



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Dawlish Parish

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# Amity Farm, Dawlish mn15y8x

## Site Overview

**Site Reference Number:** mn15y8x

**Site Name:** Land at Amity Farm (south of Orchard Lane), Dawlish

**Site Description:** Site lies to the north of Dawlish. Beyond the field that borders it to the west is the A379 and it lies south of Orchard Lane. Gently sloping field enclosed by hedgerows with fields to east and west and outlying row of houses to the north.

**Total Size (ha):** 5.6

**Gross Size (ha):** 5.6

**Minimum/medium/maximum yield:** 104/118/134



## Dawlish - mn15y8x



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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:** Good site access off St Mary Cottages. Pedestrian/cycle connection would be required.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Within Exe Estuary SPA/Ramsar and Dawlish Warren SAC mitigation required - 10km zone for recreation. Hab regs contribution required. Exe Estuary only - water quality/flows - SUDS required. Additional housing should contribute to additional SANGS hectares at Dawlish Countryside Park. NB: The Water Bird Survey found no SPA birds on this site.

Non statutory sites: Within Port Road County Wildlife Site - mixed farmland with bird interest (cirl bunting).

**SSSIs:** Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with Euro sites. Dawlish Cliffs SSSI - impacts unlikely.

Ancient Woodland: None

Priority Habitats: species-rich hedges

Habitats/Features: rough semi-improved grassland, hedges/mature treelines.

European Protected Species: Potential impacts on bats and dormice from loss of habitat and lighting, can be mitigated/ compensated.

Other protected species: At least two cirl bunting breeding territories - compensation £74k per pair.

Badgers and reptiles nearby.

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

Within Critical Drainage Area.

Quality elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Possible barrow unless geological. Also possible pottery kiln.

**Infrastructure:** Pedestrian and cycle links required.

**Landscape:** Medium sensitivity.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** The site is adjacent to sites 0015y6y and wu13b2g opposite St Mary's Cottages.

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, it borders the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. Although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

YELLOW



The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated , although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and bus services run along the A379 to the town centre and railway station. Landscape impacts and water quality issues could be overcome through design.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.

# Amity Farm, Dawlish 5h15yx9

## Site Overview

**Site Reference Number:** 5h15yx9

**Site Name:** Land at Amity Farm (adj A379), Dawlish

**Site Description:** The agricultural land (pasture) is located to the north of Dawlish between Orchard Lane and A379. The site is gently sloping/flat in character with hedgerow boundaries. Caravan Park lies to east and an outlying row of dwellings to the south.

**Total Size (ha):** 3.76

**Gross Size (ha):** 2.5

**Minimum/medium/maximum yield:** 47/53/60 urban extension



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone and within County Wildlife Site. No issues that would 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 northern part of the land is accessed off the A379, so full visibility will be required including highway improvements and safe controlled crossing point for pedestrians along with highway improvements. The southern parcel could be accessed off Orchard Lane but this narrows on the approach to the site and highway improvements would be required.

**Air Quality:** Not within an AQMA.

### Ecology:

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. The Water Bird Survey recorded no SPA birds here.

Non statutory sites: The north western part of the site and the 'access route' are part of 'Port Road County Wildlife Site', identified for cirl buntings. At least three cirl bunting breeding zones overlap the site. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting Planning Guidance.

SSSIs: Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with Euro sites.

Dawlish Cliffs SSSI - impacts unlikely.

Ancient Woodland: None

Priority Habitats: species-rich hedge.

Other Habitats/ Features: grassland; arable; trees; young hedges; buildings.

European Protected Species: Various bat species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – see under CWS.

**Flood Risk, Water Quality and Drainage:** No concerns raised. Flood Zone 1.

Part of the site is within Critical Drainage Area.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Some prehistoric finds. Adjacent land contains mounds that could be barrows or geology. Kiln field names. Archaeological potential requires evaluating prior to determination of any planning application.

**Infrastructure:** If access taken from A379, full visibility will be required including highway improvements and safe controlled crossing point for pedestrians. Highway improvements may be required to Orchard Lane if access is taken this way.

**Landscape:** Would add to the piecemeal erosion of the coastal area and distinctive nucleated character of the settlements. The rural character as perceived from the Exeter Road should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** The site is adjacent to mn15y8x Land at Amity Farm, which lies across Orchard Lane.

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, the northern part borders, and the southern part is close to, the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable

travel to it through Dawlish Countryside Park. Although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

### YELLOW

Although the site has been submitted for consideration for tourism purposes, this falls outside the scope of the HELAA. Nevertheless, the site has also been considered for its potential to deliver residential development. In considering this potential, the northern parcel of land has been disregarded, as this would have additional access constraints, landscape impact and would reinforce a linear form of development, as well as being slightly more remote. The southern parcel of land is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and bus services run along the A379 to the town centre and railway station. Landscape and archaeology impacts and water quality issues could be overcome through design. The site is proposed for tourism use, but could be considered for residential should other land nearby be developed.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.

## Orchard Lane Dawlish zat072x

### Site Overview

**Site Reference Number:** zat072x

**Site Name:** Orchard Lane, Dawlish

**Site Description:** Site lies to the north of Dawlish and comprises a single field with hedge boundaries and several trees along this. Land borders residential properties to the east along Orchard Lane and other fields from other sides.

**Total Size (ha):** 0.24

**Gross Size (ha):** 0.24

**Minimum/medium/maximum yield:** 5 / 6 / 7



## Suitability Assessment Stage A

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

**Biodiversity:** The site lies within Dawlish Warren SAC recreation buffer, Exe Estuary SPA recreation buffer and 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 functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Good site access off St Mary Cottages pedestrian/cycle connection would be required.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Within Exe Estuary SPA/Ramsar and Dawlish Warren SAC mitigation required - 10km zone. Hab regs contribution required. Exe Estuary only - water quality/flows - SUDS required. Additional housing at Dawlish Warren should contribute to additional SANGS hectares at Dawlish Countryside Park.

Non statutory sites: Close to Port Road County Wildlife Site - mixed farmland with bird interest (cirl bunting).

SSSIs: Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with Euro sites. Dawlish Cliffs SSSI - impacts unlikely.

Ancient Woodland: None

Priority Habitats: species-rich hedges

Habitats/Features: rough semi-improved grassland, hedges/mature treelines, scrub.

European Protected Species: Potential impacts on bats and dormice from loss of habitat and lighting, can be mitigated/ compensated.

Other protected species: At least one cirl bunting breeding territory - compensation £74k per pair.

Badgers and reptiles nearby.

Other priority species: none known.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Within Critical Drainage Area.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Some potential for archaeological interest.

**Infrastructure:** Pedestrian and cycle links required.

**Landscape:** Site adjacent to linear development fronting onto Orchard Lane, but set within a mainly rural scene.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** Adjacent to sites at Amity Farm - mn15y8x and 5h15yx9.

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, it borders the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. Although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

### YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and

bus services run along the A379 to the town centre and railway station. Landscape and archaeology impacts and water quality issues could be overcome through design. The site is proposed for tourism use, but could be considered for residential should other land nearby be developed.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

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 yellow.



## Highwinds, Dawlish 2u13u8h

### Site Overview

**Site Reference Number:** 2u13u8h

**Site Name:** Highwinds, Dawlish

**Site Description:** The agricultural land is located to the north of Dawlish and close to Langdon Hospital to the south, on gently sloping fields. Contains some residential and horticultural nursery uses in central section. Site lies adjacent to the A379.

**Total Size (ha):** 12.82

**Gross Size (ha):** 12.82

**Minimum/medium/maximum yield:** 231/269/308 urban extension



### Dawlish - 2u13u8h



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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 Dawlish Warren SAC & Exe Estuary SPA recreational buffer, also Cirl Bunting 2km consultation zone. No issues that would 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 accessed off the A379. The appropriate access and visibility splays for the frontage would be required, including highway improvements and safe controlled crossing point for pedestrians.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Within Exe Estuary SPA/Ramsar and Dawlish Warren SAC mitigation required - 10km zone for recreation impacts. Hab regs contribution required. Exe Estuary only - water quality/flows - SUDS required. Additional housing at Dawlish Warren should contribute to additional SANGS hectares at Dawlish Countryside Park. NB: The Water Bird Survey found no SPA birds on this site.

Non stat sites: Within Port Road CWS - mixed farmland with bird interest (cirl bunting).

SSSIs: Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with Euro sites. Dawlish Cliffs SSSI - impacts unlikely.

Ancient Woodland: None

Priority Habitats: species-rich hedges

Habitats/Features: arable, improved pasture, hedges/ tree lines, buildings

European Protected Species: Bat roosts nearby including lesser horseshoe hibernation roosts.

Potential impacts on bats and dormice from loss of roosts /habitat and from lighting, can be mitigated/ compensated.

Other protected species: Partly within one cirl bunting breeding territory - survey and compensation payments needed. . Within a Barn Owl square. Badgers and reptiles nearby.

Other priority species: none known.

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

Critical Drainage Area.

Quality elements are at risk mainly from diffuse sources in this water body, possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.

**Heritage and Archaeology:** Some potential for archaeological interest.

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

**Infrastructure:** Full access and visibility splays would be required, including highway improvements and safe controlled crossing point for pedestrians.

**Landscape:** Relatively close to Dawlish, though adding to the ribbon of built development along the Exeter road. South west facing slope – so less visual impact of surrounding landscape context – and reasonably well contained by landform.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, it borders the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park does. Although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

### YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and bus services run along the A379 to the town centre and railway station. Landscape impacts and water quality issues could be overcome through design.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.

# Sparrow's Nest, Dawlish re13hvk

## Site Overview

**Site Reference Number:** re13hvk

**Site Name:** Sparrows Nest, Dawlish

**Site Description:** Site to north of Dawlish. Flat area, overgrown former nursery. Existing access point onto main A379. Port Road borders the site to the south.

**Total Size (ha):** 4.12

**Gross Size (ha):** 4.12

**Minimum/medium/maximum yield:** 49/62/74 suburban/rural



## Dawlish - re13hvk



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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 Exe Estuary SPA recreation buffer, Dawlish Warren SAC recreation buffer, Cirl bunting consultation zone and the South Hams SAC landscape Connectivity Zone. It is also within a County Wildlife Site, but no issues to rule out site at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Development may be able to utilise existing access from A379 without needing major improvements, providing that there is sufficient distance between access into the site and the junction of the A379 with Orchard Lane. In addition, there is a footway along the A379.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within South Hams SAC Landscape Connectivity Zone.

Non-statutory sites: within the Port Road County Wildlife Site, designated for Cirl Buntings. Loss of this area to development would be regretted. Compensatory habitat must be provided.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: nursery/amenity planting; grassland or arable; broadleaved copse adjacent. Buffer needed for tree roots.

European Protected Species: Bats various species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse – may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; two or more cirl bunting breeding territories overlap the site. Survey and compensation payments needed.

**Flood Risk, Water Quality and Drainage:** Outside Critical Drainage Area.

Flood Zone 1

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

This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and 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.

**Infrastructure:** Highway improvements and pedestrian and cycle links.

**Landscape:** Set behind an existing frontage, low altitude, gently sloping to the south, increasingly detached from Dawlish, where development would reinforce the ribbon of development and linking of Dawlish and Cockwood, diluting their separate identities.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other**

n/a

### Climate Change Impacts

The site is remote from the services and facilities of Dawlish town centre, however, it borders the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. Although development of the site would utilise Grade 1 agricultural land and would need to ensure no harm to water quality, it would have a minor negative impact on climate change overall.

### Site Potential

#### YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and bus services run along the A379 to the town centre and railway station. Landscape and heritage impacts, and water quality issues could be overcome through design.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow, because although development would utilise high grade agricultural land, it would be easily achievable, with an existing access from the A379, which has a pedestrian footway. .

## Land opposite St Mary's Cottages (adj A379) 0015y6y

### Site Overview

**Site Reference Number :** : Land opposite St Marys Cottages (adj A379), Dawlish

**Site Description:** Site lies to the north of Dawlish, adjacent to the A379. Grassed field, which is fairly level in form, sloping slightly to south.

Enclosed by hedgerows & trees on western boundary. SANGs to the south and outlying row of cottages to the north. Within County Wildlife Site.

**Total Size (ha):** 1.26

**Gross Size (ha):** 1.26

**Minimum/medium/maximum yield:** 30/35/40 urban extension



### Dawlish - 0015y6y



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. And part within South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Good site access off St Mary Cottages. Improved pedestrian/cycle connection would be required.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Within Exe Estuary SPA/Ramsar and Dawlish Warren SAC mitigation required - 10km zone for recreation impacts contribution of £800 per dwelling required. Exe Estuary only - water quality/flows - SUDS required. Additional housing at Dawlish Warren should contribute to additional SANGS hectares at Dawlish Countryside Park. Within the South Hams SAC Landscape Connectivity Zone. NB: The Water Bird Survey found no SPA birds on this site.

Non stat sites: Within Port Road CWS - mixed farmland with bird interest (cirl bunting).

SSSIs: Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with Euro sites. Dawlish Cliffs SSSI - impacts unlikely.

Ancient Woodland: None

Priority Habitats: species-rich hedges

Habitats/Features: rough semi-improved neutral grassland, hedges/ treelines, scrub.

European Protected Species: Potential impacts on bats and dormice from loss of habitat and lighting, can be mitigated/ compensated.

Other protected species: At least one cirl bunting breeding territory - compensation £74k per pair.

Badgers and reptiles nearby.

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

Within Critical Drainage Area

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

Some potential for archaeological interest.

**Infrastructure:** Pedestrian and cycle links required.

**Landscape:** Medium sensitivity landscape.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** The site lies adjacent to wu13b2g Land opposite St Mary's Cottages and close to sites at Amity Farm, High Winds and Sparrow's Nest.

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, it borders the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. Although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated , although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and bus services run along the A379 to the town centre and railway station. Landscape impacts, archaeology and drainage issues could be overcome through design.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.



## Land opposite St Mary's Cottages wu13b2g

### Site Overview

**Site Reference Number:** wu13b2g

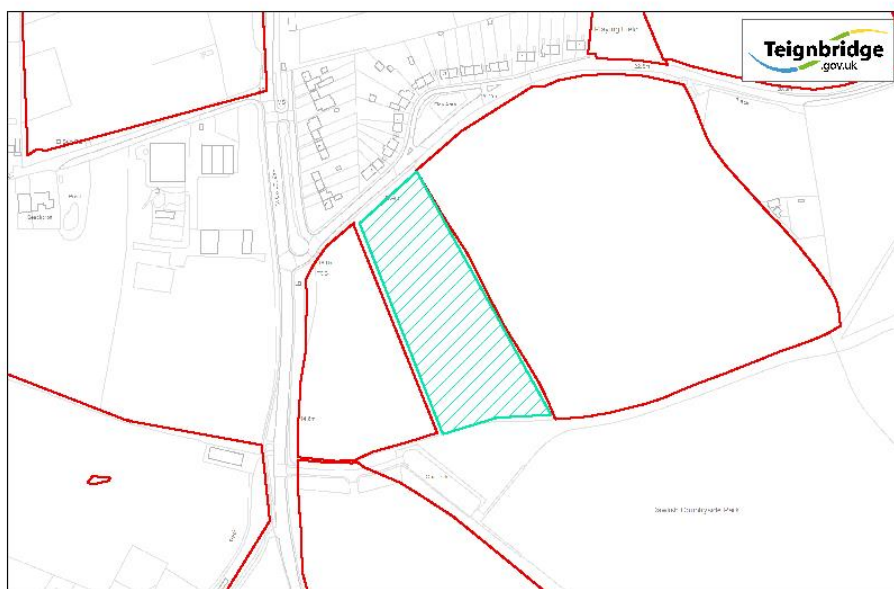
**Site Name:** Land opposite St Marys Cottages, Dawlish

**Site Description:** The site lies to the north of Dawlish. The agricultural land in pasture is located to the south of Orchard Lane, Dawlish. Gently sloping in topography with hedgerows broken in places on western side.

