



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Chudleigh Parish

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## Land at Ivans Field hu138ll

### Site Overview

**Site Reference Number:** hu138ll

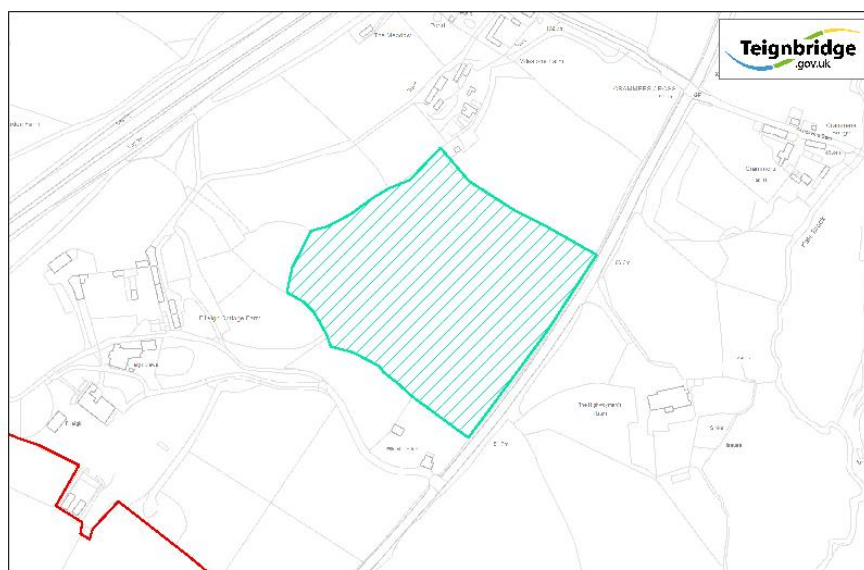
**Site Name:** Land at Ivans Field

**Site Description:** Field enclosed by trees and hedgerows that slopes up gently from east to west. Set approximately 830m from the edge of the village. Land borders B3344 on eastern side.

**Total Size (ha):** 3.12 ha

**Gross Size (ha):** 3.12 ha

**Minimum/medium/maximum yield:** 37 / 46 / 56 suburban/rural settlement



### Chudleigh - hu138ll



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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 sustenance zone and landscape connectivity zone associated with the South Hams SAC. Within Cirl Bunting wintering zone and 5km of Great Crested Newt record. Within 10km recreation buffer of Exe Estuary SPA. No issues to rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Fast road in this area with a footway connection which should be upgraded and other highway improvements may be required. Any development would require sustainable travel links, including pedestrian/cycle/bus.

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

**Ecology:**

European sites: Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Some development may be possible, depending on outcome of ecological surveys. Full SAC bat survey protocol required. Substantial areas of land to be retained as dedicated bat mitigation, ratio of 2:1 mitigation to development, with robust boundary flyway 35m buffer or greater from development plus contribution to roost building. Site is within 10km recreation buffer of Exe Estuary SPA.

SSSI: None

Ancient Woodland: None

Non statutory sites: None

Priority Habitats: Radio-tracked SAC bats using site boundary hedges.

Other Habitats/Features: n/a

European Protected Species: non-SAC bats, dormice, within 5km of a Great Crested Newt record and Cirl Bunting Consultation Zone.

Other protected species: n/a

NB: Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

**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.

Not within critical drainage area.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas. This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. 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.

**Infrastructure:** None

**Landscape:** Easily perceived location where development would erode the nucleated character of Chudleigh.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** Chudleigh has an excellent range of service provision for a small rural town, with the majority of key services available. This site, however, is approximately 1.5km away from the town centre and further from the primary school. Although there is a narrow footpath between the site and the town, it is along a fast road which inclines out of the town. This could discourage trips being made by foot or cycle but road improvements could help to improve this. Overall, because of the low risk of flooding, relatively flat topography not requiring major ground level changes, and the proximity of the site to services, development here is considered to have a minor negative impact on climate change.

## Site Potential

### RED

The main constraints in relation to this site are its location within the SH SAC Sustenance Zone, access, and detachment from the main settlement. The remoteness of the site from Chudleigh is a significant issue, both for connectivity reasons as well as the cost of extending utility provision so far out of the town. Site considered too small to provide for this new infrastructure and ecological mitigation and would not be viable. As such, it is considered red.

**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 shared concerns about remote location and viability given that significant infrastructure would be required and agreed assessment of the site as red.



