



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Broadhempston Parish

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# Homefield gs15yqp

## Site Overview

**Site Reference Number:** gs15yqp

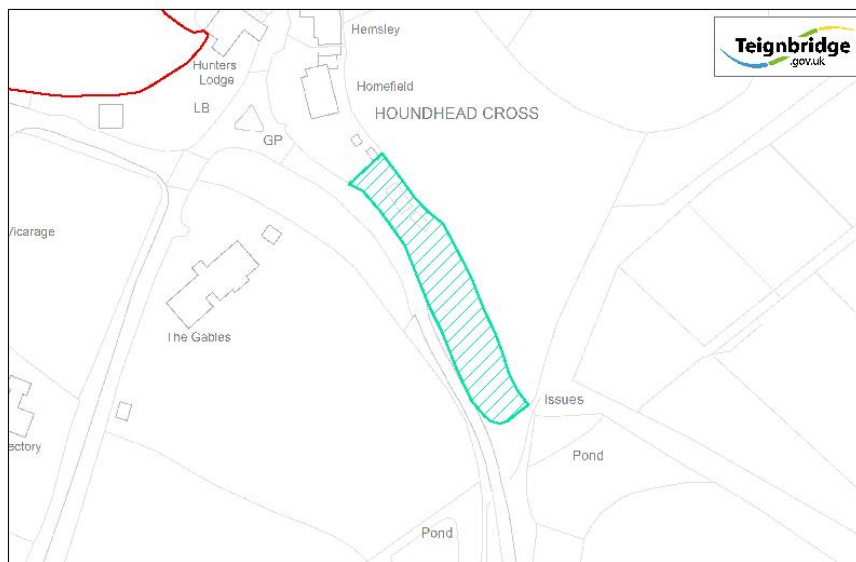
**Site Name:** Homefield, Houndhead

**Site Description:** Small strip of paddock land with agricultural buildings at northern end, enclosed by hedgerows. Within 50m of Conservation Area and within a Scheduled Monuments (Local Provisional) area and bordering residential development to north and west.

**Total Size (ha):** 0.14

**Gross Size (ha):** 0.13

**Minimum/medium/maximum yield:** 3 / 3.5 / 4



## Broadhempston - gs15yqp



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## Suitability Assessment Stage A

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

**Biodiversity:** Site is within Cirl Bunting wintering zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from stage A.

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

**Conclusion:** Not suitable and discounted due to site being under the minimum size threshold of 5 dwellings (gross) or 0.15 hectare.

# Land at Lomans Farm pp137b1

## Site Overview

**Site Reference Number:** pp137b1 / k214x7w - 2018

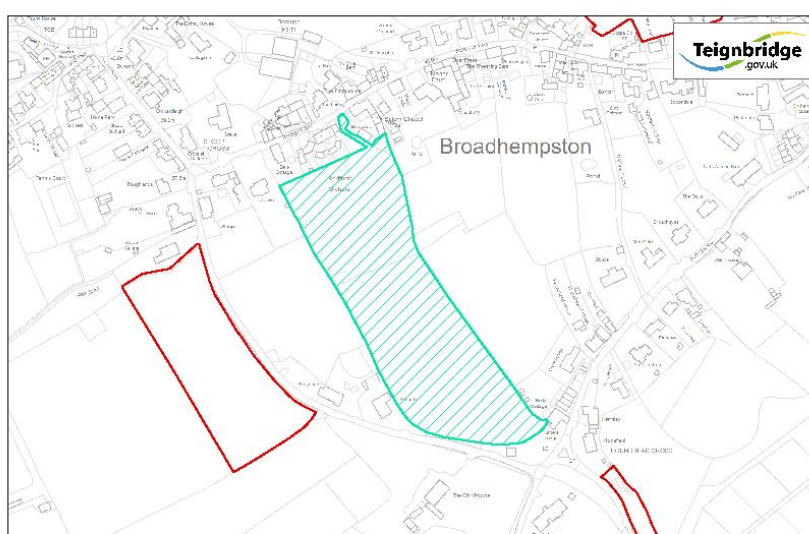
**Site Name:** Land at Lomans Farm

**Site Description:** Grassed field and former orchard area enclosed by mature hedgerows. Part of site is within a Conservation Area and the whole of the site is within a Scheduled Monument (Local Provisional) area.