**Total Size (ha):** 1.37

**Gross Size (ha):** 1.37

**Minimum/medium/maximum yield:** 33/38/44 urban extension



### Dawlish - wu13b2g



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. Most of site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Good site access off St Mary Cottages pedestrian/cycle connection would be required.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Within Exe Estuary SPA/Ramsar and Dawlish Warren SAC mitigation required - 10km zone for recreation impacts. Hab regs contribution required. Exe Estuary only - water quality/flows - SUDS required. Additional housing at Dawlish Warren should contribute to additional SANGS hectares at Dawlish Countryside Park. Most of site is within the South Hams SAC Landscape Connectivity Zone. NB: The Water Bird Survey found no SPA birds on this site.

Non stat sites: Within Port Road CWS - mixed farmland with bird interest (cirl bunting).

SSSIs: Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with Euro sites. Dawlish Cliffs SSSI - impacts unlikely.

Ancient Wood: None

Priority Habitats: species-rich hedges

Habitats/Features: rough semi-improved grassland, hedges/mature treelines, scrub.

European Protected Species: Potential impacts on bats and dormice from loss of habitat and lighting, can be mitigated/ compensated.

Other protected species: At least one cirl bunting breeding territory - compensation £74k per pair.

Badgers and reptiles nearby.

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

Within Critical Drainage Area

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

Some potential for archaeological interest.

**Infrastructure:** Pedestrian and cycle links required.

**Landscape:** Medium landscape sensitivity.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, it lies close to the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. Although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated , although this may reduce the capacity of the site. With the provision of pedestrian and cycle links, which could link into existing paths through Dawlish Countryside Park, access to services and facilities could be made by sustainable modes of travel, and bus services run along the A379 to the town centre and railway station. Landscape impacts, archaeology and drainage issues could be overcome through design.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.

## Land North of Shutterton Lane pw15yj4

### Site Overview

**Site Reference Number:** pw15yj4

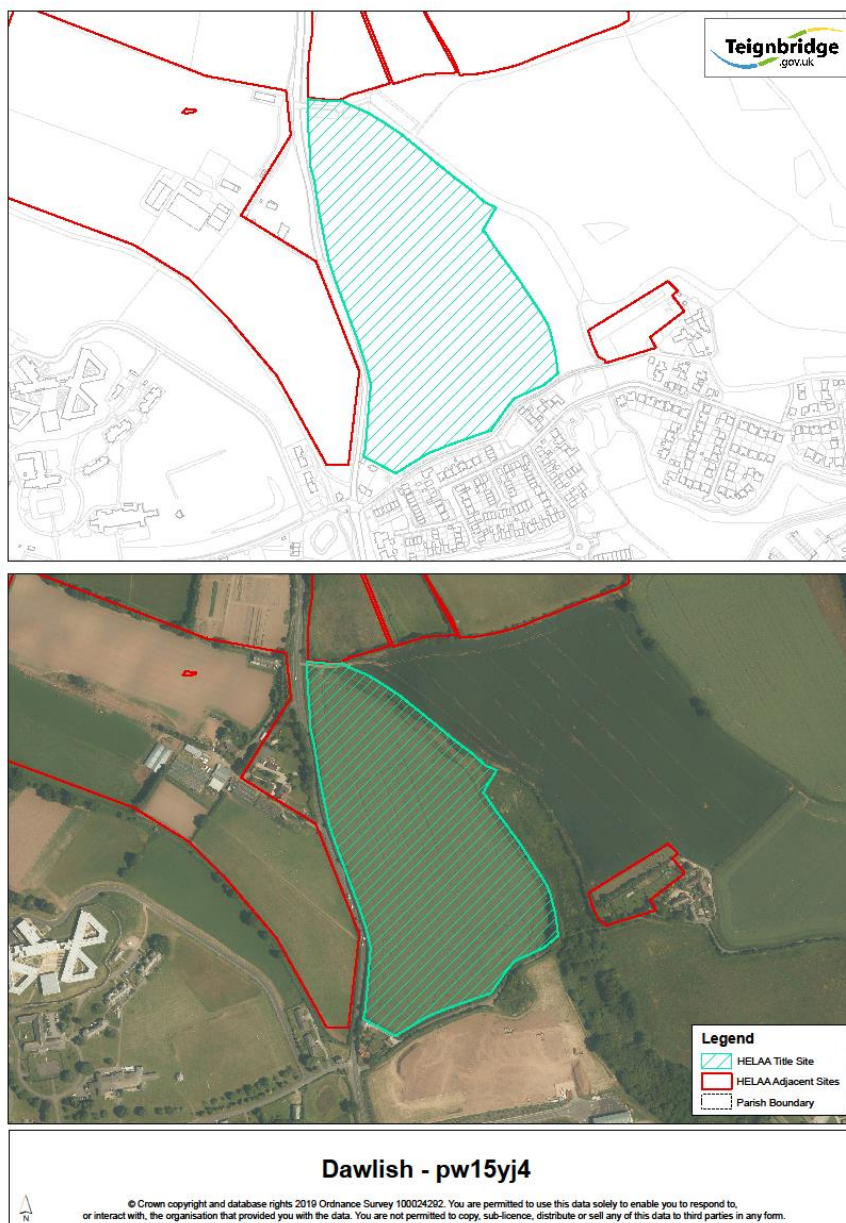
**Site Name:** Land north of Shutterton Lane, Dawlish

**Site Description:** Site to the north of Dawlish, bounded by Exeter Road to west and Shutterton Lane to south. Level land, arable use with some mature trees with hedgerows. Development to the south of the site and SANGs to the north and east.

**Total Size (ha):** 9.58

**Gross Size (ha):** 9.58

**Minimum/medium/maximum yield:** 172/201/230 urban extension



## 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 Dawlish Warren SAC & Exe Estuary SPA, also Cirl Bunting 2km consultation zone. A large part of the site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** The site could be accessed via the A379 which is restricted to 40mph along this stretch. The visibility is likely to be achievable for the speeds of traffic. There have been 4 "slight" collisions at the junction of the A379 and Shutterton Lane so access here is unlikely to be supported. There is good public transport links and if the site could provide footway/ cycleway links back towards Dawlish then the Highway Authority is unlikely to have any objections.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. South Hams SAC: just within the Landscape Connectivity Zone.

Non-Statutory Sites: within the Port Road County Wildlife Site, designated for cirl buntings. Parts of cirl breeding territories overlap the site. Survey needed to determine value to cirls, and cirl mitigation contributions required.

SSSIs: Dawlish Warren and Exe Estuary SSSIs nearby, impacts addressed along with statutory sites.

Dawlish Cliffs SSSI - impacts unlikely.

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable.

European Protected Species: Bats – Some species likely to be present Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – may be present. Impacts from loss of hedges, from cat predation and from lighting. Mitigation/ compensation needed.

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

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

Within Critical Drainage Area

**Heritage and Archaeology:** Some potential for archaeological interest. Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** New access via A379 required with full visibility splays and pedestrian/cycle links are required.

**Landscape:** Medium landscape sensitivity.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** Site lies adjacent to existing development at Shutterton Lane.

**Climate Change Impacts:** The site is approx 2.5 km from the station. However, it is adjacent to an existing development and could link into cycle and pedestrian links, which would give easy access to a supermarket. Because of this and despite the use of Grade 1 agricultural land and issues associated with the Critical Drainage Area, the site is considered to have minimal negative impacts on climate change.

## Site Potential

### YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. Landscape and archaeology impacts could be overcome through sensitive design and landscaping. Although the site is located in a position remote from the main services and facilities of Dawlish town centre, with additional sustainable travel links, the site could access services and facilities on foot, by bicycle or by public transport. The site would form a logical extension of the settlement. Lying between recent development and Dawlish Countryside Park.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.



# Land at Langdon Hospital i8141i9

## Site Overview

**Site Reference Number:** i8141i9

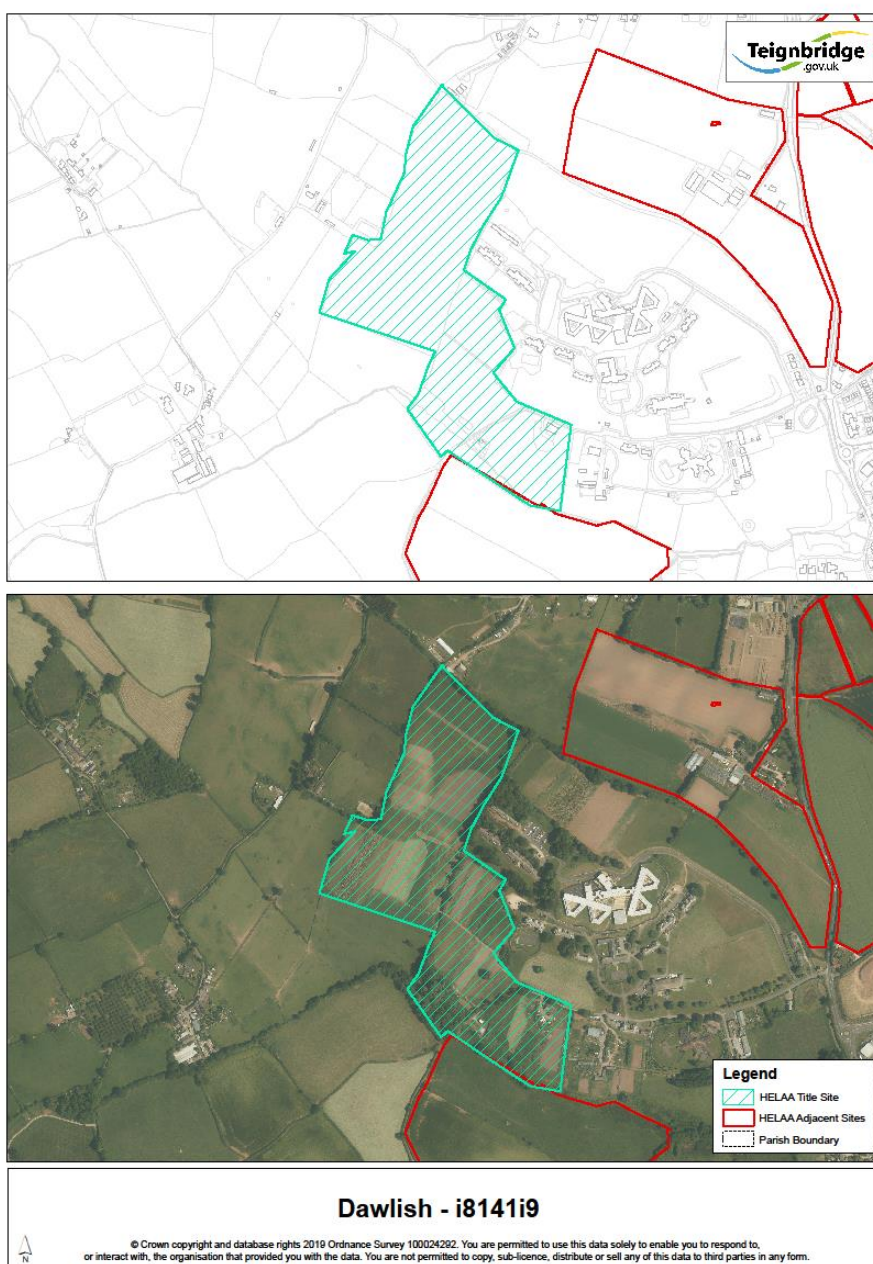
**Site Name:** Land at Langdon Hospital (adj DA2), Dawlish

**Site Description:** The land is located to the north of Dawlish and adjoining western side of Langford Hospital. Large field areas in pasture. Mostly gently sloping and flat in character.

**Total Size (ha):** 16.24

**Gross Size (ha):** 12.74 omitting land in Flood Zone 3.

**Minimum/medium/maximum yield:** 237/268/306 - omitting land in Flood Zone 3.



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. Within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Land to the east of the site has already come forward, and the site would also require highway improvements including cycleway and footway connections.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within the South Hams SAC Landscape Connectivity Zone.

Non-statutory sites: Port Road County Wildlife Site adjacent, designated for cirl bunting. Langdon Copse adjacent. Buffer zone needed for tree roots.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, stream.

Other Habitats/ Features: mature trees; stream bankside vegetation. This should be retained in a buffer zone for the stream.

European Protected Species: Bats roosts nearby, various species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting at least one cirl bunting breeding territory overlaps the site. Survey and compensation payments needed.

**Flood Risk, Water Quality and Drainage:** Site within Critical Drainage Area

Small part of site within Flood zones 2 and 3 along southern boundary.

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

This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and 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.

**Infrastructure:** Highway improvements including cycleway and footway connections would be required.

**Landscape:** Higher and steeper slopes immediately to the northwest of the hospital are conspicuous, otherwise south facing parcel and hidden from the wider landscape. More detached from Dawlish.

**Minerals:** No minerals constraints.

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

### Soils and Contamination

Part agricultural grade 1, part grade 2 land.

**Waste:** No waste management constraints.

**Other:** Site lies adjacent to existing Local Plan mixed use allocation.



**Climate Change Impacts:** The site is remote from the centre of Dawlish, being approx 3km from the station. However, the southern part of the site is adjacent to an existing development allocation at Shutterton Bridge and could link into new cycle and pedestrian links. It is within easy reach of the A379, where public transport is available, as well as a supermarket. The likelihood of sustainable travel being used decreases the further the site extends away from Shutterton. Overall, development of the site is considered to have minor to moderate negative impacts on climate change subject to the provision of sustainable travel links. If development was limited to areas of the site closest to the existing Shutterton Bridge allocation, the impacts on climate change would be minor.

## Site Potential

### YELLOW

The submitted site extends from south of Langdon Hospital, approximately 500m west of Shutterton Bridge and adjacent to allocated development, to the north west of the hospital, becoming almost 1.5km distant from Shutterton Bridge. In considering this site for development, only the two fields that lies to the south of the hospital, closest to the allocated development are considered to have potential. The remaining part of the site is unsuitable due to the increasing distance from services and public transport links, unless new facilities were provided such as a neighbourhood centre.