## Land adj Grovelands e115y09

### Site Overview

**Site Reference Number:** e115y09

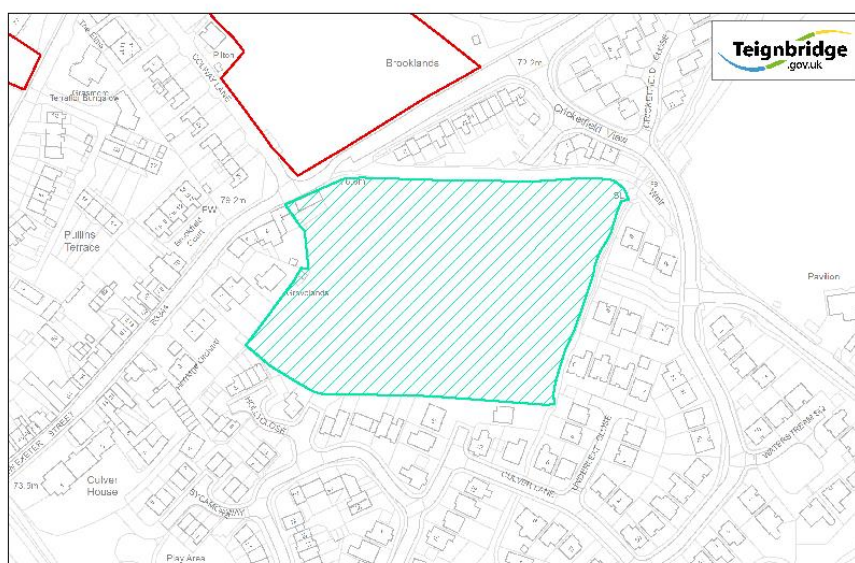
**Site Name:** Land adj Grovelands

**Site Description:** Fairly level grassed field enclosed by mix of hedgerows and stone walling, slopes down to the east. Set adjacent to existing residential development on all sides, lying south of Exeter Road. TPO'd tree on SE boundary, site adjacent to Conservation Area and Listed Building.

**Total Size (ha):** 1.59 ha

**Gross Size (ha):** 1.59 ha

**Minimum/medium/maximum yield:** 25 / 31 / 38 suburban/rural settlement



### Chudleigh - e115y09



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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 sustenance zone and landscape connectivity zone associated with the South Hams SAC. Within Cirl Bunting wintering zone and 5km of Great Crested Newt record. No issues to rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land has already come forward for development.

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

**Ecology:**

Already allocated in Local Plan.

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

A drainage channel runs along the eastern boundary of the site. There is a low risk of flooding from surface water from this source onto the site.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas. The proposed development lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the surrounding landscape. Recent archaeological work on the adjacent development site has revealed the presence of possibly early (Roman?) iron working and the geophysical survey undertaken of this area has identified an area that may also be indicative of metal working. In addition, there are several linear anomalies in the survey that may represent early (prehistoric or Roman) field boundaries.

The groundworks associated with the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with the archaeological features identified by the geophysical survey. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** None

**Landscape:** No comments.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** Land within adopted Local Plan as CH5 Land at Grovelands, which allocates the 1.5ha site for 50 homes.

**Climate Change Impacts:** Chudleigh has an excellent range of service provision for a small rural town, with the majority of key services available. The site is well located for access to these services by foot and cycle, and is located close to a main bus route. The site is not considered to have negative impacts on climate change.

## Site Potential

### GREEN

The site is well related to the built form of Chudleigh and represents a parcel within rather than outside the settlement. It is already allocated in the Local Plan. Expanded capacity of the primary school will allow for the level of development on the site. Due consideration to archaeological impacts will be required.



**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 the site as green.



## Suitability Assessment Stage A

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

**Biodiversity:**

Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Within Cirl Bunting wintering zone and 5km of Great Crested Newt record. No issues to rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads are narrow and not clear how the land would be accessed, possibly through one of the new developments already approved adjacent to this land.

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

**Ecology:**

Majority of land already allocated in Local Plan.

**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 particular risk of flooding from surface water.

Not within critical drainage area.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas. The proposed development lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the surrounding landscape. Recent archaeological work on the adjacent development site has revealed the presence of possibly early (Roman?) iron working and the geophysical survey undertaken of this area has identified an area that may also be indicative of metal working. In addition, there are several linear anomalies in the survey that may represent early (prehistoric or Roman) field boundaries.

The groundworks associated with the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with the archaeological features identified by the geophysical survey. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** None

**Landscape:** Landscape sensitivity level is medium.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** Main part of site allocated for development in adopted Local Plan for up to 25 homes under CH4 Land at Colway Lane.

The southern half of the site has planning permission for residential development linked to adjoining Land at Grovelands (CH5 Local Plan allocation) for a total of 65 homes.

The submission also comprises of pockets of additional land beyond the allocation area, two of 0.14ha combined, above northern border of allocation, forming existing landscaped/tree area with Meadow Lodge and a further section of 0.25 ha on the western side of Old Exeter Street. The former is already half covered by neighbouring residential allocation CH3 and the remainder is a splice of existing landscaping which is too small for consideration in the HELAA. The third parcel separated from the main area by Old Exeter Street is an area of green space with high level of tree cover holding designated area TPO status which is not considered appropriate for residential development.

