



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Denbury & Torbryan Parish

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# Denbury Glebe - z813bfu

## Site Overview

**Site Reference Number:** z813bfu

**Site Name:** Denbury Glebe

**Site Description:** Large, grassed, gently sloping site, bordered by hedgerow and mature trees on the western edge of Denbury, to the south of Woodland Road.

**Total Size (ha):** 0.63ha

**Gross Size (ha):** 0.63ha

**Minimum/medium/maximum yield:** 10 / 12 / 15 (Suburban / rural settlement)



## Denbury and Torbryan - z813bfu



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## Suitability Assessment Stage A

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

**Biodiversity:** South Hams SAC Landscape Connectivity Zone.

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

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off a relatively narrow network of roads, and therefore the amount of development suitable may be limited. However, direct access is achievable via Woodland Road. Land is slightly elevated above the level of the highway. Highway Improvements would be required including footway/cycleway connections. Parking issues may need to be addressed.

**Air Quality:**

The site is not within an Air Quality Management Area.

**Ecology:**

European Sites: South Hams SAC Landscape Connectivity Zone.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Pasture, probably improved; mature trees.

European Protected Species: Bats – Various species probably present including lesser horseshoe.

Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and lighting. Mitigation/ compensation needed.

Other Protected Species: None

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

**Heritage and Archaeology:** The proposed development site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity. 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. The site lies within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments

**Landscape:** At the settlement edge, however the parcel is enveloped by existing built development. To some extent, infilling the more open grain at the settlement edge. Relatively conspicuous location where development would need to reinforce the distinctive characteristics of the settlement. Within 5KM of Dartmoor National Park.

**Minerals:** No mineral constraints. The Eastern edge of the site lies within a mineral consultation area.

**Safety:** No pipelines or overhead lines.

**Soils and Contamination:** Soil grade 2

**Waste:** No waste management constraints.

**Other:** The land is subject to a 1986 Agricultural Holdings Act Tenancy

**Climate Change Impacts:** Denbury has a reasonable level of services for a village of its size. It has a primary school, public house, village hall and church. There are some frequent bus services which enable access to Newton Abbot for employment, secondary schools, supermarket and other services. Overall, considering the level of service provision within the village (but noting the lack of a shop), the availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### YELLOW

Gently sloping site on the western edge of Denbury with reasonable existing access via Woodland Road. There are some constraints including minerals, ecology, landscape and heritage but these should be able to be overcome. The amount of development may be limited by the access.