The site is subject to ecology and archaeology constraints, but it is likely that these could be overcome through design of the development. Landscape sensitivity increases as the site extends northwards, to the west of the hospital, which coincides with the area regarded as unsuitable. A buffer along the watercourse may slightly restrict the area available however, overall, given the proximity to existing sustainable travel links, the site is regarded as yellow.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow.

## Land at Langdon Farm ii13b5t

### Site Overview

**Site Reference Number:** ii13b5t

**Site Name:** Land at Langdon Farm, Dawlish

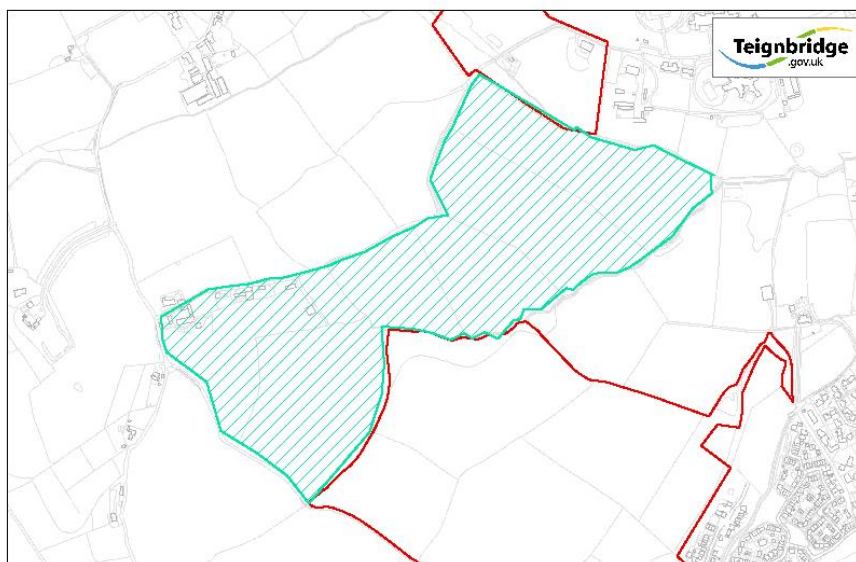
**S**

**ite Description:** The land is located to the north west of Dawlish and north of Langdon Road. Agricultural use, for grazing, a series of fields running south west to north east. Gently sloping topography. Farm building complex on edge of land parcel, some older buildings. Drainage course along south eastern side.

**Total Size (ha):** 27.21

**Gross Size (ha):** 26.9 omitting area within Flood Zone 3.

**Minimum/medium/maximum yield:** 500/565/646 urban extension



### Dawlish - ii13b5t



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. Within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Part of adjacent land has already come forward. Would require highway improvements including cycleway and footway connections.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within the South Hams SAC Landscape Connectivity Zone.

Non-statutory sites: western corner of site is within Langdon Fields (Secmaton) County Wildlife Site, which is designated for cirl bunting.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, stream. Buffer zone along stream, retaining semi-natural vegetation, is required. Other Habitats/ Features: arable; rough grass; mature trees; possible stream bankside vegetation. European Protected Species: Bats: various species likely to be present.

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

Mitigation/ compensation needed. Dormouse recorded on site. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting: Summer and winter survey needed and compensation payments needed in proportion to presence.

**Flood Risk, Water Quality and Drainage:** Within Critical Drainage Area

Small part of site within Flood Zones 2 and 3 (along watercourse along SE boundary).

Drainage Officer advised of difficulties presented by being within the Critical Drainage Area (CDA)

There is a current flood alleviation scheme that any development would need to financially contribute towards. Drainage of the site would need to go above and beyond normal requirements because of CDA. Difficulties of gaining access over FZ2 and 3 land will become worse over time and the development needs to be assessed over its lifetime. Any bridge over Shutterton Brook or other watercourse along SE boundary of the site would be difficult in engineering terms, particularly in the context of future climate change implications. There are also groundwater issues.

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

This site contains known prehistoric archaeological sites. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and 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.

**Infrastructure:** Would require highway improvements including cycleway and footway connections. Depending on extent of development, a new neighbourhood centre may be required.

**Landscape:** Relatively close to Dawlish. Much of the land parcel is south facing slope – so less visual impact of surrounding landscape context. However, some parts are north facing – the upper parts of these areas potentially having adverse impact on the landscape context.

**Minerals:** No minerals constraints

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

**Soils and Contamination:** Part agricultural grade 1, part Grade 2 land.

**Waste:** No waste management constraints.

**Other:** Site lies adjacent to "pt13bwt Land off Langdon Road" and adjacent/close to allocated development.

**Climate Change Impacts:** The site extends from Langdon Farm north eastwards to Langdon Hospital. The areas of the site closest to the hospital would be able to link into sustainable travel opportunities through the adjacent development to the A379, where public transport links are available and where there is a supermarket. However, as the site extends further away, the use of sustainable travel becomes much less likely. The area of the site to the north west of development at Secmaton Lane, towards Langdon Farm, is considered more remote, where sustainable travel is much less likely. Should development of the site be limited to areas close to Langdon Hospital and Shutterton Bridge, it could be done in a way that had minor negative impacts on climate change.

## Site Potential

### AMBER

The site extends from Langdon Farm north eastwards to Langdon Hospital. The site becomes more remote away from adjacent development at Shutterton Bridge and Secmaton Lane as it extends towards Langdon Farm and less related in landscape terms. The site is subject to ecology and archaeology constraints, but it is likely that these could be mitigated through design. In addition, landscape impacts could be overcome through sensitive design and landscaping. Flooding issues will need to be addressed and financial contributions made towards an existing flood alleviation scheme, along with overcoming difficulties presented by being within the Critical Drainage Area.

Although the site is located in a position remote from the main services and facilities of Dawlish town centre, there is a supermarket and public transport links nearby which, with additional sustainable travel links, could be accessed on foot or by bicycle. Nevertheless, a new neighbourhood centre may be required depending on the extent of development. However, in order to develop this part of the site, access would need to be taken via land within Flood Zone 3, which may require significant engineering works that may affect viability. Therefore, the site has moderate constraints to overcome in order to deliver development.

Given the site's increasing distance from the settlement limit of Dawlish, however, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 with the officer assessment of amber, due to the combination of constraints. Concluded that development of the site may be possible in the much longer term, once existing allocations built out.



## Land off Langdon Road pt13bwt

### Site Overview

**Site Reference Number:** pt13bwt

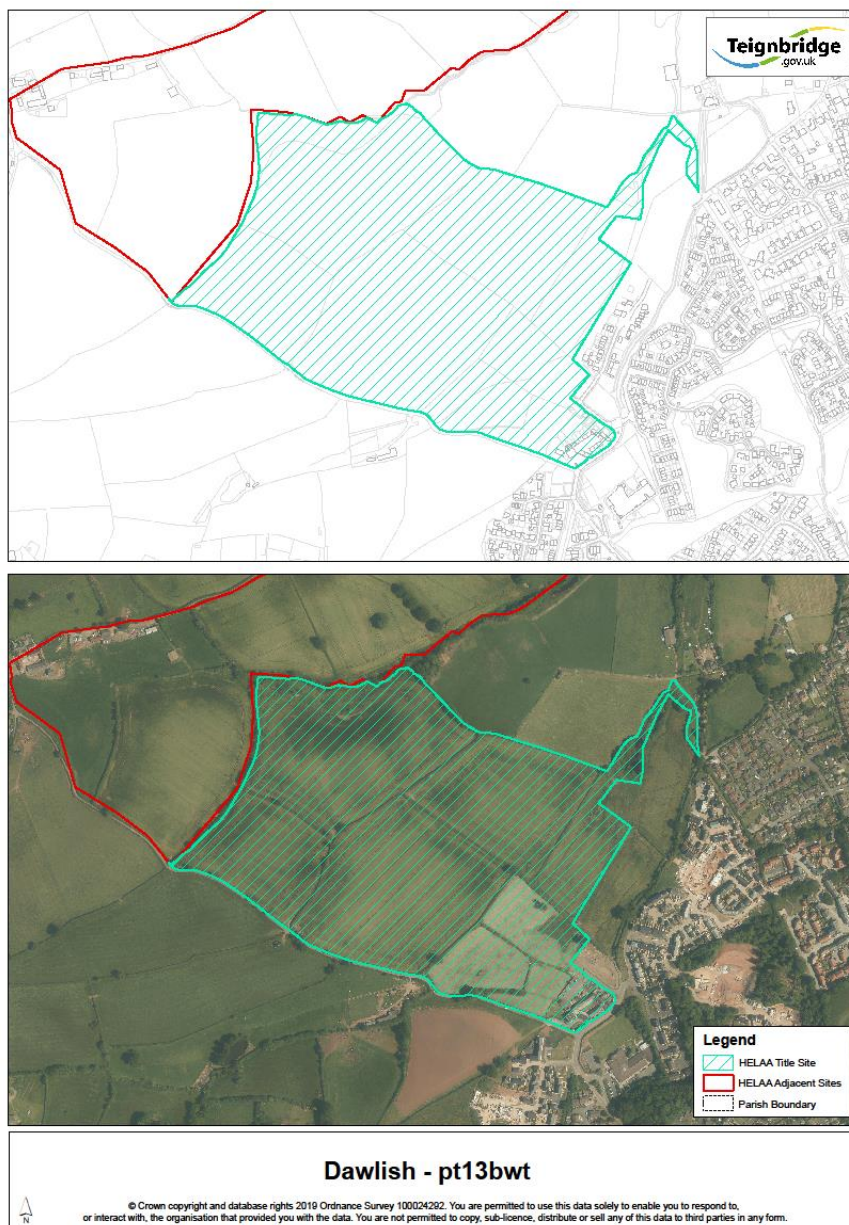
**Site Name:** Land off Langdon Road, north of Gatehouse Farm, Dawlish

**Site Description:** Site to the north west of Dawlish – part within existing development allocation with new residential development to east. Open pasture & arable fields with broken hedge lines and some mature trees within the hedges. Small watercourse running along north boundary of site.

**Total Size (ha):** 5.7 (outside land already allocated for mixed use development and green infrastructure)

**Gross Size (ha):** 5.5 omitting area in Flood Zone 3.

**Minimum/medium/maximum yield:** 102/116/132 urban extension



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. Within the South Hams SAC Landscape Connectivity Zone. No issues that would 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 site would need to be accessed through a development which has not yet been delivered.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within the South Hams SAC Landscape Connectivity Zone.

Non-statutory sites: SW, S and E parts of site are within Langdon Fields (Secmaton) County Wildlife Site, which is designated for cirl bunting. Substantial compensatory habitat required.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges; copse; pond; stream. Buffer zone is required along stream, retaining semi-natural vegetation.

Other Habitats/ Features: arable; rough grass; mature trees; possible stream bankside vegetation.

European Protected Species: various bat species likely to be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse recorded on site. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting: present on site. Summer and winter surveys needed and compensation payments needed in proportion to presence.

**Flood Risk, Water Quality and Drainage:** Within Critical Drainage Area.

Small part of site in Flood Zones 2 and 3 (along northern boundary).

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

This site is known to contain evidence of prehistoric activity. Previous archaeological work within part of this site has demonstrated the presence of a large ditched enclosure as well as the possible site of a small defended farmstead. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and field evaluation to understand the significance of any heritage assets here. Based on the results of this work further mitigation will take the form of archaeological investigation and recording of any heritage assets affected by development here.

**Infrastructure:** New access through allocated development.

**Landscape:** North facing slopes and higher elevations which comprise the bulk of the land parcel would be conspicuous from the wider landscape. However, the parcel connects well with the town and the more conspicuous areas could be developed at a low density, incorporating mitigation.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part Grade 1 part Grade 2 agricultural land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is relatively remote from the centre of Dawlish, being approx 2km from the station. However, it is adjacent to an existing development allocation at Gatehouse Farm and could link into new cycle and pedestrian links. In addition, there are public transport links along Elm Grove Road, which would be within easy walking distance to most. Although development would use of Grade 1 agricultural land and issues associated with the Critical Drainage Area would need to be addressed, the site is considered to have minimal negative impacts on climate change.

## Site Potential

### YELLOW

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. Archaeology impacts could be overcome through sensitive design and landscape impacts will need to be further investigated to ensure that development would not be prominent in the wider landscape. Although the site could access services and facilities on foot, by bicycle or by public transport, given the site's increasing distance from the settlement limit of Dawlish, other sites considered to be suitable in closer proximity should be considered for development before this site.

The cumulative impact of any sites assessed as having development potential in the north of Dawlish will need to be assessed prior to any sites being taken forward to the next stage of consideration.

**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 yellow, although some concerns were raised about landscape impact and visibility from Haldon.

## Lambeth Walk, Westcliff Road k414xkp

### Site Overview

**Site Reference Number:** k414xkp

**Site Name:** Land at Lambeth Walk, Dawlish

**Site Description:** The undeveloped land is within the southern part of the town immediately to the east of Westcliff School buildings. Residential properties border the site to the east and south. Some sloped land in the southern corners of more than 1:6 grad. Existing public footpath on side of site. Appears to be informal recreational land adjacent to a small equipped play park.

**Total Size (ha):** 0.48

**Gross Size (ha):** 0.44 (omitting small areas of steep slope).

**Minimum/medium/maximum yield:** 7/9/10 suburban/rural





## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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 next to a school. Parking is an issue here and any development would require parking.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use.

Non statutory sites: None

SSSI: None

Ancient Woodland: None

Priority habitats: None

Other Habitats/ Features: amenity grass, rough grass, trees. Trees should be retained wherever possible.

European Protected species: None

Protected Species: less likely in this very urban location

**Flood Risk, Water Quality and Drainage:** Part of site is subject to surface water flooding.

Flood Zone 1

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

No archaeological concerns.

**Infrastructure:** On-site parking provision

**Landscape:** : No minerals constraints.

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

**Soils and Contamination:** Urban land.

**Waste:** No waste management constraints.

**Other:** Site used as informal recreation area.

Fields In Trust recommend a quantity standard 0.80 hectares per 1,000 population for parks. The Teignbridge Open Space Assessment Report of November 2017 found that Dawlish had 0.62 hectares per 1,000 population.

**Climate Change Impacts:** The site lies within the settlement limit of Dawlish and is surrounded by built up development. It would have easy access on foot or by bicycle to local facilities and services as it is fairly close to the town centre and within approximately 1 kilometre of the railway station. Therefore negative climate change impacts are considered minor.

## Site Potential

### RED

The site lies within the built up area of Dawlish and within easy access of services and facilities, including both rail and bus links. It has little landscape or wildlife value, but is of social value as it is used for informal recreation. Dawlish lacks such areas of open space within its built up area and is below FIT standards. Therefore, the loss of the open space weighs significantly against the site's potential, which is considered 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 at Warren Farm I915y8m

### Site Overview

**Site Reference Number:** I915y8m

**Site Name:** Land at Warren Farm, Dawlish

**Site Description:** Site lies to north east of Dawlish, between Dawlish and Dawlish Warren. It is flat, gently sloping pasture land with hedge boundaries and a coastal aspect. Some post/rail fencing on northern boundary. Active sheep grazing. And low agricultural buildings in mid-southern section. Telecommunication mast on north west border.