**Climate Change Impacts:** Chudleigh has an excellent range of service provision for a small rural town, with the majority of key services available. The site is well located for access to these services by foot and cycle, and is located close to a main bus route. The site is not considered to have negative impacts on climate change.

## Site Potential

### GREEN

The site is well related to the built form of Chudleigh and represents a parcel within rather than outside the settlement. Expanded capacity of the primary school will allow for the level of development on the site. It will be necessary to provide satisfactory provision of green infrastructure and biodiversity enhancement, including greater horseshoe bat mitigation. Due consideration to archaeological impacts will be required. The site is regarded as green. (\*Relating to main section of site defined by Policy CH4 and excluding land west of Old Exeter Street)

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

**Achievability Assessment:** 0-5 years subject to constraints being overcome.  
The HELAA Panel agrees with the officer assessment of the site as green.

## Land at Filleigh p1138lg

### Site Overview

**Site Reference Number:** p1138lg

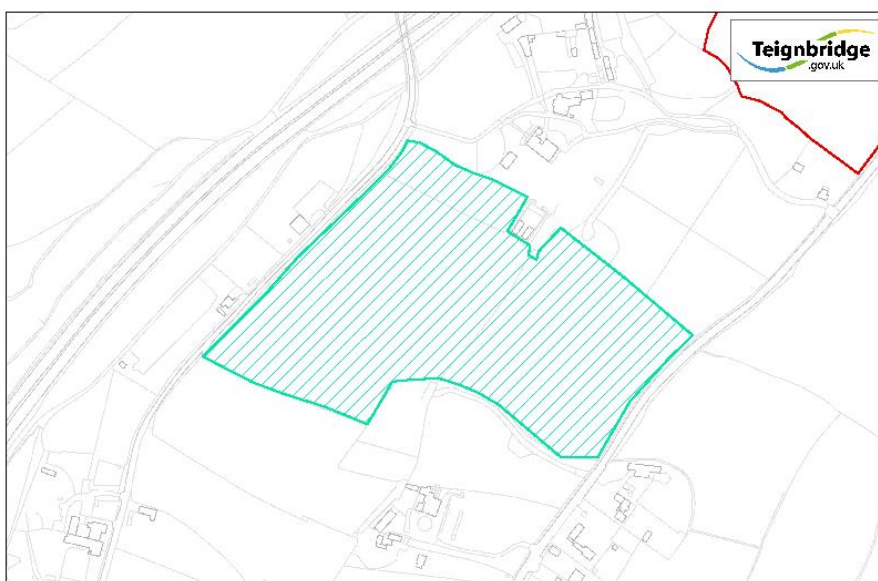
**Site Name:** Land at Filleigh

**Site Description:** Fields enclosed by trees/hedgerows, gently sloping up from southeast to northwest. Lies approximately 1km from the town centre, bordering Exeter Road (B3344) to east and Bottle Bridge Hill to west. Covered by Area TPO.

**Total Size (ha):** 7.19 ha

**Gross Size (ha):** 7.02 ha

**Minimum/medium/maximum yield:** 84 / 105 / 126 suburban/rural settlement



### Chudleigh - p1138lg



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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 sustenance zone and landscape connectivity zone associated with the South Hams SAC.

Part of site within Cirl Bunting wintering zone and site within 5km of Great Crested Newt record.

Majority of site within 10km recreation buffer of Exe Estuary SPA. No issues to rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Fast road in this area with a footway connection which should be upgraded and other highway improvements may be required. Any development would require sustainable travel links, including pedestrian/cycle/bus.

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

**Ecology:**

European sites: Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Some development may be possible, depending on outcome of ecological surveys.

Full SAC bat survey protocol required. Substantial areas of land to be retained as dedicated bat mitigation, ratio of 2:1 mitigation to development, with robust boundary flyway 35m buffer or greater from development plus contribution to roost building. Site is within 10km recreation buffer of Exe Estuary SPA.

SSSI: None

Ancient Woodland: None

Non statutory sites: Adjacent to 2 Unconfirmed Wildlife Sites (Semi-improved/ Unimproved grassland & scrub).

Priority Habitats: Radio-tracked SAC bats using site boundary hedges.

Other Habitats/Features: Parkland trees

European Protected Species: non-SAC bats, dormice.

Other protected species: n/a

Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a low risk of flooding from surface water associated with the southeast corner of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Not within critical drainage area.

**Heritage and Archaeology:** This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. In addition, Lidar images of the site suggest the survival of features that may be associated with earlier - undated - enclosure of the landscape.

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.

Potential for significant harm to setting of listed Filleigh House and Oakfield House.