**Total Size (ha):** 2.45

**Gross Size (ha):** 2.10

**Minimum/medium/maximum yield:** 25 / 31.5 / 38



**Broadhempston - pp137b1**



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## Suitability Assessment Stage A

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

**Biodiversity:** Northern part of site within an Unconfirmed Wildlife Site (Manor Farm Orchard) and site is within Cirl Bunting wintering zone and within 5km of Great Crested Newt record. There are no issues to rule out the site from stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Narrow lanes within the village with no footway and street lighting in some areas. This area would not be suitable for a large development and would require highway improvements. Within walking distance of village services.

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

**Ecology:**

Statutory sites: South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non statutory sites: The northern field part of Manor Farm Orchard is an Unconfirmed Wildlife Site (identified for Traditional Orchard habitat). This area should remain undeveloped – it could potentially be managed as Public Open Space with retention and enhancement of orchard habitat.

Priority Habitats: traditional orchard; species-rich hedges.

Other Habitats/Features: grassland.

European Protected Species: Great Crested Newt (GCN) - there is a known GCN breeding pond within 300m and another pond mapped less than 40m from the site boundary. GCNs may well use the terrestrial habitat on this site, e.g. hedges and rough grassland. If breeding GCNs are using the pond, this represents a significant constraint. Surveys, mitigation and compensation will be needed, including retention of hedges, with buffers. If permission can be gained, the nearby pond should be surveyed for GCNs. various bat species probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed. Dormouse – assume presence in hedges. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation 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. Current ongoing Devon County Council catchment study. Results not yet available. Development in this area could possibly be an opportunity to resolve high surface water runoff from surrounding fields into the village centre.

Not within critical drainage area.

**Heritage and Archaeology:** The orchards and field pattern between the two roads of Broadhempston is essential to the character of the conservation area and must be safeguarded from development. Also harm to setting of listed buildings.

This site lies within a landscape containing evidence of prehistoric activity and within an area to the south of the village that appears to have been enclosed in the medieval period. Given this archaeological potential the Historic Environment Team would advise that archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** None

**Landscape:** Development would erode rural and historic character of the settlement and would only be acceptable if it responded to vernacular character in terms of pattern, scale and form.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

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

**Waste:** No waste management constraint.

**Other:** N/A

**Climate Change Impacts:** The village of Broadhempston has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and primary school. There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. However, given the lack of capacity in the primary school, and lack of land on which to expand, additional development may require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

## Site Potential

### RED

Due to the constraints highlighted above in relation to access, ecology habitat and heritage/landscape aspects, the site is not considered suitable for development and therefore classed as red.