**Total Size (ha):** 8.6

**Gross Size (ha):** 8.6

**Minimum/medium/maximum yield:** 103/129/155 suburban/rural. However, yield likely to be reduced due to buffers necessary (STW and coastal stability) to in the range of 75 - 100.



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The eastern end of the land is within Exe Estuary SPA Urban Buffer.

No issues that would rule out site at Stage A.

**Flood Zone 3b:** : Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access could be achieved via Warren Road, although some highway improvements may be required.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. Housing within 1km of the Estuary is likely to generate particularly high recreation visit rates. The Water Bird Survey found small numbers of two SPA species using these fields. Use levels are too low to count as functionally-linked land, but mitigation will be needed.

Non statutory sites: Adjacent to Dawlish Cliffs Unconfirmed Wildlife Site identified for its cliff habitats. In a Rebuilding Devon Nature Map area.

SSSIs: Adjacent to Dawlish Cliffs geological SSSI. Mitigation measures may be needed to avoid harm to SSSI features.

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: pasture, possibly semi-improved; buildings - bat survey needed.

Broadleaved copse/wood adjacent. Recreation use by new residents may damage woodland.

European Protected Species: Bats - Various species 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, cats and lighting. Mitigation / compensation needed.

Other Protected Species: Cirl Bunting Wintering Zone.

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

Small part of site at western edge is within the Critical Drainage Area.

Drainage Officer highlighted issues of coastal stability in the eastern part of the site close to cliffs.

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

No heritage impacts on Conservation Areas/Listed Buildings.

The site lies within an area that contains evidence of WWII activity in the form of bombing range markers and a pillbox. In addition, it occupies an area that would have been attractive for early settlement. It is 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:** Highway improvements may be required.

**Landscape:** No landscape concerns although next to a large area of designated Undeveloped Coast.

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes, but there is a telecommunications mast on the northern border with the sewage works.

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** Sewage treatment works immediately north of site.

**Climate Change Impacts:** The site lies in between Dawlish and Dawlish Warren. It is not remote from the services and facilities of Dawlish, but does lie approx 1.5km away from the station. However, there would be easy access along an existing footway to the A379, which is served by a bus service,

and this would assist in the reduction on the reliance on the private car. Development would use Grade 1 agricultural land, and is mainly outside the Critical Drainage Area and in Flood Zone 1. Development of the site would have minor negative impacts on climate change.

## Site Potential

### AMBER

Whilst the site is slightly remote from services and facilities within Dawlish town centre, public transport is available on the A379, approx 15 minutes' walk away, which gives access to the town centre. There are limited landscape issues, but sensitive design will be needed given the site's location adjacent to Undeveloped Coast, however there are moderate to significant ecology constraints. Highway improvements may be required. The issues of coastal stability in the eastern part of the site close to cliffs may reduce yield further, along with any necessary buffers from the Sewage Treatment Works. Liaison with Network Rail will be required, given proximity to railway infrastructure. Overall, the site is assessed as amber, but for a reduced yield, given the area of land that may be required to provide buffer areas. Further survey work may reduce this level of concern.

**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 amber. Question around why land not included within the Undeveloped Coast designation offering landscape break between Dawlish and Dawlish Warren. The issues of coastal stability in the eastern part of the site close to cliffs may reduce yield further, along with any necessary buffers from the Sewage Treatment Works. Fair amount of liaison and agreement with Network Rail required given proximity to railway infrastructure. However, would be a viable site, given the value of properties built with sea views.

## Land on south side Mount Pleasant Road k813h6x

### Site Overview

**Site Reference Number:** k813h6x

**Site Name:** Land on south side of Mount Pleasant Road, Dawlish

**Site Description:** Site between Dawlish and Dawlish Warren. Level grassed field enclosed by mature hedge boundary on road side. Existing access point on eastern end of site with related hard standing area. Serves a timber framed storage building in corner of field.

**Total Size (ha):** 1.16

**Gross Size (ha):** 1.16

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



### Dawlish - k813h6x



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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 site has good access, although highway improvement may be required and footway/cycleway connections.

**Air Quality :** Not within an AQMA.

### Ecology

European sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use.

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture, possibly semi-improved; conifer hedge.

European Protected Species: Bats various species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse – may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

**Flood Risk, Water Quality and Drainage:** Outside Critical Drainage Area.

Flood Zone 1

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. No known heritage interest.

**Infrastructure:** Highway improvement may be required and footway/cycleway connections.

**Landscape:** No objection.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** : The site is fairly remote from the services and facilities of Dawlish, approx 2.4km from the railway station. However it lies close to the range of facilities at Dawlish Warren. It is served by a footway along the road to the A379, where public transport would be available. Although development of the site would utilise Grade 1 agricultural land, it is considered that development would have minor negative impacts on climate change due to the proximity of public transport and potential for sustainable travel.

## Site Potential

### YELLOW

Whilst the site is slightly remote from services and facilities within Dawlish town centre, there are other limited facilities within walking distance. Public transport is available on the A379, approx 15 minutes' walk away, which gives access to the town centre. There are limited landscape issues and no other constraints which cannot be mitigated, subject to contribution towards SANGS. On balance, the site is regarded as yellow.

**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 yellow.



## Land off Meadow Park, Dawlish 7w13bvj

### Site Overview

**Site Reference Number:** 7w13bvj

**Site Name:** Land off Meadow Park, Dawlish

**Site Description:** The land is located on the western side of Dawlish adjoining the built form of the town with residential properties bordering at Meadow Park. The majority of the site is significantly sloped by more than 1:6 grad and some parts more than 1:3.

**Total Size (ha):** 0.9

**Gross Size (ha):** 0.03

**Minimum/medium/maximum yield:** 0.3/0.6/0.9 suburban/rural



### Dawlish - 7w13bvj



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable and discounted due to steepness of slope of site with only approx. 0.03ha developable.

## Land adj The Beeches, Vicarage Rd, Cockwood ib15qym

### Site Overview

**Site Reference Number:** ib15yqm

**Site Name:** Land adjacent to The Beeches, Vicarage Road, Cockwood

### Site Description

Site lies to the rear of existing residential properties within Cockwood. It has a small sloping area along the western border (of more than 1:6 grad).

**Total Size (ha):** 0.6

**Gross Size (ha):** 0.5 (with steep land omitted)

**Minimum/medium/maximum yield:** 8/10/12 suburban/rural



### Dawlish - ib15qym



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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:** The lane serving the site is poor (dead end) and problems with turning. Tight access into site.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. Housing within 1km of the Estuary is likely to generate particularly high recreation visit rates. Not included in Water Bird Survey, as site unsuitable for SPA birds.

Non statutory sites: In a Rebuilding Devon Nature Map area.

SSSI: Within 200m of Dawlish Warren SSSI: Sand dunes, dune grassland and heath, ponds, reedbed, broadleaved woodland, shingle, mudflats. Bird and plant interest

Ancient Woodland: None

Priority Habitats: species-rich hedges; rough grassland possible un-improved or semi-improved. If survey reveals the site to be unimproved grassland it should not be developed, or significant compensatory habitat should be created elsewhere (greater area than lost in line with offsetting).

Other Habitats/ Features: grassland, scrub;

Euro Protected Species: Various bat species likely to be 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – At least one cirl bunting breeding zone overlaps the site. If this site were developed, mitigation and financial compensation would be required.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within site, but corner of curtilage of Grade II Listed Building adjoins site.

No anticipated archaeological impacts.

**Infrastructure:** Highway improvements may be required. Given the narrow width of roads this may not be possible.

**Landscape:** No landscape concerns.

**Minerals:** No minerals concerns.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** Cockwood lacks some day-to-day facilities, such as a convenience store, and the site is remote from the services and facilities at Dawlish and at Starcross. However, it does have a primary school and community facilities and the site is approx 400m from the A379, where public transport is available. This would enable the services and facilities of both Dawlish and Starcross to be accessed via sustainable transport. In addition, there are off road cycle links. For this reason the development of the site would have minor negative impacts on climate change.

## Site Potential

### RED

The site is subject to ecological constraints, lying close to the Exe Estuary SPA/SSSI/Ramsar site, which may not be able to be mitigated on site and may require financial contributions towards off site

mitigation. The roads serving the site are narrow and it is unlikely that new pedestrian footways could be provided. Whilst this would be over a short distance only and along narrow village lanes where vehicles travel slowly, the turning into the site itself is very constrained and could only support a level of development below that which would be included within this HELAA. As such, the site is regarded as red.

**Availability Assessment:** Timing unknown

**Achievability Assessment:** The HELAA Panel concluded that the site may only be able to deliver 1 or 2 properties, and therefore falls below the threshold for inclusion within the HELAA, and agrees assessment as red.





## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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:** Not sure where the access to this site would be, the road network is narrow in this area highway improvements including footways and cycleway connections would be required.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Housing within 1km of the Estuary is likely to generate particularly high recreation visit rates.

Non-statutory sites: Cofton Copse Unconfirmed Wildlife Site, Cofton Fields UWS and Eastdon Plantation UWS adjacent. Buffer zones needed for tree roots.

SSSI: Within 800m of Dawlish Warren SSSI: Sand dunes, dune grassland and heath, ponds, reedbed, broadleaved woodland, shingle, mudflats. Bird and plant interest

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: grassland, possibly semi-improved; woodland adjacent. **European**

Protected Species: various bat species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; two or more cirl bunting breeding territories overlap the site. Survey and compensation payments needed.

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

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

This site lies in an area of archaeological potential indicated by fieldnames recorded in the mid-19th century Tithe Map. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and, if required, 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.

**Infrastructure:** Highway improvements including footways and cycleway connections would be required.

**Landscape:** Hill top, potentially exposed parcel, somewhat distanced from Cockwood, eroding its nucleated, distinctive character. Development in this location would be difficult to achieve without causing landscape harm.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities at Dawlish and at Starcross. It lies approx 200-400m outside the small settlement of Cockwood accessed by a narrow country lane. Nearest public transport links would involve walking along unlit narrow country lanes and is unlikely to be used. It is likely that the majority of trips would be made using the car due to the lack of



available public transport, given the rather isolated location of the site. For this reason the development is considered to have moderate negative impacts on climate change.

## Site Potential

### RED

The site is regarded as red due to its isolated location, poor vehicular access, lack of pedestrian links over a significant distance and potential harmful impacts on climate change due to an increase in the use of the private car, ecology constraints and landscape sensitivity.

**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 red.

## Land at Eastdon Farm, Cockwood ae15yas

### Site Overview

**Site Reference Number:** ae15yas

**Site Name:** Land at Eastdon Farm, Cockwood

**Site Description:** Open agricultural land located immediately to the south of Cockwood and bordering Dawlish Warren Road to the east. Part of the land forms northern section of Eastdon Plantation. Some western fringes sloped by more than 1:6 grad.

**Total Size (ha):** 18.4

**Gross Size (ha):** 13.8 (omitting steep areas and land in Flood Zone 3a)

**Minimum/medium/maximum yield:** 166/207/248 suburban/rural



## 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 Exe Estuary SPA Urban Buffer and Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. Close proximity to SPA, SSSI & Ramsar for Exe Estuary to the east beyond railway line.

The site contains functionally-linked habitat, supporting SPA birds at certain states of tide / weather conditions (confirmed by Water Bird Survey & WeBS surveys). Disturbance of SPA birds on the estuary may result from construction works and operational use and would have a harmful impact on the SPA. This site should be discounted for this reason.

**Flood Zone 3b:** A strip within the eastern border of the site is within the flood plain.

**Conclusion:** Unsuitable as the site is "Functionally Linked Land" to the Exe Estuary SPA.

## Land at Cofton Cross 3014x27

### Site Overview

**Site Reference Number:** 3014x27

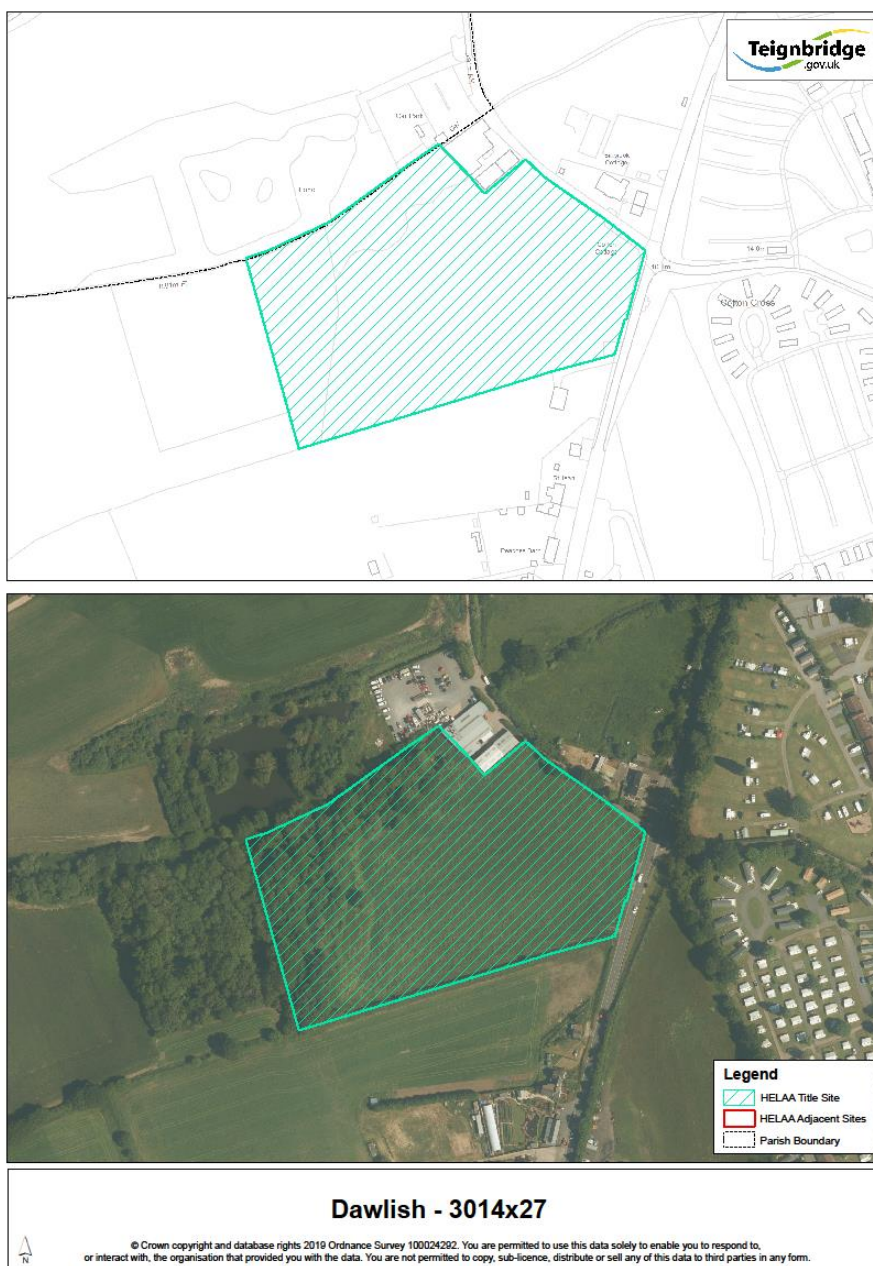
**Site Name:** Land at Cofton Cross, Dawlish

**Site Description:** The site lies between Dawlish and Cockwood, and to the west of the A379, with a small road frontage. Generally flat with area of woodland on part of site and adjacent to it.