**Infrastructure:** None

**Landscape:** Development would erode the nucleated character of Chudleigh. Part of an Area Tree Preservation Order which extends further north to cover other land at Filleigh. Landscape sensitivity level is medium-high.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** Chudleigh has an excellent range of service provision for a small rural town, with the majority of key services available. This site, however, is approximately 1km away from the town centre and further from the primary school. Although there is a narrow footpath between the site and the town, it is along a fast road which inclines out of the town. This could discourage trips being made by foot or cycle but road improvements could help to improve this. Overall, because of the low risk of flooding, relatively flat topography not requiring major ground level changes, and the proximity of the site to services, development here is considered to have a minor negative impact on climate change.

## Site Potential

### RED/AMBER

The main constraints in relation to this site are its location within the SH SAC Sustenance Zone, access, heritage impact and detachment from the main settlement. The remoteness of the site from Chudleigh is a significant issue, both for connectivity reasons as well as the cost of extending utility provision so far out of the town, along with providing access/sustainable travel improvements, and heritage and ecology mitigation (including Exe Estuary SAC mitigation payment). Site considered too small on its own to make the provision of this new infrastructure viable. As such, it is assessed as red.

However, further review of land ownership to be undertaken to determine whether the site can be connected with the town through development of adjoining land immediately south of the site. If so, site may have potential for development and be assessed as amber, but not suitable on its own.

**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 with assessment of the site as red/amber, subject to investigation of land to south.

## Land at Great Hill 8I13b4d

### Site Overview

**Site Reference Number:** 8I13b4d

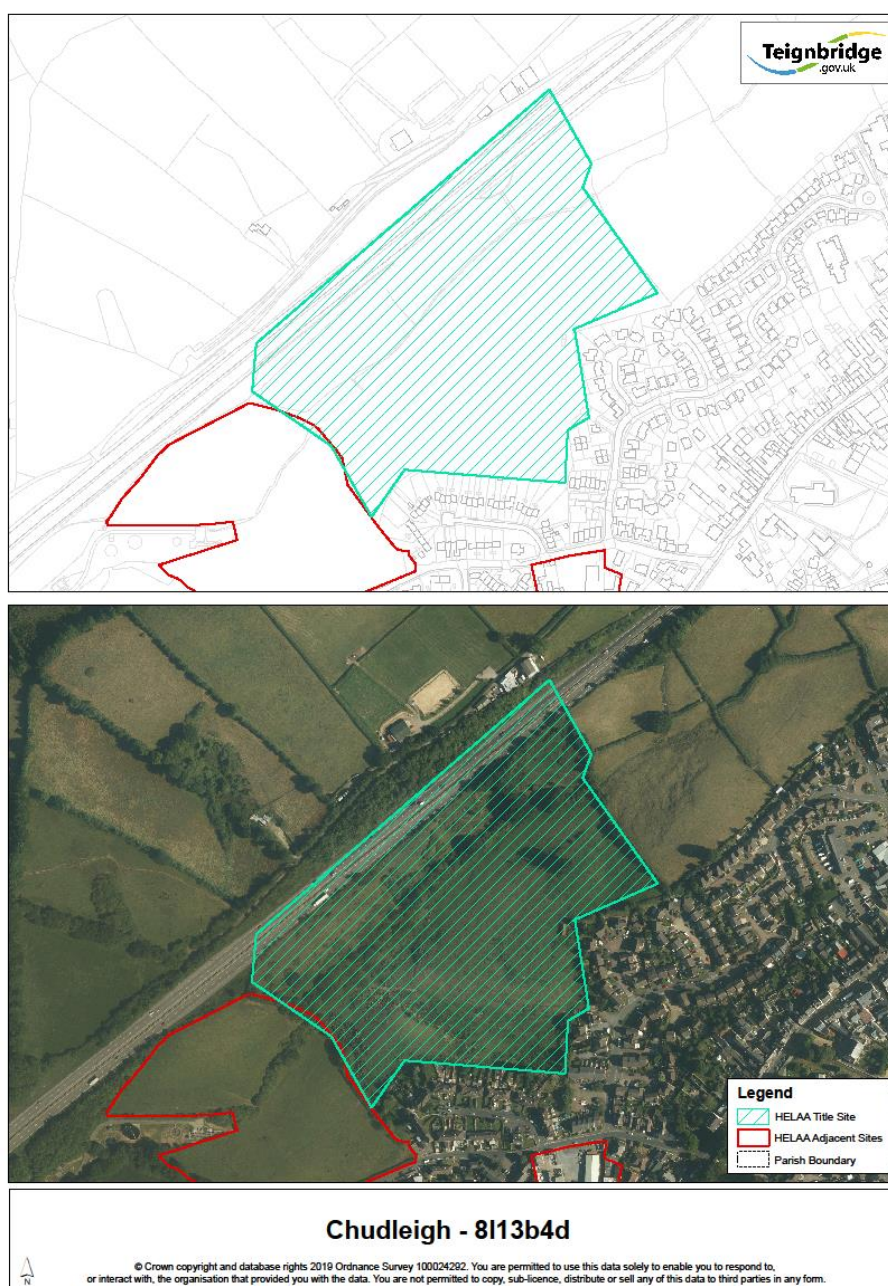
**Site Name:** Land at Great Hill

**Site Description:** Grassed fields enclosed by trees and hedges, sloping up to the village from the A38. On western side of town and adjoining residential areas of Old Way and Great Hill. Drainage channel on lower part of land running parallel to A38.