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

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



## Land north of Ashwick Court I514yy5

### Site Overview

**Site Reference Number:** I514yy5

**Site Name:** Land north of Ashwick Court

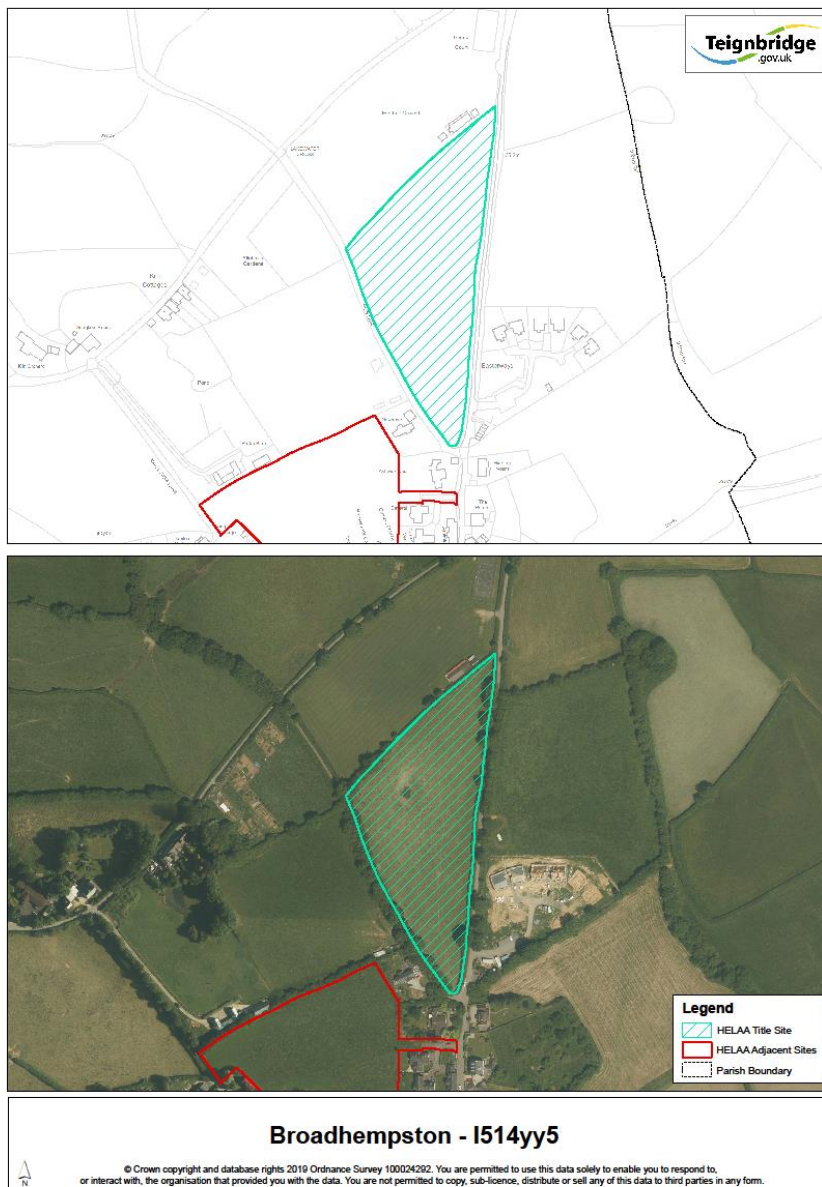
**Site Description:** Open area located on the northern side of the village which adjoins football ground to the north. Defined by New Lane on western side and other road along eastern boundary. Relatively flat topography.

**Total Size (ha):** 1.77

**Gross Size (ha):** 1.77

**Minimum/medium/maximum yield:** Potential for 28 / 35 / 42

Yield of 10-20 more suitable





## Suitability Assessment Stage A

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

**Biodiversity:** The site is within a curlew bunting consultation zone. There are no issues to rule out the site from stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed through country lanes and would not be suitable for a large development. Highway improvements including footway and cycleway connection required. Within walking distance of village services, although requires an uphill walk back to the site.

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

**Ecology:**

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: within 150m of Broadhempston Pond County Wildlife Site, which is designated for great crested newts.

Habitats/Features: Pond; species-rich hedges/trees; improved or semi-improved grassland.

European Protected Species: Great Crested Newt (GCN) – recorded at pond within 150m. May also breed at the pond on this site and very likely to be using terrestrial habitat on site, i.e. hedges and rough grassland. Surveys, mitigation and compensation will be needed, including retention of hedges, with buffers. If breeding GCNs are using the pond, this represents a significant constraint. Various species of bats are probably present including lesser horseshoe bats. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed. Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Curlew Bunting - the site is within a curlew bunting breeding territory zone. 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. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. A low risk of flooding from surface water. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Not within critical drainage area.

**Heritage and Archaeology:** Possible medieval boundary features. No archaeological work requested at last consultation.

**Infrastructure:** None

**Landscape:** Abuts settlement, but would extend development in a linear fashion away from the nucleated settlement. Would be seen from both sides of the road. Part of the site was a historic orchard. Development would be more acceptable if it reflected the pattern, form and arrangement of development character found in Broadhempston with dwellings facing on to the street.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

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

**Waste:** No waste management constraint.

**Other:** N/A

**Climate Change Impacts:** The village of Broadhempston has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and

primary school. There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. However, given the lack of capacity in the primary school, and lack of land on which to expand, additional development may require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, 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 35 dwellings but constraints relating to access, landscape and ecology will reduce the yield to around 10-20. There are some constraints relating to landscape and ecology but these should be able to be mitigated. However, further investigation is required into the presence of Greater Crested Newts at the adjacent pond. This could represent a significant constraint which may render the site undevelopable.

**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 officer assessment of the site as yellow.

## SW of Stoop Cross ms15y50

### Site Overview

**Site Reference Number:** ms15y50

**Site Name:** SW of Stoop Cross, Vicarage Hill

**Site Description:** Open field area to south of village. Bounded by a minor road along eastern side. Land is reasonably flat.