**Total Size (ha):** 3.08

**Gross Size (ha):** 2.72 (omitting land in Flood Zone 3a along north of site)

**Minimum/medium/maximum yield:** 33/41/49 suburban/rural



## 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 Dawlish Warren SAC Recreation Buffers and Cirl Bunting 2km consultation zone. A large part of the site is within the South Hams SAC Landscape Connectivity Zone. No issues that would rule out site at Stage A.

**Flood Zone 3b:** A small part of the site along the northern boundary is within flood zone 3.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Unsure of where the access will be but there are no footways in this area. A controlled safe crossing for pedestrians on the A379 would be required, along with highway and junction improvements.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: South Hams SAC: Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. Housing within 1km of the Estuary is likely to generate particularly high recreation visit rates. No SPA birds were recorded here in the Water Bird Survey. A large part of the site is within the South Hams SAC Landscape Connectivity Zone. Non statutory sites: Close to Unconfirmed Wildlife Site Cockwood Marsh: Saltmarsh & open water, reedbed & grazing marsh. Bird interest.

SSSI: None

Ancient Woodland: None

Priority Habitats: broadleaved woodland - the woodland section should be retained, undeveloped, with protective buffers and mitigation/comp for damage from recreational use.

Other Habitats/ Features: grassland, probably improved. Broadleaved woodland adjacent - again recreation use would be an issue.

Euro Protected Species: Various bat species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – At least one cirl bunting breeding zone overlaps the site. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting Planning Guidance. .

**Flood Risk, Water Quality and Drainage:** Small part of the site along the northern boundary is within Flood Zones 2 and 3.

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

The proposed development site lies in a landscape where the Historic Environment Record notes the presence of widespread prehistoric activity. While no archaeological sites are recorded within the application area there is the potential for groundworks to expose previously unrecorded archaeological deposits associated with the known prehistoric activity in the wider landscape. Given this archaeological potential the HET would advise that archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** New footways, a controlled crossing for pedestrians on the A379 and highway and junction improvements would be required.

**Landscape:** Would add to the piecemeal erosion of the coastal area and distinctive nucleated character of the settlements. The rural character, as perceived from Exeter Road should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part agricultural grade 1, part grade 3 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site lies in a remote and rather isolated location where there are no facilities within walking distance. Although it borders the A379, where public transport would be available, there are no footways or crossing points along the busy main road and it is highly likely that the vast majority of journeys would be made by the private car. Development may involve the loss of trees and therefore the release of carbon stored within them. For these reasons development of the site would have a moderate negative impact on climate change.

## Site Potential

### RED

The isolated location of the site, partway between Dawlish and Cockwood would make development unsustainable, due to the likely reliance on the private car. In addition, development would harm the landscape character of the area as it would lack any relationship with existing development. There are ecology and archaeological constraints and, overall, the site is considered to have significant constraints to overcome and is regarded as red, mainly due to its remote and isolated location.

**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 red.



## Rock Cottage, Cockwood y513iqs

### Site Overview

**Site Reference Number:** y513iqs

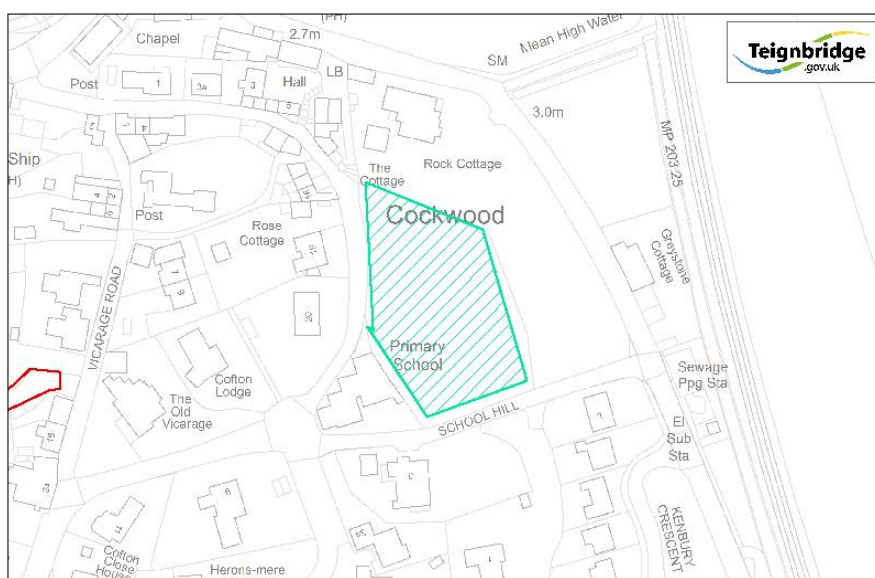
**Site Name:** Rock Cottage, Cockwood

**Site Description:** The site forms part of a relatively large garden which is part of the grounds of Rock Cottage, a Grade II listed building that occupies a prominent position on the edge of Cockwood Harbour. Enclosed by stone walling and hedgebanks.

**Total Size (ha):** 0.3 (The land within the red highlighted area, that is outside the Conservation Area).

**Gross Size (ha):** 0.3

**Minimum/medium/maximum yield:** 6/7/9 suburban/rural



### Dawlish - y513iqs



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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:** Not sure where the access will be. The road network in this area is very and narrow and development would need to be small in scale and highway improvements would be required.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Housing within 1km of the Estuary is likely to generate particularly high recreation visit rates.

Non Statutory sites: None

SSSI: Within 200m of Dawlish Warren SSSI: Sand dunes, dune grassland and heath, ponds, reedbed, broadleaved woodland, shingle, mudflats. Bird and plant interest

Ancient Woodland: None

Priority Habitats: possibly species-rich hedges.

Other Habitats/ Features: amenity grass and planting; mature tree.

European Protected Species: Bats: various species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse may be present.

Other Protected Species: Cirl Bunting; two or more cirl bunting breeding territories overlap the site.

Survey and compensation payments needed.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within site, but Grade II Listed Building adjacent to site and site adjoins Conservation Area.

Historic map evidence shows this site was occupied by several buildings in the mid-19th century that appear to have been demolished sometime in the later part of that century. The age of these buildings is unknown but they may be of same antiquity. As such, any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and, if required, 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 archaeological investigation and recording of any heritage assets affected by development here.

**Infrastructure:** Highway improvements would be required.

**Landscape:** Parcel adjacent to historic coastal settlement of distinctive character. Development that responded positively to the character of the context would be acceptable, such as a roadside terrace, reinforcing the distinctive characteristics of Cockwood.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** Previous planning application for a single dwelling refused due to its location outside the settlement limit and for the following reason:

*The development would not preserve or enhance the character of the setting of the Grade II Listed Rock Cottage or the setting of the Cockwood Conservation Area,*

*contrary to Policy EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033  
and to the advice contained within the National Planning Policy Framework.*

However, the submitted site does not include land within the Conservation Area.

**Climate Change Impacts:** Cockwood lacks some day-to-day facilities, such as a convenience store, and the site is remote from the services and facilities at Dawlish and at Starcross. However, it does have a primary school and community facilities and the site is approx 400m from the A379, where public transport is available. This would enable the services and facilities of both Dawlish and Starcross to be accessed via sustainable transport. In addition, there are off road cycle links. For this reason the development of the site would have minor negative impacts on climate change.

## Site Potential

### RED

The site is subject to ecological constraints, lying close to the Exe Estuary SPA/SSSI/Ramsar site, which may not be able to be mitigated on site and may require financial contributions towards off site mitigation. It is also subject to heritage constraints, being adjacent to a Grade II Listed Building and adjacent to a Conservation Area. The roads serving the site are narrow and it is unlikely that new pedestrian footways could be provided. However, this would be over a short distance only and along narrow village lanes where vehicles travel slowly. Given the combination of constraints of heritage, highways and ecology, the site would deliver fewer than 5 properties and, therefore, falls below the minimum threshold for inclusion within the HELAA. As such, it is regarded as red.

However, the site lies adjacent to the Primary school, so could enable expansion of the school if required.

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

**Achievability Assessment:** The HELAA Panel shared concerns about the constraints of heritage, highways and ecology and the deliverable yield possible. Concluded the site would deliver fewer than 5 properties and falls below the minimum threshold for inclusion within the HELAA.

The panel agrees that the alternative prospect for expansion of primary school land which adjoins could be considered.

## Land between 8 & 9 Port Road sw14xda

### Site Overview

**Site Reference Number:** sw14xda

**Site Name:** Land between 8 & 9 Port Road, Dawlish

**Site Description:** Site lies to the north of Dawlish, off Port Road, which has scattered properties. Arable farmland set between existing residential properties with small gateway to Port Road. Topography is reasonably flat. Field extends much further to north, no natural site boundary to rear. Open views from site towards Mamhead and Kenton.

**Total Size (ha):** 0.61

**Gross Size (ha):** 0.61

**Minimum/medium/maximum yield:** 10/12/15 suburban/rural



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. The land is a designated County Wildlife Site. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements. Would require junction improvements onto A379.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: South Hams SAC: Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. The Water Bird Survey advised this site was unsuitable habitat for SPA birds. Within the South Hams SAC Landscape Connectivity Zone. Non statutory sites: The whole site is part of 'Port Road' County Wildlife Site, identified for cirl buntings. One cirl bunting breeding zone overlaps the site. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting Planning Guidance.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable.

European Protected Species: Various bat species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – see under County Wildlife Site.

**Flood Risk, Water Quality and Drainage:** Tiny corner of site within Critical Drainage Area.

Flood Zone 1.

Difficulties in securing an acceptable drainage solution. Necessary discharge points are much further to the north of the site and would carry additional cost implication for delivering such infrastructure

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

This site occupies an area where historic fieldnames indicate the presence of former pottery kilns.

Given this archaeological potential the HET would advise that archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** Highway improvements and passing places required along with pedestrian and cycle links.

**Landscape:** Cumulative development would have an adverse effect on the rural character of the area. The rural character of the lane should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** : none

**Climate Change Impact:** The site is remote from the services and facilities of Dawlish town centre, however, it lies approx 300m from the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. However, in order to access these, a new safe pedestrian crossing would be required.

Nevertheless, although development of the site would utilise Grade 1 agricultural land, it would have a minor negative impact on climate change overall from these opportunities for sustainable travel.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site.

Archaeology impacts could be overcome through sensitive design. However, development would have an adverse impact on the landscape, from the consolidation of the existing fragmented development within a somewhat rural scene and would unacceptably exacerbate and consolidate the linear form of development along Port Road. In addition, there are drainage constraints and required highway infrastructure that are likely to make this small scale development unviable. Overall, development of the site would have significant constraints to be overcome and is regarded as red.

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

**Achievability Assessment:** The HELAA Panel agrees the combination of constraints highway, ecology and drainage constraints to be significant and that the site be regarded as red.

## Land between 10 & 11 Port Road 1114xgc

### Site Overview

**Site Reference Number:** 1114xgc

**Site Name:** Land between 10 & 11 Port Road, Dawlish

**Site Description:** Agricultural land in pasture, located to the north of Dawlish west of A379 between existing residential properties. It is generally flat in character. Field extends much further to the north, no natural site boundary to rear. Gate to field from Port Road and public right of way. Overhead utility line along southern boundary.

**Total Size (ha):** 0.42

**Gross Size (ha):** 0.42

**Minimum/medium/maximum yield:** 7/8/9 suburban/rural





## 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 Exe Estuary SPA Recreation Buffers and Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements. Would require junction improvements onto A379.

**Air Quality:** Not within an AQMA.

### Ecology

European sites: South Hams SAC: Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. The Water Bird Survey advised the site was unsuitable for SPA birds. Wwithin the South Hams SAC Landscape Connectivity Zone.

Non statutory sites: The whole site is part of 'Port Road' County Wildlife Site, identified for cirl buntings. At least one cirl bunting breeding zone overlaps the site. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting Planning Guidance.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable.

European Protected Species: Bats - Various species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – see under CWS.

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

Difficulties in securing an acceptable drainage solution. Necessary discharge points are much further to the north of the site and would carry additional cost implication for delivering such infrastructure.

Heritage and Archaeology

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

This site occupies an area where historic fieldnames indicate the presence of former pottery kilns.

Given this archaeological potential the HET would advise that archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** Highway improvements and passing places required along with pedestrian and cycle links.

**Landscape:** Cumulative development would have an adverse effect on the rural character of the area. The rural character of the lane should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 1 land.

**Waste:** No waste management constraints.

**Other:** : The site is remote from the services and facilities of Dawlish town centre, however, it lies approx 500m from the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. However, in order to access these, a new safe pedestrian crossing would be required, along with a new footway along Port Road. Whilst some trips may be made by sustainable modes, the site is becoming more remote from the main links along the A379. Development of the site would utilise Grade 1

agricultural land, and, because of its increasing distance from the A379, is considered to have a moderate negative impact on climate change from the likelihood that people will travel by private vehicle.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. Archaeology impacts could be overcome through sensitive design. However, development would have an adverse impact on the landscape, from the consolidation of the existing fragmented development within a somewhat rural scene and would unacceptably exacerbate and consolidate the linear form of development along Port Road. In addition, there are drainage constraints and required highway infrastructure that are likely to make this small scale development unviable. Overall, development of the site would have significant constraints to be overcome and is regarded as red.

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

**Achievability Assessment:** The HELAA Panel agrees the combination of constraints highway, ecology and drainage constraints to be significant and that the site be regarded as red.

## Land between 14 & 15 Port Road kg14xta

### Site Overview

**Site Reference Number:** kg14xta

**Site Name:** Land between 14 & 15 Port Road, Dawlish

**Site Description:** The agricultural land is located to the north of Dawlish between residential properties and with further open countryside to the rear. A farm access lane runs through the central section of the site to Duckaller Farm immediately to the north. Some sloping land in the northwestern corner. (more than 1:6 grad)

**Total Size (ha):** 2.57

**Gross Size (ha):** 2.4 (omitting steep area).

**Minimum/medium/maximum yield:** 29/36/43 suburban/rural



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. The land is a designated County Wildlife Site. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements. Would require junction improvements onto A379.

**Air Quality:** There is an AQMA at Iddesleigh Terrace, Dawlish.

### Ecology

Statutory sites: South Hams SAC: Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. The Water Bird Survey advised the site was unsuitable for SPA birds. Within the South Hams SAC Landscape Connectivity Zone.