**Total Size (ha):** 7.99 ha

**Gross Size (ha):** 1.15 ha

**Minimum/medium/maximum yield:** 18 / 23 / 28 suburban/rural settlement



## Suitability Assessment Stage A

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

**Biodiversity:**

Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC; within Cirl Bunting wintering zone and site within 5km of Great Crested Newt record.

Undeliverable due to biodiversity constraints. CH9 Green Infrastructure. Strategic green space and non-developed land for SAC bats. Current Local Plan Chudleigh allocations depend on this land remaining as GI / strategic bat mitigation.

Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

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

**Conclusion:** Not suitable and discounted due to site forming part of existing green infrastructure/strategic bat mitigation for the Local Plan allocations in Chudleigh identified in Policy CH9.

## Land at Harcombe Farm 8b138o1

### Site Overview

**Site Reference Number:** 8b138o1

**Site Name:** Land at Harcombe Farm

**Site Description:** Fairly level site of grassed field enclosed by hedgerows. Lies adjacent to A38/exit slip road to Chudleigh and is adjacent to the petrol filling station on A38 and Holmans Wood Caravan Site.

**Total Size (ha):** 1.85 ha

**Gross Size (ha):** 1.85 ha

**Minimum/medium/maximum yield:** 1.85 ha employment



### Chudleigh - 8b138o1



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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 sustenance zone and landscape connectivity zone associated with the South Hams SAC. Within Cirl Bunting wintering zone, within 5km of Great Crested Newt record, adjacent to County Wildlife Site (Roadside verge with unimproved neutral grassland & plant interest) and in close proximity to Special Verge site (Roadside verge herb-rich grassland. Plant interest). Within 10km recreational buffer for Dawlish Warren and part within 10km recreation buffer for Exe Estuary. No issues to rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is adjacent to the A38 and has good access although highway improvements would be required which may include compensatory parking for the loss of on street parking from the adjacent industrial units.

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

**Ecology:**

European sites: Within sustenance zone and landscape connectivity zone associated with the South Hams SAC. In combination impacts need to be considered.

SSSI: Sufficient distance from SSSI such that employment use could be acceptable, however caution as to whether SAC bats use country lane which runs alongside between tall overhanging hedges. Full SAC bat surveys needed. Proportion of site to be retained as targeted bat mitigation/buffer land. Substantial hedge landscaping and buffers between development and site edges. Lighting/night working regulation.

Ancient Woodland: None

Non statutory sites: Adjacent to County Wildlife Site. CWS interest (plants including orchids) may extend into this site - need surveys to check. Road access would entail destruction of some of CWS road verge. Mitigation/compensation would be needed.

Priority Habitats: Existing boundary hedges offer valuable habitat for bats and other species.

Other Habitats/Features: none

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

Other protected species: non-SAC bats, dormice. Other protected species.

NB: Natural England will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

**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 particular risk of flooding from surface water.

Not within critical drainage area.

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

**Infrastructure:** Specific highway and parking requirements as above. Utility services, including adequate power and broadband capacity needed.

**Landscape:** The land is an easily perceived location where development would erode the nucleated character of Chudleigh. Landscape sensitivity level is medium-high.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The development of the site for residential would lead to an increase in vehicular movements from Chudleigh to Harcombe, due to the distance from the settlement, lack of suitable pedestrian and cycle routes and public transport serving the site. In addition, there is potential for negative impact on ecology habitat without appropriate mitigation measures. As such, there are potential moderate negative impacts on climate change.

## Site Potential

### AMBER

Although unsuitable for residential development due to its distance from any defined settlement, the site does benefit from good access to the main highway network and would relate reasonably well to existing commercial uses nearby. Commercial development would need to provide satisfactory ecological habitat and landscape mitigation measures. The site is considered amber in the context of these aspects.

**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.

To be presented to Employment Panel



## Land at Oldway db15yqq

### Site Overview

**Site Reference Number:** db15yqq

**Site Name:** Land at Oldway

**Site Description:** Grassed fields enclosed by trees and hedges, sloping up to the village from the A38, adjacent to the water treatment works.