**Total Size (ha):** 1.27

**Gross Size (ha):** 1.27

**Minimum/medium/maximum yield:** Potential for 20 / 25 / 30

However, yield of 10 dwellings considered suitable



### Broadhempston - ms15y50



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## Suitability Assessment Stage A

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

**Biodiversity:** Within Cirl Bunting consultation zone and within Great Crested Newt consultation zone. There are no issues to rule out the site from stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Very narrow lane leading to the site. This area would not be suitable for a large development and would require highway improvements. Within walking distance to village services.

Highway Officer noted that access was via a narrow lane but that this was characteristic of the rest of the village, i.e. one of no footways. It would be illogical to provide a footway along site that led to nothing. Lack of footway may be acceptable given slow traffic speeds. Overall, unlikely to be objection from the Highway Authority to a smaller site being developed.

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

### **Ecology:**

Statutory sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: improved grassland.

European Protected Species: Great Crested Newt (GCN) - there is a known GCN breeding pond within 450m (this species regularly travels 500+m). GCNs may use the terrestrial habitat on this site, e.g. hedges and rough grassland. Surveys, mitigation and compensation will be needed, including retention of hedges, with buffers. Various species of bats probably present. Potential impacts from loss of foraging habitat/ flyways and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence in hedges and woods. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation 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. Current ongoing DCC catchment study. Results not yet available. Development in this area could possibly be an opportunity to resolve high surface water runoff from surrounding fields into the village centre.

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

Drainage Officer advised of historic flooding in the village and need for betterment or financial contributions towards betterment as well as on site drainage solution.

Not within critical drainage area.

**Heritage and Archaeology:** Setting of conservation area and listed buildings need to be considered, but potential for sensitive development to be acceptable in heritage terms. Conservation area lies immediately to the north of the site.

**Infrastructure:** None

**Landscape:** Site slopes upwards to the south. Development would erode rural and historic character of the settlement and would only be acceptable if it responded, in terms of pattern, scale and form, to vernacular character. Abuts settlement, but would extend development in a linear fashion away from the nucleated settlement.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

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

**Waste:** No waste management constraint.

**Other:** N/A

**Climate Change Impacts:** The village of Broadhempston has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and primary school. There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. However, given the lack of capacity in the primary school, and lack of land on which to expand, additional development may require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, 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 25 dwellings but access and flooding limitations would significantly reduce this potential yield. Provided the yield is reduced to 10, the site is regarded as yellow, as constraints are likely to be overcome by the development of only part of the site.

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

**Achievability Assessment:** The HELAA Panel considers the site to be regarded as yellow, subject to a reduced yield of 10, which would help to overcome access and surface water flooding constraints.

## Opposite The Old Mill b212nyy

### Site Overview

**Site Reference Number:** b212nyy

**Site Name:** Opposite The Old Mill, Beaston

**Site Description:** The site lies within the hamlet of Beaston to the west of Broadhempston. Some land is sloping along the southern boundary section of more than 1:6 grad.

**Total Size (ha):** 0.38

**Gross Size (ha):** 0.29

**Minimum/medium/maximum yield:** 6 / 7 / 8



### Broadhempston - b212nyy



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## Suitability Assessment Stage A

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

**Biodiversity:** Site within Cirl Bunting Consultation Zone. There are no issues to rule out the site from stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site is accessed off a C Class County road subject to the national speed limit (60mph), although due to the nature of the road speeds are likely to be lower. There are no footways or lighting and the links to the surrounding area are poor.

The surrounding Highway network is very narrow with limited opportunities for passing. Development is unlikely to be acceptable from a Highway perspective. Village services are over 1km away along unlit country lanes which is likely to discourage trips made by foot or bike.

**Air Quality:** No concerns.

**Ecology:**

Statutory sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: pasture, probably improved; trees.

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

Within GCN Consultation Zone, Cirl Bunting Consultation Zone and Barn Owl Sighting Square. Within Dartmoor SAC Recreation Buffer. Bickington Quarry UWS 175 m to south and Bickington Road Verge UWS 150, to north.

Hedgerows, trees and grassland provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Development likely to require a Habitat Regulations Assessment.

Existing buildings may provide bat roost and nesting bird potential. Hedgerows provide suitable habitat for dormouse and nesting birds. Potential habitat for reptiles and badger. Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice.

**Flood Risk, Water Quality and Drainage:** 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, although a low risk is identified for adjoining roads to west and south.