Non statutory sites: The whole site is part of 'Port Road' County Wildlife Site, identified for cirl buntings. At least one cirl bunting breeding zone overlaps the site. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting Planning Guidance.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable.

Euro Protected Species: Various bat species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – see under CWS.

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

Slither of road frontage of site within Critical Drainage Area.

Difficulties in securing an acceptable drainage solution. Necessary discharge points are much further to the north of the site and would carry additional cost implication for delivering such infrastructure.

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

This site occupies an area where historic fieldnames indicate the presence of former pottery kilns. Given this archaeological potential the HET would advise that archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** Highway improvements and passing places required along with pedestrian and cycle links.

**Landscape:** Cumulative development would have an adverse effect on the rural character of the area. The rural character of the lane should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish town centre, however, it lies approx 800m from the A379 where public transport is available. There is a supermarket relatively close by, and opportunities for sustainable travel through Dawlish Countryside Park. However, in order to access these, a new safe pedestrian crossing would be required, along

with a new footway along Port Road. Whilst some trips may be made by sustainable modes, the site is becoming more remote from the main links along the A379. Development of the site would utilise Grade 1 agricultural land, and, because of its increasing distance from the A379, is considered to have a moderate negative impact on climate change from the likelihood that people will travel by private vehicle.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. Archaeology impacts could be overcome through sensitive design. However, development would have an adverse impact on the landscape, from the consolidation of the existing fragmented development within a somewhat rural scene and would unacceptably exacerbate and consolidate the linear form of development along Port Road. In addition, there are drainage constraints and required highway infrastructure that are likely to make this small scale development unviable. Overall, development of the site would have significant constraints to be overcome and is regarded as red.

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

**Achievability Assessment:** The HELAA Panel agreed the combination of constraints highway, ecology and drainage constraints to be significant and that the site be regarded as red.

## Land between 16 & 17 Port Road id14x7d

### Site Overview

**Site Reference Number:** id14x7d

**Site Name:** Land between 16 & 17 Port Road, Dawlish

**Site Description:** The agricultural land is located to the north of Dawlish with residential properties on either side. Some of the land in the eastern section is sloped (more than 1:6 grad. Hedgerow boundaries, including western side but not to rear as field extends further to north.

**Total Size (ha):** 0.89

**Gross Size (ha):** 0.59 (omitting steep area)

**Minimum/medium/maximum yield:** 9/12/14 suburban/rural





## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements. Would require junction improvements onto A379.

**Air Quality:** Not within an AQMA.

### Ecology

European sites: South Hams SAC: Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed. The Water Bird Survey advised the site was unsuitable for SPA birds. Within the South Hams SAC Landscape Connectivity Zone.

Non statutory sites: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable.

Euro Protected Species: Bats - Various species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – At least one cirl bunting breeding zone overlaps the site. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting Planning Guidance.

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

Frontage of site within Critical Drainage Area.

Difficulties in securing an acceptable drainage solution. Necessary discharge points are much further to the north of the site and would carry additional cost implication for delivering such infrastructure.

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

No anticipated heritage/archaeological impacts.

**Infrastructure:** Highway improvements and passing places required along with pedestrian and cycle links.

**Landscape:** Cumulative development would have an adverse effect on the rural character of the area. The rural character of the lane should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish. Whilst the site lies approx 1000m from the A379, where public transport would be available, and where there is a supermarket relatively close by, there are no footways along the narrow lane and its location, 1km away from the main road, means that most journeys are likely to be made by private vehicle. Development of the site is considered to have likely moderate negative impacts in relation climate

change, due to the potential for an increase in vehicular movements from the remote location of the site.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. Archaeology impacts could be overcome through sensitive design. However, development would have an adverse impact on the landscape, from the consolidation of the existing fragmented development within a somewhat rural scene and would unacceptably exacerbate and consolidate the linear form of development along Port Road. In addition, there are drainage constraints and required highway infrastructure that are likely to make this small scale development unviable. Overall, development of the site would have significant constraints to be overcome and is regarded as red.

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

**Achievability Assessment:** The HELAA Panel agrees the combination of constraints highway, ecology and drainage constraints to be significant and that the site be regarded as red.

## New Gulliford Farm n314xoe

### Site Overview

**Site Reference Number:** n314xoe

**Site Name:** New Gulliford Farm, Port Road, Dawlish

**Site Description:** The land is located to the north of Dawlish. In agricultural use, part of a larger field to the rear which is grassed. Hedge boundary along adjoining lane with some mature trees. Copse area to rear of parcel. Opposite a number of residential properties on other side of lane with horticultural glasshouse. Land slopes away to the north. Some overhead utility lines within site. No access onto lane.

**Total Size (ha):** 0.8

**Gross Size (ha):** 0.77 (omitting steep area)

**Minimum/medium/maximum yield:** 12/15/18 suburban/rural



### Dawlish - n314xoe



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements. Would require junction improvements onto A379.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within the South Hams SAC Landscape Connectivity Zone.

Non statutory sites: None

SSSI: None

Ancient Woodland: none

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable/improved pasture.

European Protected Species: various bat species may be present. Potential impacts from loss of any building or tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting: Partly within a cirl bunting breeding territory zone.

Compensation payments needed.

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

Site frontage, to a depth of approx 15-20m is within Critical Drainage Area.

Difficulties in securing an acceptable drainage solution. Necessary discharge points are much further to the north of the site and would carry additional cost implication for delivering such infrastructure

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

No archaeological constraints.

**Infrastructure:** Highway improvements and passing places required along with pedestrian and cycle links.

**Landscape:** Cumulative development would have an adverse effect on the rural character of the area. The rural character of the lane should be conserved.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities of Dawlish. Whilst the site lies approx 1.3km from the A379, where public transport would be available, there are no footways along the narrow lane and its location means that most journeys are likely to be made by private vehicle. Development of the site is considered to have likely moderate negative impacts in relation climate change, due to the potential for an increase in vehicular movements from the remote location of the site.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site.

Archaeology impacts could be overcome through sensitive design. However, development would have an adverse impact on the landscape, from the consolidation of the existing fragmented development within a somewhat rural scene and would unacceptably exacerbate and consolidate the linear form of development along Port Road. In addition, there are drainage constraints and required highway infrastructure that are likely to make this small scale development unviable. Overall, development of the site would have significant constraints to be overcome and is regarded as red.

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

**Achievability Assessment:** The HELAA Panel agrees the combination of constraints highway, ecology and drainage constraints to be significant and that the site be regarded as red.

## Gulliford Farm Site 4 0b14xmj

### Site Overview

**Site Reference Number:** 0b14xmj

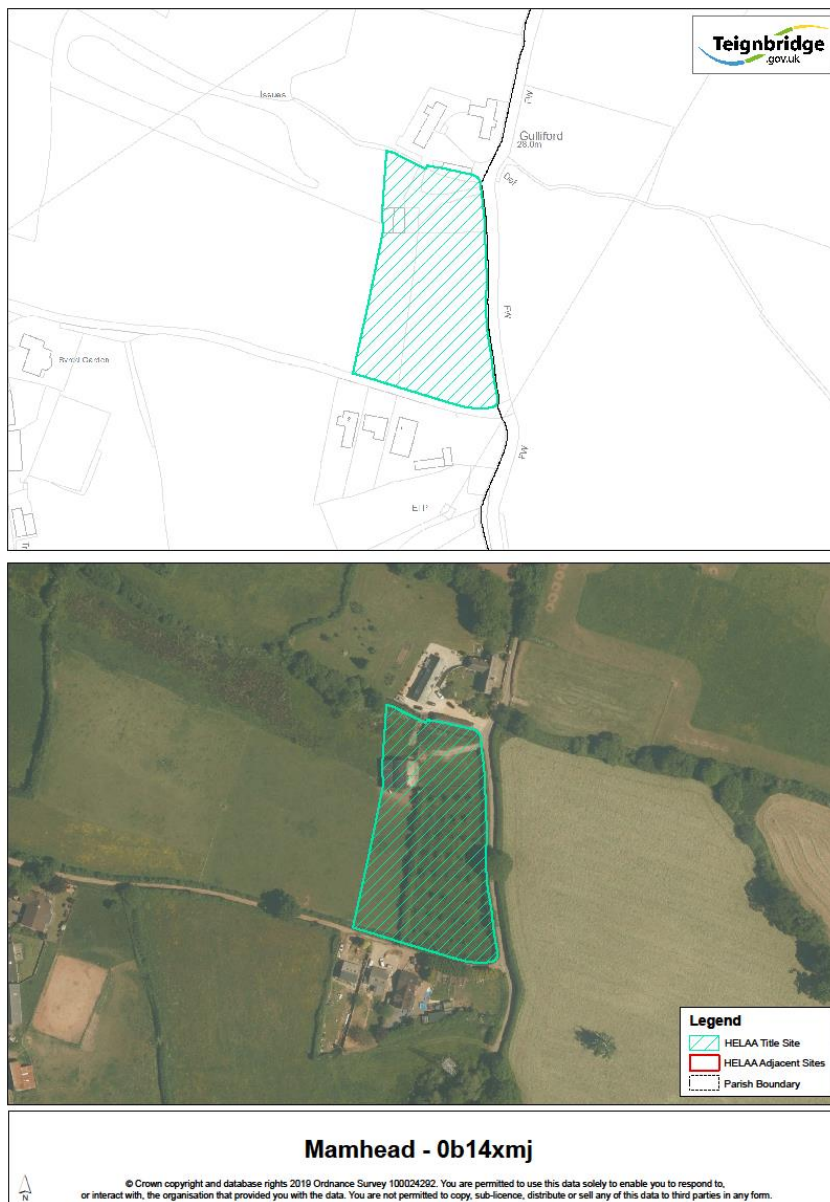
**Site Name:** Gulliford Farm (Hensford Road), Dawlish

**Site Description:** Agricultural land with orchard area located to the west of Dawlish adjoining a mix of farm and scattered residential properties. Relatively flat, mature hedgerows including to main lane on eastern boundary. Contains a large farm storage building in north west section. The site lies in Mamhead Parish but adjacent to Dawlish Parish.

**Total Size (ha):** 0.58

**Gross Size (ha):** 0.58

**Minimum/medium/maximum yield:** 10/12/14 suburban/rural





## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within the South Hams SAC Landscape Connectivity Zone

Non statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: traditional orchard. Loss of this habitat would be regrettable; species-rich hedges; stream; building bat/bird survey needed.

Other Habitats/ Features: rough grassland.

European Protected Species: Bats: various species may be present. Potential impacts from loss of any building or tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting: Within a cirl bunting breeding territory zone. Compensation payments needed.

**Flood Risk, Water Quality and Drainage:** Within Critical Drainage Area.

Small part of site in Flood Zones 2 and 3 (along watercourse along N boundary), rest of the site is Flood Zone 1.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within site, but Grade II Listed Building adjacent to site.

This site is shown to be occupied by buildings in the mid-19th century - the age of these building is unknown but they may be of some antiquity. These buildings appear to have been demolished by the late-19th century. The Historic Environment Team would advise that any consent for development here should be conditional upon a programme of archaeological work to record any heritage assets affected.

**Infrastructure:** Highway improvements and passing places required along with pedestrian and cycle links.

**Landscape:** Cumulative development would have an adverse effect on the rural character of the area. The rural character of the lane should be conserved.

**Minerals:** No minerals constraints

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

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** none

### Climate Change Impacts

The site is remote from the services and facilities of Dawlish. Whilst the site lies approx 2km from the A379, where public transport would be available, there are no footways along the narrow lane and its location means that most journeys are likely to be made by private vehicle. Development of the site

is considered to have likely moderate negative impacts in relation climate change, due to the potential for an increase in vehicular movements from the remote location of the site.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. However, development would have an adverse impact on the landscape, being set within a mainly undeveloped and rural scene. Overall, and considering its position, which is particularly remote from the main services and facilities of Dawlish, including public transport, development of the site would have significant constraints to be overcome and is regarded as red.

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

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

## Land west of Commons Lane, Dawlish zat012x

### Site Overview

**Site Reference Number:** zat012x

**Site Name:** Land west of Commons Lane, Dawlish

**Site Description:** Site lies to the north west of main settlement occupying an open field area that adjoins residential part of Gatehouse Hill/Close. The northern section is sloped with a gradient of more than 1:6.

**Total Size (ha):** 0.56

**Gross Size (ha):** 0.29 (discounting sloping area)

**Minimum/medium/maximum yield:** Likely below 5



## Suitability Assessment Stage A

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

**Biodiversity:** The site lies within Landscape Connectivity Zone associated with the South Hams SAC, Dawlish Warren SAC recreation buffer, Exe Estuary SPA recreation buffer and 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 functional floodplain.

**Conclusion:** Proceed to Stage B

## Suitability Assessment Stage B

**Access:** Commons Lane is a narrow "green lane" that is not highways owned/maintained. Access difficult at bottleneck of Commons Lane and Sutton Close. Could not widen without involving 3rd party owner of adjacent dwelling/s.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Within Exe Estuary SPA/Ramsar and Dawlish Warren SAC mitigation required - 10km zone. Hab regs contribution required. Exe Estuary only - water quality/flows - SUDS required.

Additional housing at Dawlish Warren should contribute to additional SANGS hectares at Dawlish Countryside Park. Within South Hams SAC Landscape Connectivity Zone.

Non statutory sites: All site within Langdon Fields County Wildlife Site which is designated for cirl bunting. Compensatory habitat required.

SSSI: None

Ancient Woodland: **None**

Priority habitats: **Unknown.**

Habitats and features: **Unknown**

European Protected species: various bat species likely to be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting Wintering Zone.

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

The northern part of the site is within Critical Drainage Area.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Potential for archaeology unknown.

**Infrastructure:** Highway improvements.

**Landscape:** Site lies close to existing built up area of Dawlish along Gatehouse Close and Sutton Close, but is elevated in relation to it.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site lies close to the town centre of Dawlish and its services and facilities and, is within 1km of the station. It would have easy access on foot or by bicycle to local facilities and services and the site could be developed in a way that had minimal negative impacts on climate change.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of, what is already, a small site. The linear form of the site would make achieving a good design difficult. The main

constraint relates to access which would need to be taken via a "green lane" that is not highways owned/maintained and which could not widen without involving 3rd party owner of adjacent dwelling/s. The combination of these constraints is considered to be significant, particularly given the small scale of the site, which is likely to deliver a quantum of development that falls below the threshold for inclusion in the HELAA.

**Availability Assessment:** Unknown

**Achievability Assessment:** The HELAA Panel agrees that the site is likely to deliver a quantum of development that falls below the threshold for inclusion in the HELAA due to the combination of access and ecology.



## Land west of Teignmouth Road 6k137ap

### Site Overview

**Site Reference Number:** 6k137ap

**Site Name:** Land west of Teignmouth Road, Dawlish

**Site Description:** Site lies at southern extent of Dawlish. Very steep gradients within southern section, with small watercourse. Flat upper sections on north side with arable crops. Adjacent to settlement limit.