**Total Size (ha):** 3.51 ha

**Gross Size (ha):** 1.22 ha

**Minimum/medium/maximum yield:** 20 / 24 / 29 suburban/rural settlement



## Suitability Assessment Stage A

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

**Biodiversity:**

Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Part of site within Cirl Bunting wintering zone and site within 5km of Great Crested Newt record. Within Unconfirmed Wildlife Site (Semi-improved neutral grassland & broadleaved woodland). Undeliverable due to biodiversity constraints. CH9 Green Infrastructure. Strategic green space and non-developed land for SAC bats. Current Local Plan Chudleigh allocations depend on this land remaining as GI / strategic bat mitigation.

Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

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

**Conclusion:** Not suitable and discounted due to site forming part of existing green infrastructure/strategic bat mitigation for the Local Plan allocations in Chudleigh identified in Policy CH9.

## Land at Rivendell 9413bcm

### Site Overview

**Site Reference Number:** 9413bcm

**Site Name:** Land at Rivendell

**Site Description:** Site is mix of grassed fields enclosed by hedgerows and wooded areas. On opposite side of A38 from Chudleigh.

**Total Size (ha):** 6.6 ha

**Gross Size (ha):** 1.9 ha

**Minimum/medium/maximum yield:** 30 / 38 / 46 suburban/rural settlement



### Chudleigh - 9413bcm



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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 sustenance zone and landscape connectivity zone associated with the South Hams SAC. Part of site within Cirl Bunting wintering zone and site within 5km of Great Crested Newt record.

Adjacent to Unconfirmed Wildlife Site (Scrub and Semi-improved/ Unimproved grassland). No issues to rule out the whole site at Stage A but woodland areas should be rejected.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** If this to be accessed via the existing development, improvements to the existing development accesses will be required. There is no footpath linking the site to the rest of the town.

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

**Ecology:**

European sites: Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Radio-tracked SAC bats using site boundary hedges. Radio tracked SAC bats on this woodland and adjacent road verge wooded scrub. Full SAC bat surveys, retention of substantial non-developed land, and substantial buffers between development and bat features. Possible Pinch Point nearby in form of A38 road crossing restricted route out to wider landscape – radio-tracked SAC bats on both sides of A38. From aerial photos, some sort of extensive land clearance and excavation taken place between 2010 - 2014 in one field. Adjacent Rivendell housing site has had past applications and mitigation requirements – possible in-combination impacts.

SSSI: None

Ancient Woodland: None

Non statutory sites: Adjacent to 2 Unconfirmed Wildlife Sites (Semi-improved/ Unimproved grassland & scrub).

Priority Habitats: Mature Woodland.

Other Habitats/Features: Woodland and grassland. Grassland may have biodiversity quality

European Protected Species: non-SAC bats, dormice.

Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

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

There is a low/medium risk of flooding from surface water associated with a drainage channel in the middle and north eastern corner of site.

Not within critical drainage area.

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

**Infrastructure:** None

**Landscape:** Easily perceived location where development would erode the nucleated character of Chudleigh. Landscape sensitivity level is medium-high.

**Minerals:** No mineral constraint.

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

Eastern edge of site does adjoin A38 highway corridor.

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** Chudleigh has an excellent range of service provision for a small rural town, with the majority of key services available. This site, however, is approximately 1km away from the town centre and further from the primary school. There is no footpath on the narrow lane between the site and the town, which inclines out of the town. This could discourage trips being made by foot or cycle. The width of the road means that it may be difficult to provide road improvements. Because of its distance from the town centre and lack of sustainable and safe travel options, development here is considered to have a moderate negative impact on climate change.

## Site Potential

### RED

Due to the need to exclude a significant area of the site because of the woodland, and other significant constraints presented by the existing ecology habitat and access, this site is not considered suitable for development.

