Land East of Newton Road, Bovey Tracey - Po15yzj

## Site Overview

Site Reference Number: Po15yzj

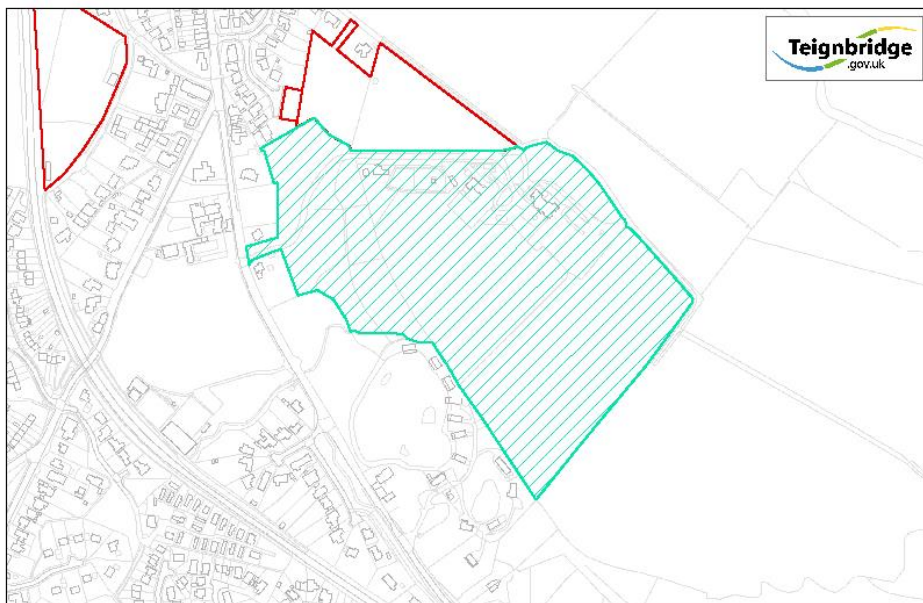
Site Name: Land East of Newton Road, Bovey Tracey

**Site Description:** Fairly level site comprising 2 fields and small area of woodland set between Indio House and Indio Pond. There are individual, woodland and area TPO'd trees and an access drive onto Newton Road. Indio House is a Grade 2 Listed Building.

Total Size (ha): 9.75ha

Gross Size (ha): 9.56ha

Minimum/medium/maximum yield: 115 / 143.5 / 172 (Suburban / rural settlement) or 178 / 204 / 230 (Urban extension).



## Bovey Tracey - po15yzj



© 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 partially within sustenance zone associated with the South Hams SAC with the remainder in the SAC Landscape connectivity Zone. Site within 5km of Great Crested Newt record. No issues that would rule out site at Stage A.

**Flood Zone 3b:** The site does not lie within the functional floodplain.

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** A fast road, therefore the required visibility splays would need to be achieved and pedestrian and cycle links to existing with some highway improvements. This has recently been submitted as an application and refused 17/02118/OUT

**Air Quality:** The site is not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys.

**Ecology:**

**European Sites:** Within South Hams SAC Greater Horseshoe Bat Strategic Flyway and within proposed Landscape Connectivity Zone. Site lies in Dartmoor SAC Recreation Buffer Area.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** Adjacent to Indio House UWS (Unimproved Grassland) and Wifford UWS (Semiimproved natural & marsh grassland and broadleaved woodland).

**Priority Habitats:** Existing buildings, woodland, hedges and grassland provide suitable habitat for bats. Site records of several bat species including greater horseshoe bat and Barbastelle. Habitats Regulations Assessment required.

**Other Habitats/Features:** No comments

**European Protected Species:** Within South Hams SAC Greater Horseshoe Bat zones (see European Sites). Within Great Crested Newt Alert Zone. Preliminary Ecological Appraisal and protected species surveys required.

**Other Protected Species:** Species records for reptiles, badger and rare bird species including willow tit. Within Barn Owl sighting square.

**Flood Risk, Water Quality and Drainage:** Flood zone 1

Potential flood risk associated with minor watercourses influenced by the River Bovey.

**Heritage and Archaeology:** This site lies in an area of known archaeological potential with regard to the former pottery industry in Bovey Tracey. A geophysical survey of the site has been undertaken but further intrusive archaeological investigations are required to understand the significance of any heritage assets that are present on the site. In the absence of such information, this site should be considered as being highly archaeologically sensitive and any consideration for development here should be informed by the results of a programme of archaeological field evaluation. The HET would object to any proposals that were not supported by adequate information on the impact upon the heritage of the site.

**Within buffer of Grade I or II\* Listed Building.** Listed Buildings within or adjacent to site. The polygon encompasses the Grade II listed Indio House. Housing development should not encroach south / east of carriage drive to Indio House.

**Infrastructure:** No comments

**Landscape:** Slightly isolated from the rest of the built form of Bovey Tracey, although well related to allocated site BT2A. Possible impact on setting of DNP. May slightly erode relative nucleated character of Bovey Tracy.

**Minerals**



The site is within a ball clay Mineral Safeguarding Area within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the ball clay unless it can be demonstrated through a Mineral Resource Assessment that the resource is not of current or potential economic value or otherwise meets the criteria of Policy M2. In the absence of such evidence, DCC objects to development of this site.

#### Safety

No overhead electricity lines or gas pipes

#### Soils and Contamination

Soil grade 3

#### Waste

No waste management constraints.

#### Other

n/a

#### Climate Change Impacts

The site approximately 1km away from the town centre where most services are located. However, it is well located for bus and cycle routes along the A382. Overall, considering the site's distance to the town centre and low flood risk, development of the site is considered to have minor-moderate impacts in relation climate change.

### Site Potential

#### RED

The site is located adjacent to existing and permitted residential development and close to links to existing transport links. However, the site lacks access onto a County highway, except for a private drive serving Indio House, which would not be suitable for the level of traffic created by development of a site of this size. Although the site lies within Flood Zone 1, it is subject to flood risk from minor watercourses influenced by the River Bovey.

Other constraints include ecology, heritage, in the form of archaeology potential, and minerals may also limit the yield of the site. A smaller development might be achievable in the long term if access via "Land at Indio House 9915yy4" can be achieved and heritage issues overcome through design/reduced scale, but the site is not considered developable within this plan period.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 6-10 years

**Achievability Assessment:** The HELAA Panel agrees that the site should be assessed as red due to access, heritage, ecology, flooding and minerals constraints.