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

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

## Denbury Road, Denbury - rl1370c

### Site Overview

**Site Reference Number:** rl1370c

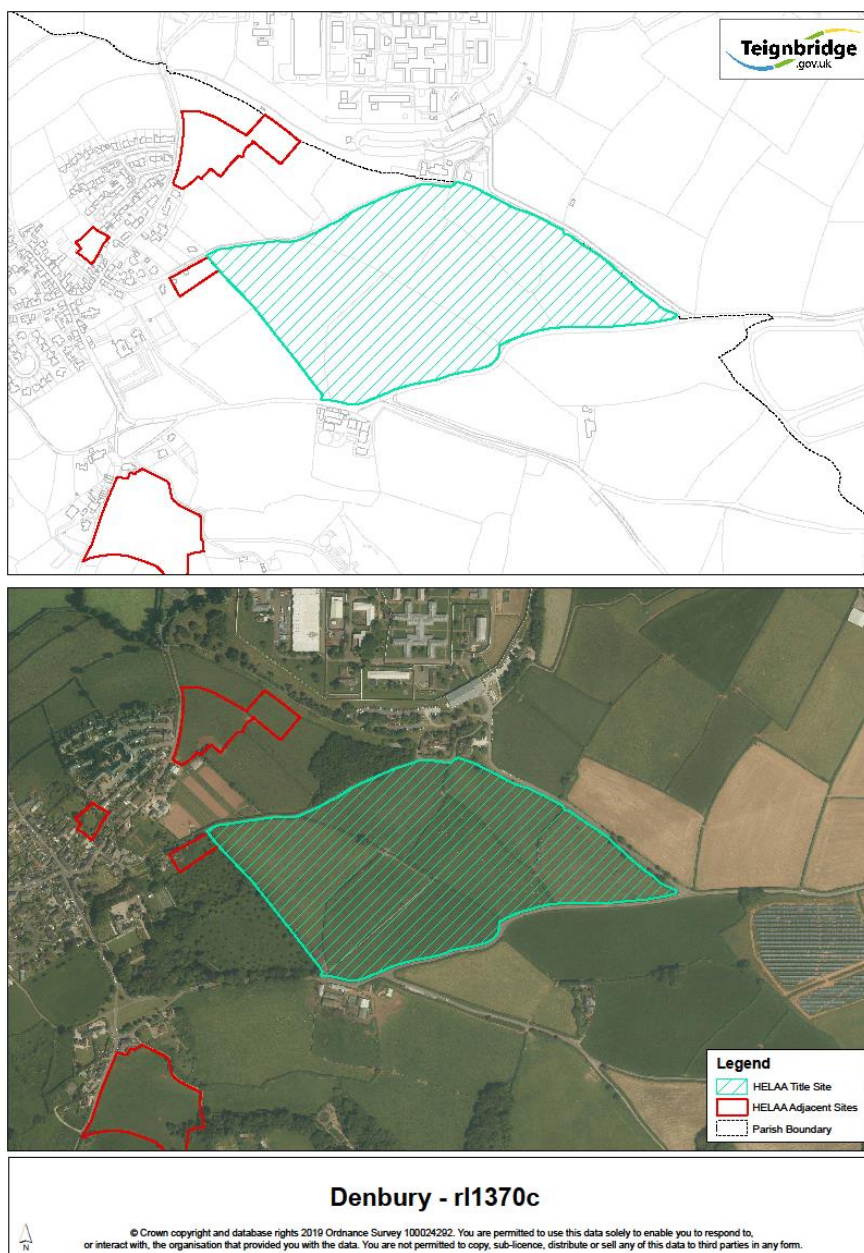
**Site Name:** Fairfield Farm, Denbury

**Site Description:** Agricultural land with flat topography located immediately to the south of existing prison facility.

**Total Size (ha):** 14.67ha

**Gross Size (ha):** 14.23ha

**Minimum/medium/maximum yield:** 170 / 213 / 256 (Suburban/rural) or potential employment / mixed use.



## 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 Cirl Bunting consultation zone (2km) No issues that would rule out site at Stage A.

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

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off a relatively narrow network of roads. The potential yield of this development could not be accommodated by the existing road network. Significant highway improvements would therefore be required including footway/cycleway connections and links to public transport.

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

### **Ecology:**

European Sites: Bat SAC Landscape Connectivity Zone.

Ancient Woodland: None within or adjacent to the site.

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

Non Statutory Sites: Denbury Wood Unconfirmed Wildlife Site (woodland/orchard) adjacent to west.

Newbarn (N) UWS adjacent to SE (semi-improved grassland).

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Improved grassland; trees. Broadleaved woodland adjacent to north.

European Protected Species: Bats – Various species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Dormouse – assume presence.

Impacts from loss of hedges, cats and lighting. Great Crested Newt Alert Zone. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting – a Cirl bunting breeding territory zone is adjacent to the SE.

Cirl surveys are needed and standard contribution will be required for any Cirl territories overlapping the site.

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

**Heritage and Archaeology:** This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. The Historic Environment Team would therefore recommend that any proposals for development in this area must be supported by a programme of archaeological works to determine the potential impact upon the historic environment.

Size / scale of site would make harm to setting of Denbury Manor, church and conservation area very difficult to avoid. Extreme caution.

The site lies within buffer of Grade I or II\* Listed Building. Listed Building adjacent to the site.

**Infrastructure:** No comments.

**Landscape:** Conventional housing development would erode the character of the conservation area.

The scale of the development would significantly swamp the historic character of the Denbury. Any development would need to respond to the scale, pattern and form of vernacular development, conserve a positive sense of approach to the village and retain a rural character.

A parcel as large as the existing settlement. A development of such a size would overwhelm the small, historic, nucleated character of the settlement. Somewhat detached from the village. Easily perceived from approach roads and perceived as ribbon development. Maintain as Medium sensitivity.

**Minerals:** Part of the site is within a Mineral Safeguarding Area for the limestone resource, with the remainder being within the associated Mineral Consultation Area. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation or constraint of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

**Safety:** South eastern corner of the site lie within a gas pipeline buffer zone. No overhead lines.

**Soils and Contamination:** Part of the site (shown in red) is designated a non-agricultural. The remaining area of the site (shown in green) is soil grade 2.



**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** The site is detached from the main village and approximately 1.1km away from the primary school and village hall in the centre of the village. There are no dedicated footways or cycle lanes between the site and the rest of the village and these may be difficult to achieve given the nature of the lanes in the area. The combination of distance and lack of safe routes is likely to result in most trips being made by the private car. There are however regular bus services to Newton Abbot. Overall, given the site's location and lack of flood risk it is considered that development of the site is likely to have a moderate impact in relation climate change.

## Site Potential

### RED

This site is detached, remote and disproportionately large in relation to the nearby Denbury village. Existing local community services and facilities in the village are already limited, and infrastructure including schools and roads is unable to accommodate growth of this scale. The site lies within a Mineral Safeguarding Area for limestone resource, with the remainder being within the associated Mineral Consultation Area. Development would impact on the habitats of various European protected species and would also erode the character of the Denbury Conservation Area and particularly harm to the setting of the adjacent listed Denbury Manor and Church.

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

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

## Land E of East Street, Denbury - 2d135vm

### Site Overview

**Site Reference Number:** 2d135vm

**Site Name:** Land E of East Street, Denbury

**Site Description:** Grassed, bordered by mature hedgerow and trees on the north eastern edge of Denbury, between Channings Wood Prison and the village.