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

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



## Palace Mill Farm 1u138nn

### Site Overview

**Site Reference Number:** 1u138nn

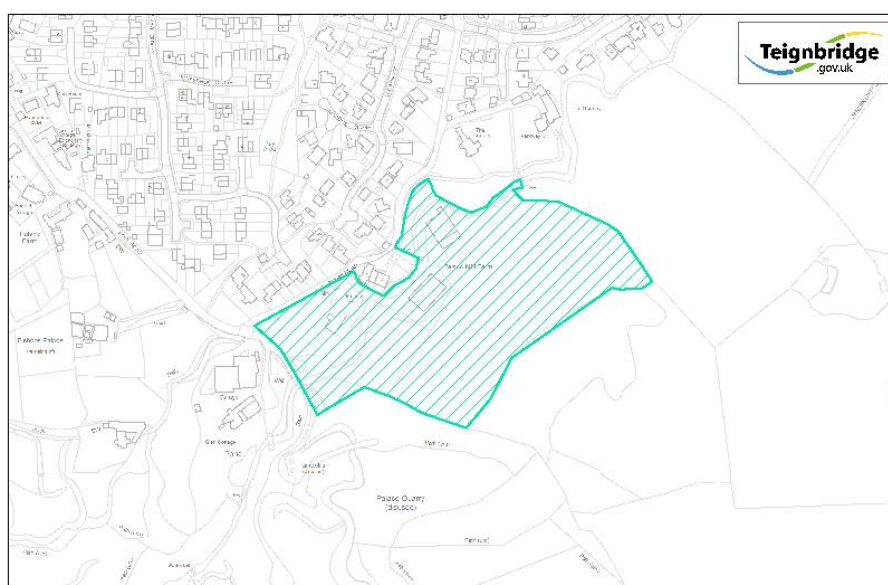
**Site Name:** Palace Mill Farm

**Site Description:** Site comprising fields, enclosed by trees and hedges and agricultural buildings lying adjacent to Kate Brook. Set adjacent to existing boundary. Close to Ugbrooke Park, an II\* Registered Park & Garden and Bishops Palace Scheduled Monument.

**Total Size (ha):** 3.04 ha

**Gross Size (ha):** 1.21 ha

**Minimum/medium/maximum yield:** 19 / 24 / 29 suburban/rural settlement



### Chudleigh - 1u138nn



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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 lies adjacent to South Hams SAC, within the sustenance zone and landscape connectivity zone associated with it, adjacent to Chudleigh Caves and Woods SSSI, within 5km of a Great Crested Newt record, within a Cirl Bunting wintering zone, includes a small area of Ancient Woodland and part is within an Unconfirmed Wildlife Site (Kate Brook Lime Kilns).

Undeliverable due to extreme biodiversity constraints. Highly sensitive location very close proximity to SSSI roost. Covered in radio-tracked SAC bats including along the Kate Brook Corridor is particularly sensitive. A previous small scale application (3 dwellings) was found acceptable by NE, with rigorous lighting regulation and with some extensive landscaping. Such a level of development (approx. 3 houses) may be acceptable, but very dependent on specifics of the proposal. A major development would not be achievable. Partly within Unconfirmed Wildlife Site, Other European Protected Species: non-SAC bats, dormice. Other protected species.

**Flood Zone 3b:** Part of the site is within Flood Zone 3, but not within Flood Zone 3b.

**Conclusion:** Not suitable and discounted due to biodiversity constraints, including highly sensitive location in very close proximity to SSSI bat roost.

## Site Overview

**Site Name:** Rock House, Station Hill

**Total Size (ha):** 1.46 ha

**Gross Size (ha):** 1.20 ha

Minimum/medium/maximum yield: 19 / 24 / 29 suburban/rural settlement



**Chudleigh - 4a15yny**

## Suitability Assessment Stage A

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

**Biodiversity:**

Part of site (south east section) is within the South Hams SAC and Chudleigh Caves and Woods SSSI.

The site is within the sustenance zone and landscape connectivity zone associated with the South Hams SAC, within 5km of a Great Crested Newt record, within a Cirl Bunting wintering zone, includes a small area of Ancient Woodland and a number of TPO'd trees.

Undeliverable due to extreme biodiversity constraints. Too close to SSSI, may even include bit of SSSI, and of utmost sensitivity for SAC. Covered in radio-tracked SAC bats.

Natural England have commented previously for this site, that development at furthest point away from the SSSI may be possible but strictly only if substantial land preserved as dedicated bat habitat in perpetuity, comprising target managed foraging land, extensive landscaping and in perpetuity management and roost enhancements – these crucial obligations presumably make small scale development economically unviable.

Employment use (notwithstanding existing current / defunct nursery) and major development not possible – an application for garden centre was refused. Even small scale development may not be possible (application for converting one temporary home to permanent dwelling was found not to be possible due to lighting impacts).

Other European Protected Species: non-SAC bats, dormice. Other protected species.

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

**Conclusion:** Not suitable and discounted due to biodiversity constraints of incursion to Chudleigh Caves and Woods SSSI and sensitivity for South Hams SAC.

## Rock Nursery (part of) 4j13bok

### Site Overview

**Site Reference Number:** 4j13bok

**Site Name:** Rock Nursey (part of), Station Hill

**Site Description:** Located at south west end of town, west of Chudleigh Rocks. Site of former garden nursery, with variety of horticultural buildings. A number of TPO'd trees on northern end of site along with other trees and hedges. Covers reduced land area to merging Rock House site (ref 4a15yny) and concentrated upon main built part of former nursery without southern section.

**Total Size (ha):** 0.56 ha

**Gross Size (ha):** 0.56 ha

**Minimum/medium/maximum yield:** 9 / 11 / 13 suburban/rural settlement



### Chudleigh - 4j13bok



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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 the sustenance zone and landscape connectivity zone associated with the South Hams SAC, within 5km of a Great Crested Newt record, within a Cirl Bunting wintering zone, includes a number of TPO'd trees.