**Total Size (ha):** 20.11

**Gross Size (ha):** 10.3 (omitting steep areas)

**Minimum/medium/maximum yield:** HELAA Panel agreed a yield in the range of 220





## 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 South Hams SAC Landscape Connectivity Zone, the Exe Estuary SPA and Dawlish Warren SAC recreation buffers, and Cirl Bunting consultation zone, but nothing to rule out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This site looks to be accessed on to the A379, a controlled crossing point would be required at this location and highway improvements including possibly a right hand turn lane.

Alternatively, access could possibly be taken via existing residential development to the north, depending on the scale proposed.

**Air Quality :** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. South Hams SAC Landscape Connectivity Zone.

Non statutory sites: Unconfirmed Wildlife Site, Oakleigh Farm to the west - semi improved neutral grassland.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges; stream.

Other Habitats/ Features: arable; pasture, possibly semi-improved; improved pasture; mature trees.

European Protected Species: various bat species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse – may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; several cirl bunting breeding territories overlap the site. Survey and substantial compensation payments needed.

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

**Heritage and Archaeology:** Small part of northern extent of site is within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and 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.

**Infrastructure:** A controlled crossing point would be required at this location and highway improvements including possibly a right hand turn lane.

**Landscape:** The land parcel provides a physical break between Dawlish and Holcombe. Development would reinforce the ribbon of development and linking of Dawlish and Holcombe, diluting their separate identities. This could be offset by planting on the steeper slopes beside the stream that separates the settlements and along the roadside.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part agricultural grade 2 land and part urban.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site lies adjacent to the settlement limit of Dawlish and existing development. It is not remote from the services and facilities of Dawlish, but does lie approx 1.5km

away from the station. Whilst the downhill walk into the centre of Dawlish is likely to be easy for many, the walk back up the hill would be harder. However, being situated adjacent to the A379, the site would be served by a bus service, which would assist in the reduction on the reliance on the private car. Development of the site would have minor negative impacts on climate change and is regarded as green.

## Site Potential

### AMBER

The site would be able to access the services and facilities of Dawlish on foot, by bicycle or via public transport, and could be developed sustainably. However, this would be limited to the northern, flatter part of the site. The steeper, undevelopable land to the south of the flatter part of the site would provide a natural buffer between the edge of Dawlish and Holcombe, to prevent coalescence and would help overcome landscape concerns. It may also be able to accommodate ecology mitigation that is likely to be required. Given the highway improvements required due to access onto the A379, viability may be affected by the amount of land that will need to be left undeveloped for landscape and ecology reasons.

**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 amber, concluding that there are medium constraints to be overcome.

Differing opinions on impact on landscape - between how site should remain as Undeveloped Coast, or developed through a landscape led scheme with no harm.

## 34 Windward Lane, Holcombe 3d15yex

### Site Overview

**Site Reference Number:** 3d15yex

**Site Name:** 34 Windward lane, Holcombe

**Site Description:** The land covers an area on the eastern side of Holcombe towards the coast at Hole Head. Part of the land goes over the railway tunnel for the line between Teignmouth and Dawlish. There is a marked slope of more than 1:6 grad across the eastern side of the site. The site is quite densely wooded.

**Total Size (ha):** 1.63

**Gross Size (ha):** 0.67 (omitting steep areas)

**Minimum/medium/maximum yield:** 11/13/16 suburban/rural



## Suitability Assessment Stage A

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

**Biodiversity:** The site is within Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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:** Unsure of where the access will be but there are no footways in this area. A controlled crossing for a safe crossing for pedestrians on the A379 would be required, along with highway improvements.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km zone - mitigation contribution needed.

Non-statutory sites: Part of the site is within the 'Parson and Clerk' County Wildlife Site, designated for 'Unmodified Coast (cliff and cliff top, and open coast intertidal areas). This area should not be developed. Within a coastal Rebuilding Devon Nature Area.

SSSI: None

Ancient Woodland: **None**

Priority Habitats: Broadleaved Woodland; maritime cliff and slope, maritime scrub. These habitats should not be developed.

Other Habitats/ Features: grassland, possibly semi or un-improved.

Euro Protected Species: Bats - Various species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting - although the westernmost part of site is mapped within a cirl bunting breeding zone, the species is unlikely to use the habitats here.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Adjacent to a Conservation Area.

No anticipated archaeological impacts.

**Infrastructure:** Highway improvements, new footways and a controlled crossing for pedestrians on the A379 would be required.

**Landscape:** Undeveloped coast on edge of cliff and covered by an Area TPO.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Regarded as urban.

**Waste:** No waste management constraints.

**Other:** : The site is remote from the services and facilities within both Dawlish and Teignmouth.

Although it lies approx 500m from the A379 where public transport is available, a new pedestrian route would be required. In addition, development of the site would result in the loss of a mature treed area, leading to the release of carbon stored within the trees and land. As such, development of the site is considered to have likely moderate negative impacts in relation climate change.

## Site Potential

### RED

The site is remote from facilities and services of both Dawlish and Teignmouth, but lies only 500m from public transport links. It is subject to significant ecology constraints which could not be

mitigated. The loss of an area of mature trees, protected by and Area TPO, would have a likely significant harmful impact on the landscape and on climate change. In addition, the site is within an area designated as Undeveloped Coast in the Local Plan, a protection that is backed up by the NPPF. Therefore, overall the 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 HELAA Panel agrees with the officer assessment of the site as red.

# Holcombe Down Road, Teignmouth 9713n0l

## Site Overview

**Site Reference Number**

9713n0l

**Site Name**

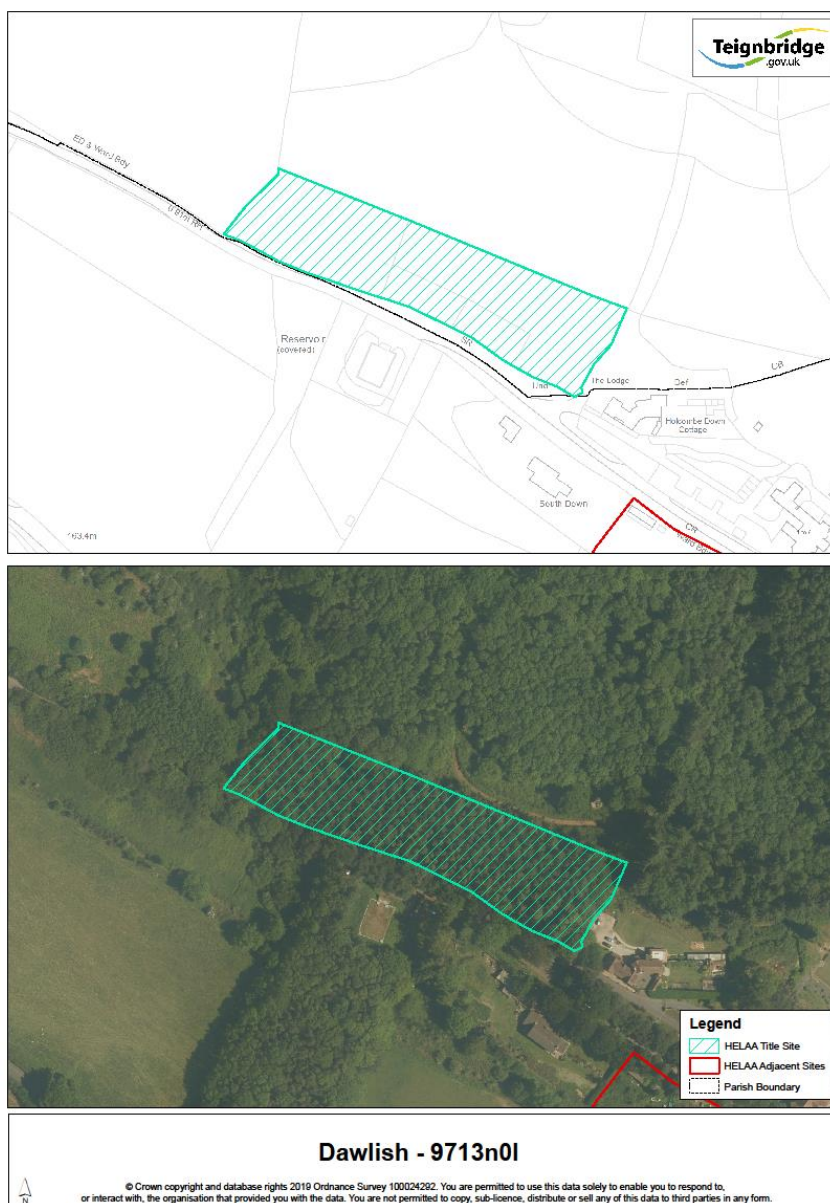
Holcombe Down Road, Teignmouth

**Site Description:** The site is located to the north of Teignmouth and comprises a wooded area which is separated from the built form of the town. A majority of the site is significantly sloped mostly more than 1:6 grad with a small portion of more than 1:3 grad on eastern side.

**Total Size (ha):** 0.85

**Gross Size (ha):** 0.05

**Minimum/medium/maximum yield:** 1/1.25/1.5 suburban/rural





## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable - as the area of land remaining once the steeply sloping areas have been discounted is insufficient to meet the minimum size of 0.15ha as set out in the HELAA Methodology.

## Manor Farm (land to N of Windward Lane), Holcombe cz14xy8

### Site Overview

**Site Reference Number:** cz14xy8

**Site Name:** Manor Farm (land N of Windward Lane), Holcombe

**Site Description:** The agricultural land is located on northern side of Holcombe which also borders A379. South West Coast Path runs along the northern boundary and through the western segment of the site. Topography is gently sloping.

**Total Size (ha):** 5.9

**Gross Size (ha):** 5.2 (omitting steep area)

**Minimum/medium/maximum yield:** 62/78/94 suburban/rural



### Dawlish - cz14xy8



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Access could be via the A379 due to the topography, although this would require highway improvements for the access and a controlled crossing for a safe crossing for pedestrians.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed.

Non statutory sites: In a Rebuilding Devon Nature Map area. Priority Habitats: species-rich hedges. SSSI: None

Ancient Woodland: None

Other Habitats/ Features: pasture, possibly semi-improved.

European Protected Species: Various bat species likely to be 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting – The site occupies a significant proportion of a cirl bunting breeding zone. If this site were developed, mitigation and financial compensation would be required, in line with the Cirl Bunting guidance.

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

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

This site occupies an area where historic fieldnames indicate the presence of former pottery kilns. Given this archaeological potential the HET would advise that archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted. .

**Infrastructure:** New access via the A379, with highway improvements for the access and a controlled crossing for a safe crossing for pedestrians.

**Landscape:** Undeveloped coast where conventional housing development would conflict with local and national landscape policy. Development would also erode the nucleated and distinctive character of the coastal settlements.

**Minerals:** No minerals constraints

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

**Soils and Contamination:** Land regarded as urban.

**Waste:** No waste management constraints.

**Other:** Adjacent to South West Coast Path.

**Climate Change Impacts:** The site is remote from the services and facilities within both Dawlish and Teignmouth. However, it lies adjacent to the A379 where public transport is available and, subject to pedestrian links/new crossing point, this would enable trips to nearby towns to be made by public transport. However, given the very limited facilities within Holcombe, especially the lack of a convenience store, it is likely that new development would generate a much larger proportion of private vehicle trips than those made by public transport, or via other sustainable modes of travel. Therefore, development of the site would have a moderate negative impact in relation to climate change from the increase in reliance on the private vehicle.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. In addition, archaeology impacts are likely to be mitigated through design and recording of findings. However, development could erode the nucleated and distinctive character of the coastal settlement and have an adverse impact on the landscape, which is designated Undeveloped Coast. A new crossing point would be required for the A379, which would add cost to any development. This cost may be prohibitive, depending on the scale of development. Overall, and considering its position remote from the main services and facilities of Dawlish and Teignmouth, and the protection for the landscape and potential for harm, development of the site would have significant constraints to be overcome and is regarded as red.

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

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

## Manor Farm (Land to N, W & S of Sweetbriar Lane), Holcombe v314xdn

### Site Overview

**Site Reference Number:** V314xdn

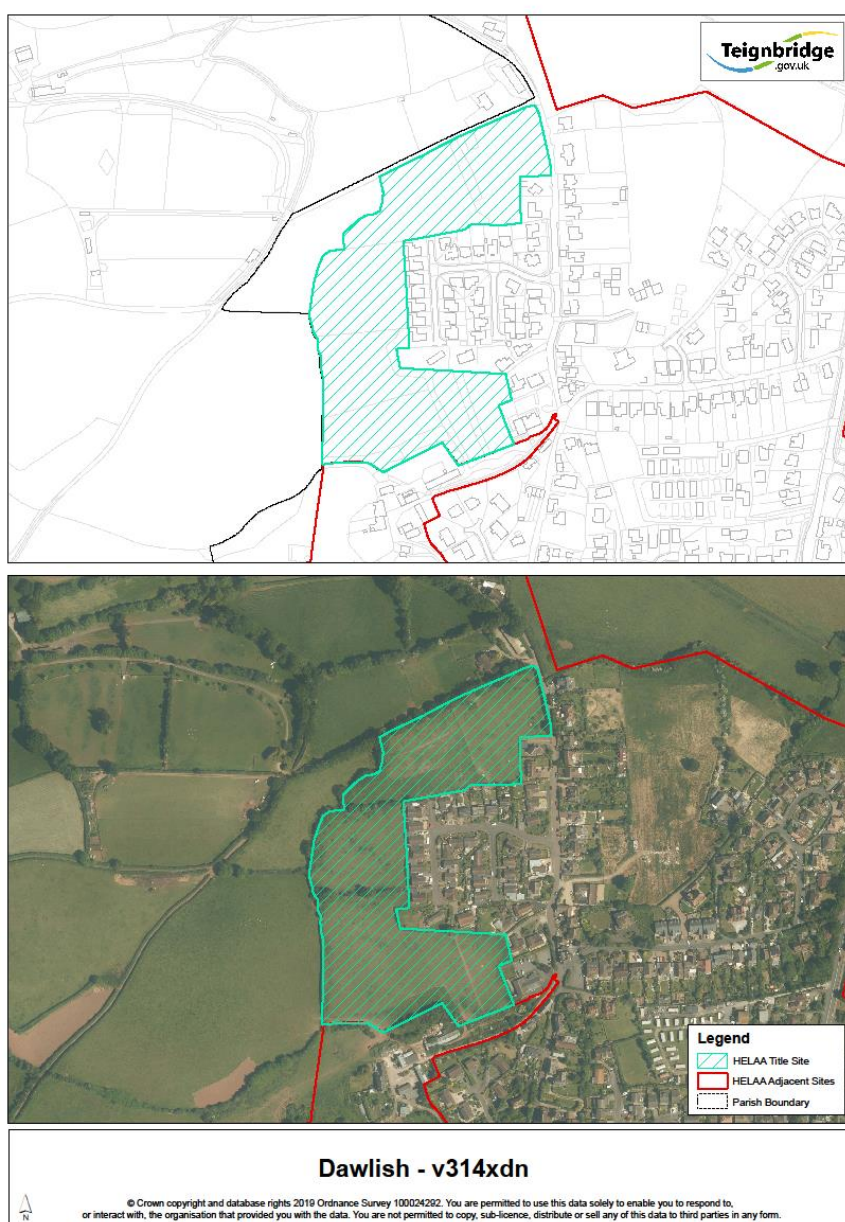
**Site Name:** Manor Farm (land to N, W & S of Sweetbriar Lane), Holcombe

**Site Description:** The open land is located on the western edge of Holcombe. It immediately adjoins the rear of residential properties at Sweetbriar Lane and follows existing field boundaries. Sloping land (of more than 1:6 grad) covers the southern section.