Not within critical drainage area.

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

**Infrastructure:** None

**Landscape:** Former orchard site, orchard now gone. Site detached from the main settlement of Broadhempston, however forms a well embedded part of a satellite settlement.

**Minerals:** No mineral constraint

**Safety:** No known safety constraint

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

No concerns about land contamination.

**Waste:** No waste management constraint.

**Other:** (Planning Application 19/02491/OUT for 3 dwellings refused March 2020 and dismissed at appeal)

**Climate Change Impacts:** Although Broadhempston has a good level of services for its size, the detached location of this site means that there is likely to be a reliance on the car for all trips. It is therefore considered that the development of the site would have negative impacts in relation to climate change.

## Site Potential

### RED

Although the site has limited constraints, it is remote from the main settlement of Broadhempston and the nature of lanes leading between the two is likely to lead to nearly all trips to access services and bus links being made by the private car. This would result in unsustainable development and therefore the site is considered unsuitable for development.

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

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

## Land West of Ashwick Court 0314yov

### Site Overview

**Site Reference Number:** 0314yov

**Site Name:** Land west of Ashwick Court

**Site Description:** The land is located on the eastern side of the village to the rear of residential properties along the main street. Road access is from New Lane.

**Total Size (ha):** 1.3

**Gross Size (ha):** 1.3

**Minimum/medium/maximum yield:** Potential for 21 / 26 / 31

Yield of 10-15 considered suitable



### Broadhempston - 0314yov



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within a Cirl Bunting consultation zone. A County Wildlife Site borders the land to the northwest. There are no issues to rule out the site from stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed through a very narrow lane. This would not be suitable for a large development. Highway improvements including footway and cycleway connection required.

Access appears possible via the access way from New Lane has grass verge to either side giving opportunity for widening. It may need 3rd party agreement to secure.

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

**Ecology:**

Statutory sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: adjacent to Broadhempston Pond County Wildlife Site which is designated for great crested newts.

Habitats/Features: species-rich hedges/trees; improved or semi-improved grassland.

European Protected Species: Great Crested Newt – recorded at pond within 100m. Very likely to be using suitable habitat on site, i.e. hedges and rough grassland. If breeding GCNs are using the pond, this represents a significant constraint. Surveys, mitigation and compensation needed, including retention of hedges, with buffers. Various species of bats are probably present including lesser horseshoe bats. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed. Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

**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.

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

Not within critical drainage area.

Drainage Officer advised of history of flooding on the site from highway surface water runoff and from build-up of surface water from the site itself. Flooding affects southern boundary of site and properties to the south. Previous dismissed appeal due to flooding issue. Development of only part of the site would help achieve a drainage solution.

**Heritage and Archaeology:** The site adjoins conservation area to south of the land covering properties in the centre of the village.

While the Historic Environment Record does not record any known archaeological sites within the proposed development site, the mid-19th century Tithe Apportionment names two of the fields affected by the development as 'Higher Berrys Orchard' and 'Lower Berrys Orchard'. The '-berry' element of the field name may be derived from the Old English word 'burh' which can indicate the site of a fortified place or the presence of earthworks indicative of early settlement, funerary or other activity.

As such, the Historic Environment Team would recommend that any consent granted for development here should be conditional upon a programme of archaeological work to ensure that

any heritage assets affected by development here are recorded and analysed before being destroyed by development.

**Infrastructure:** None

**Landscape:** The site is well attached to the settlement and hidden behind existing frontages. Parts of the land formerly historic orchard but now gone.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

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

**Waste:** No waste management constraint.

**Other:** N/A

**Climate Change Impacts:** The village of Broadhempston has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and primary school. There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. However, given the lack of capacity in the primary school, and lack of land on which to expand, additional development may require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, 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 26 dwellings. However, given access, ecology, surface water flooding and heritage constraints in particular, the yield is likely to be much lower in order to create a sensitive development - around 10-15 dwellings. Further investigation is required into the presence of Greater Crested Newts at the adjacent pond. This could represent a significant constraint which may render the site undevelopable. The site is therefore considered amber, but other sites with fewer constraints should be considered first.

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

**Achievability Assessment:** 11-15 years - subject to constraints being overcome.

The HELAA Panel agrees officer assessment of the site as amber, but subject to a reduced yield in the range of 10-15 to overcome drainage and highway issues.