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

**Conclusion:** Not suitable and discounted due to biodiversity constraints of close proximity (less than 50m) to the South Hams SAC and Chudleigh Caves and Woods SSSI and associated bat roosts, flyway and other bat habitat.

## Suitability Assessment Stage B

**Access:** The land is accessed off the B3344, footway improvement and a suitable crossing point would be required.

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

**Ecology:**

European sites: South Hams SAC: The site is less than 50m from the SAC and very close to the Chudleigh Caves roosts, within the Sustenance Zone. Radio-tracked greater horseshoe bat foraging across the site, and site used as a flyway to other bat habitat. HRA required, informed by bat activity surveys: development may not be possible in such a key location.

Statutory Sites: Chudleigh Caves and Woods SSSI within 50m.

Habitats: Hedges, trees, scrub, bare ground, old buildings. Trees and adjacent woods should be retained, with RPZs.

Euro Protected Species: Bats – as well as greater horseshoes, other species will also be present.

Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting.

Mitigation/ compensation needed. Dormouse – likely present in the hedges. Impacts from loss of hedges, lighting.

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

There is a low risk of flooding from surface water in part of the site.

Not within critical drainage area.

**Heritage and Archaeology:** The site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. The HET 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.

**Infrastructure:** None

**Landscape:** Development would need to respond positively to the Rock landscape feature and grasp the opportunity to create a place. Frontage to Station Road would need to reflect the vernacular character of Chudleigh in terms of pattern, scale and form. Landscape sensitivity level is medium.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** The site has been subject to a refusal of outline planning permission for a shop, café garden centre. (19/00027/MAJ) - Jan 2020.

**Climate Change Impacts:** The site has significant negative impacts related to potential biodiversity and landscape implications and additional use of the private car for journeys within Chudleigh.

## Site Potential

RED

Due to the significant constraints presented by the proximity of the site to biodiversity and green space resources, including SSSI and the South Hams SAC, landscape context and lack of capacity within the Primary School, this site is regarded as red.

**Availability Assessment**

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

**Achievability Assessment**

The site is considered to have such significant constraints that it prohibits development.

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



## Land north of B3344 Chudleigh zat242x

### Site Overview

**Site Reference Number:** zat242x

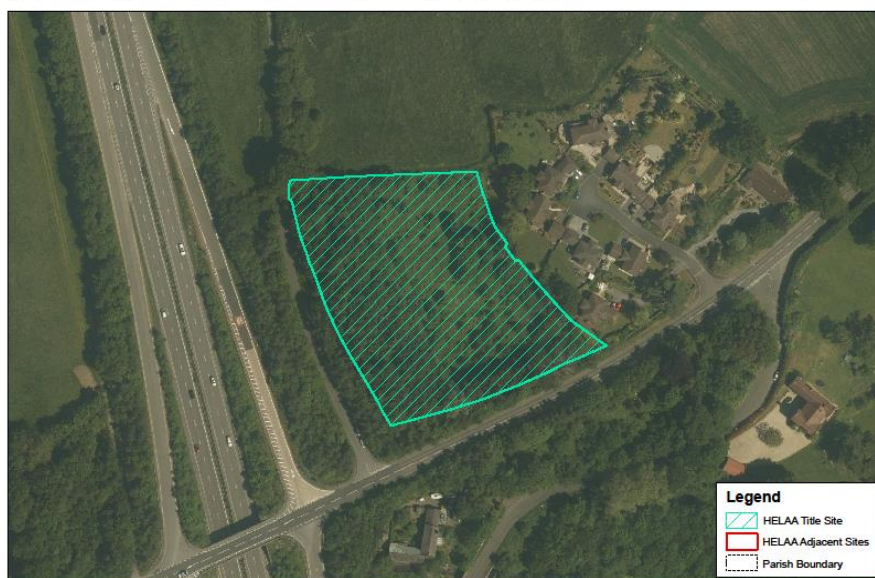
**Site Name:** Land north of B3344, Chudleigh

**Site Description:** Site lies on the southwest side of the town adjoining Rocklands cul-de-sac to east and Oldway to west. Land slopes along western side. Comprises of a field area with significant tree cover.

**Total Size (ha):** 1.05

**Gross Size (ha):** 0.86

**Minimum/medium/maximum yield:** 14 / 17 / 21



### Chudleigh - zat242x



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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 the sustenance zone and landscape connectivity zone associated with the South Hams SAC, within 5km of a Great Crested Newt record, within a Cirl Bunting wintering zone.

Undeliverable due to biodiversity constraints. CH9 Green Infrastructure. Strategic green space and non-developed land for SAC bats. Current Local Plan Chudleigh allocations depend on this land remaining as GI / strategic bat mitigation.

Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

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

**Conclusion:** Not suitable and discounted due to site forming part of existing green infrastructure/strategic bat mitigation for the Local Plan allocations in Chudleigh identified in Policy CH9.