**Total Size (ha):** 4.26

**Gross Size (ha):** 3.17 (omitting steep area)

**Minimum/medium/maximum yield:** 38/48/57 suburban/rural





## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is also within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Part of this road is narrow with no footways, passing places would be required with highway improvements, controlled crossing on the A379 would be required.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Within South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed.

Non statutory sites: Unconfirmed Wildlife Site 'Oakeligh Farm' – identified for semi-improved pasture. Survey should be done prior to allocation. Mitigation/compensation may be needed.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture, possibly semi-improved; trees/treelines; low scrub.

European Protected Species: Eight bat species recorded on/adjacent to the site. 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting, southern edge of site is within a cirl bunting breeding zone – survey will be needed and standard cirl compensation contribution may be needed.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site, but it lies close to a Conservation Area.

The proposed development lies in an area where little in the way of formal archaeological investigations have been undertaken. The Historic Environment Records prehistoric activity in the wider landscape and, as such, there is the potential for evidence of prehistoric activity within the application area. Development here has the potential to expose and destroy archaeological deposits that may be present within the site. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted.

**Infrastructure:** Passing places would be required, along with highway improvements, and a controlled pedestrian crossing on the A379.

**Landscape:** Undeveloped coast where conventional housing development would conflict with local and national landscape policy.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities within both Dawlish and Teignmouth. Although it lies close to the A379 where public transport is available, there are footways along only part of this route, which may discourage walking to public transport. Given the very limited facilities within Holcombe, especially the lack of a convenience store, it is likely that new development would generate a much larger proportion of private vehicle trips than those made by public transport, or via other sustainable modes of travel. Therefore, development of the site would



have a moderate negative impact in relation to climate change from the increase in reliance on the private vehicle.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. In addition, archaeology impacts are likely to be mitigated through design and recording of findings. However, development could erode the nucleated and distinctive character of the coastal settlement and have an adverse impact on the landscape, which is designated Undeveloped Coast. Highway improvements, including passing places and a new crossing point would be required for the A379, which would add cost to any development. This cost may be prohibitive, depending on the scale of development. Overall, and considering its position remote from the main services and facilities of Dawlish and Teignmouth, and the protection for the landscape and potential for harm, development of the site would have significant constraints to be overcome and is regarded as red.

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

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

## Manor Farm (south of Hall Lane), Holcombe v414xqu

### Site Overview

**Site Reference Number:** v414xqu

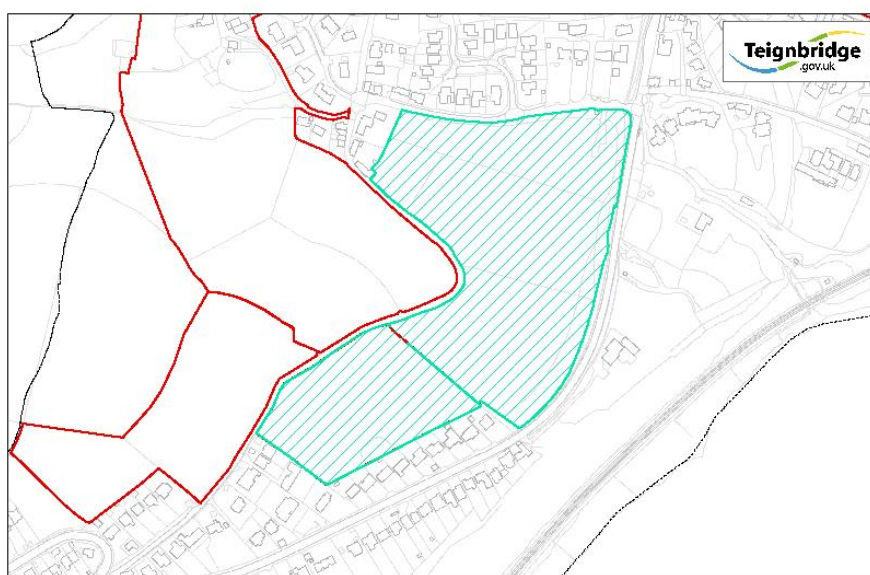
**Site Name:** Manor Farm (land S of Hall Lane), Holcombe

**Site Description:** The agricultural land is located to the south of Holcombe and borders A379 to the east. The site is bordered by residential development of Holcombe to the north and the residential development of the north of Teignmouth to the south.

**Total Size (ha):** 4.9

**Gross Size (ha):** 2.7 (omitting steep areas)

**Minimum/medium/maximum yield:** 33/41/50 suburban/rural



### Dawlish - v414xqu



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is also within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Access looks to be via the A379. This would require highway improvements for the access and a controlled crossing for a safe crossing for pedestrians.

**Air Quality:** Not within an AQMA.

### Ecology

Statutory sites: Within South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed.

Non statutory sites: Within a Rebuilding Devon Nature Map area.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: watercourse; pasture/ rough grass, possibly semi-improved or marshy; trees and scrub. Mitigation / compensation may be needed for loss of habitat.

Euro Protected Species: Bats - Eight species recorded on/adjacent to the site. 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting, site is within a cirl bunting breeding zone – standard cirl compensation contribution will be needed. Reptiles – slow worm recorded on site.

**Flood Risk, Water Quality and Drainage:** Northernmost field adjacent to Hall Lane is susceptible to surface water flooding.

Flood Zone1

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within site, but adjacent to Grade II Listed Building and adjacent to Conservation Area.

No anticipated archaeological impacts.

**Infrastructure:** New access via the A379 would require highway improvements for the access and a controlled crossing for a safe crossing for pedestrians.

**Landscape:** The development of the site has the potential to link up Holcombe with Teignmouth. Undeveloped coast where conventional housing development would conflict with local and national landscape policy.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part classed as urban, part agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities within both Dawlish and Teignmouth. However, it lies adjacent to the A379 where public transport is available and, subject to pedestrian links/new crossing point, this would enable trips to nearby towns to be made by public transport. However, given the very limited facilities within Holcombe, especially the lack of a convenience store, it is likely that new development would generate a much larger proportion of private vehicle trips than those made by public transport, or via other sustainable modes of travel. Therefore, development of the site would have a moderate negative impact in relation to climate change from the increase in reliance on the private vehicle.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. However, development of this open space between Holcombe and Teignmouth would erode the distinct character of each settlement and would result in significant landscape harm, within a designated Undeveloped Coast area as a result. A new crossing point would be required for the A379, which would add cost to any development. This cost may be prohibitive, depending on the scale of development. Overall, and considering the potential significant landscape harm, development of the site would have insurmountable constraints to be overcome and is regarded as red.

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

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

## Manor Farm (land between Holcombe Road and Teignmouth Road), Holcombe j414xwv

### Site Overview

**Site Reference Number:** j414xwv

**Site Name:** Manor Farm (land between Holcombe Road and Teignmouth Road), Holcombe

**Site Description:** The open agricultural land adjoins residential properties along Teignmouth Road and Holcombe Road, in the northern extent of Teignmouth. The north western boundary of the site runs along Holcombe Road and the south east boundary adjoins residential properties. Part of the site is sloped in the southernmost corner (more than 1:6 grad).

**Total Size (ha):** 1.79

**Gross Size (ha):** 1.63 (omitting steep areas)

**Minimum/medium/maximum yield:** 26/33/39 urban extension



### Dawlish - j414xwv



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is within the South Hams SAC Landscape Connectivity Area. No issues that would 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:** Unsure of where the access will be but there are no footways in this area. A controlled crossing for a safe crossing for pedestrians on the A379 would be required, along with highway and junction improvements.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Within the South Hams SAC Landscape Connectivity Area. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed.

Non statutory sites: Partly in a Rebuilding Devon Nature Map area.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture, probably agriculturally improved; a couple of trees.

European Protected Species: Various bat species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting, half the site is within a cirl bunting breeding zone – standard cirl compensation contribution will be needed.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. No anticipated archaeological impacts or heritage impacts.

**Infrastructure:** Highway and junction improvements and a controlled crossing for a safe crossing for pedestrians on the A379 would be required.

**Landscape:** Undeveloped coast where conventional housing development would conflict with local and national landscape policy. Development would erode the distinctive separate settlements of Teignmouth and Holcombe.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part classed as urban, part agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The site lies within the larger site referenced v414xqu Manor Farm. The site comprises the southernmost field of the larger site.

**Climate Change Impacts:** The site borders existing settlement limit in the north of Teignmouth and lies approx 2km from the town centre of Teignmouth. Public transport links would be available on Teignmouth Road, however, there are no footways along Holcombe Road, and it is likely that the majority of journeys would be made by the private car. As such, there would be moderate negative impacts on climate change.

## Site Potential

RED



The site is remote from facilities and services of Teignmouth, but lies close to public transport links. Nevertheless, the majority of journeys are likely to be made by car. The site is subject to ecological constraints. Through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. However, development of this part of the open space between Holcombe and Teignmouth would, albeit to a small degree, erode the distinct character of each settlement by bringing development closer together. This would result in landscape harm within a designated Undeveloped Coast area. A new crossing point would be required for the A379, which would add cost to any development. This cost may be prohibitive, depending on the scale of development. Overall, and considering the potential landscape harm, development of the site would have significant constraints to be overcome and is regarded as red.

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

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

# Manor Farm (land to north west of Holcombe Road), Holcombe zs14xnz

## Site Overview

**Site Reference Number:** zs14xnz

**Site Name:** Manor Farm (land to north west of Holcombe Road), Holcombe

**Site Description:** The agricultural land is located to the north of Teignmouth and borders residential properties to the south at Alta Vista Close & Holcombe Road, with open countryside north towards Holcombe. It is mainly defined by field boundaries. Topography is reasonably flat with a small section of steeper land in the northern most corner (more than 1:6 grad)

**Total Size (ha):** 2.62

**Gross Size (ha):** 2.53 (omitting steep areas)

**Minimum/medium/maximum yield:** 30/38/45 suburban/rural



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. The site is also within the South Hams SAC Landscape Connectivity Zone. No issues that would 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:** Village road are very narrow with constraints no footways.

**Air Quality:** Not within an AQMA.

### Ecology

European sites: within South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed.

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture, probably agriculturally improved; a couple of trees.

Euro Protected Species: Various bat species 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, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting, half the site is within a cirl bunting breeding zone – standard cirl compensation contribution will be needed.

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

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

No anticipated archaeological impacts.

**Infrastructure:** Passing places and highway improvements and a controlled crossing for a safe crossing for pedestrians on the A379 would be required.

**Landscape:** Undeveloped coast where conventional housing development would conflict with local and national landscape policy. Development would erode the distinctive separate settlements of Teignmouth and Holcombe.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part classed as urban, part agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** The site borders existing settlement limit in the north of Teignmouth and lies approx 2km from the town centre of Teignmouth. Public transport links would be available on Teignmouth Road, however, there are no footways along Holcombe Road, and it is likely that the majority of journeys would be made by the private car. As such, development of the site would have moderate negative impacts on climate change.

## Site Potential

### RED

The site is remote from facilities and services of Teignmouth, but lies close to public transport links. Nevertheless, the majority of journeys are likely to be made by car. The site is subject to ecological constraints. Through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. However, development of this part of the open space between Holcombe and Teignmouth would, albeit to a small degree, erode the distinct character of each settlement by bringing development closer together. This would result in landscape

harm within a designated Undeveloped Coast area. A new crossing point would be required for the A379, which would add cost to any development. This cost may be prohibitive, depending on the scale of development. Overall, and considering the potential landscape harm, development of the site would have significant constraints to be overcome and is regarded as red.

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

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

## Manor Farm (land to south west of Holcombe), Holcombe 4b14xww

### Site Overview

**Site Reference Number:** 4b14xww

**Site Name:** Manor farm (land to south west of Holcombe Road), Holcombe

**Site Description:** Site to south west of Holcombe. Agricultural land including hedgerow field boundaries with trees. Less steeply sloping area around Manor Farm. Land to south slopes steeply and has been discounted and reduces the area of land available.

**Total Size (ha):** 6.4

**Gross Size (ha):** 1.4 (omitting steep areas)

**Minimum/medium/maximum yield:** 22/28/34 suburban/rural



## 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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, also Cirl Bunting 2km consultation zone. No issues that would 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 site looks to be accessed via Hall Lane on to the A379, a controlled crossing point would be required at this location and highway improvements.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use. Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Priority Habitats: pasture, possibly semi-improved. Survey required and mitigation/compensation needed; species-rich hedges; streams; pond; broadleaved woodland/copse; part of the site is reported to be traditional orchard, but possibly only a few trees remain. The scrub/pond/watercourse area should be retained with buffers.

Other Habitats/ Features: scrub; mature trees.

European Protected Species: Otter recorded using the stream. Stream must be retained with a substantial green buffer zone. Various bat species may be present. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse – may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; one or more cirl bunting breeding territories overlap the site. Survey and compensation payments needed.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1 and small part of site subject to surface water flooding.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within site, but is adjacent to Grade II Listed Building and Conservation Area.

Historic settlement. Potential for medieval settlement evidence needs to be assessed and evaluated prior to determination of any planning application.

**Infrastructure:** Highway improvements onto the A379 and a controlled crossing point would be required.

**Landscape:** Undeveloped coast where conventional housing development would conflict with local and national landscape policy. Development would erode the distinctive separate settlements of Teignmouth and Holcombe.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site is remote from the services and facilities within both Dawlish and Teignmouth. However, it lies close to the A379 where public transport is available and, subject to pedestrian links/new crossing point, this would enable trips to nearby towns to be made by public transport. However, given the very limited facilities within Holcombe, especially the lack of a convenience store, it is likely that new development would generate a much larger proportion of private vehicle trips than those made by public transport, or via other sustainable modes of travel.



Therefore, development of the site would have a moderate negative impact in relation to climate change from the increase in reliance on the private vehicle.

## Site Potential

### RED

The site is subject to ecological constraints. However, through design and financial contributions, these are likely to be able to be mitigated, although this may reduce the capacity of the site. However, development of this open space between Holcombe and Teignmouth would erode the distinct character of each settlement and would result in significant landscape harm within a designated Undeveloped Coast area as a result. A new crossing point would be required for the A379, which would add cost to any development. This cost may be prohibitive, depending on the scale of development. Overall, and considering the potential significant landscape harm, development of the site would have insurmountable constraints to be overcome and is regarded as red.

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

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