**Total Size (ha):** 4.75ha

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

**Minimum/medium/maximum yield:** 38 / 47 / 57 (Suburban / rural settlement)

Yield in range of 10-20 suitable



### Denbury and Torbryan - 2d135vm



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## Suitability Assessment Stage A

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

**Biodiversity:** South Hams SAC Landscape Connectivity Zone.

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

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off East Street which is very narrow, particularly between the site and the crossroads in the village centre, making the site unsuitable for any large development. Highway Improvements would be required including footway/cycleway connections. Parking issues further along East Street towards the crossroads would need to be addressed.

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

**Ecology:**

European Sites: South Hams SAC Landscape Connectivity Zone.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Pasture, probably improved; mature trees; broadleaved woodland close by.

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

Other Protected Species: None

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

**Heritage and Archaeology:** The proposed development site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity. 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

The site lies within buffer of Grade I or II\* Listed Building. No listed Building adjacent to the site.

**Infrastructure:** No comments

**Landscape:** Settlement edge, sandwiched between the prison and existing settlement. Relatively conspicuous location where development would need to reinforce the distinctive characteristics of the settlement. Within 5KM of Dartmoor National Park.

**Minerals:** No mineral constraints.

**Safety:** No pipelines or overhead lines.

**Soils and Contamination:** Part of the site (shown in red) is designated a non-agricultural. The remaining area of the site (shown in green) is soil grade 2.



**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** Denbury has a reasonable level of services for a village of its size. It has a primary school, public house, village hall and church. There are some frequent bus services which enable access to Newton Abbot for employment, secondary schools, supermarket and other services. Overall, considering the level of service provision within the village (but noting the lack of a shop), the availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### AMBER

There are number of constraints, most notably the narrow access along existing roads and current on street parking issues which would be compounded by additional development. There are also landscaping issues which need to be overcome. Given the access constraints, the site is only likely to be suitable for a small development which may affect the site's viability.

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

**Achievability Assessment:** The HELAA Panel agrees with the officer assessment of the site as amber, with a reduced yield of 10 to 20.

## Land South of the Union Inn, Denbury - 2h15yf1

### Site Overview

**Site Reference Number:** 2h15yf1

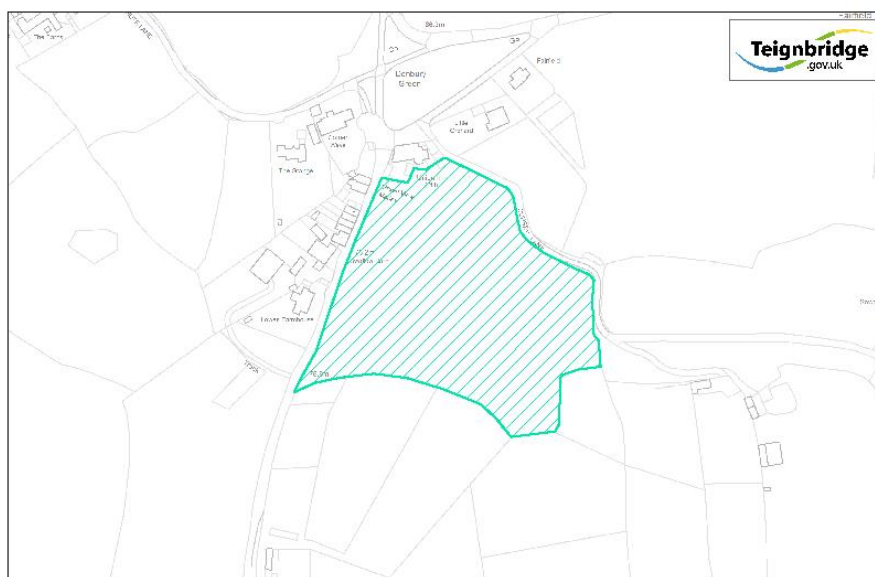
**Site Name:** Land South of the Union Inn, Denbury

**Site Description:** Currently agricultural land with trees to boundary on two sides. Steeply sloping in two areas.

**Total Size (ha):** 2.1ha

**Gross Size (ha):** 0.8ha

**Minimum/medium/maximum yield:** 13/ 16 / 19 (Suburban / rural settlement)



### Denbury and Torbryan - 2h15yf1



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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 Cirl Bunting consultation zone (2km) and 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 the functional flood plain.

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off a relatively narrow network of roads, and therefore the amount of development suitable may be limited. However, direct access is achievable via the Denbury-Broadhempston Road. Highway Improvements would be required including footway/cycleway connections.

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

**Ecology:**

European Sites: South Hams SAC Landscape Connectivity Zone. Retention and enhancement of flyways and lighting controls will be needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Improved grassland; broadleaved woodland and traditional orchard adjacent. Protection and buffering will be needed.

European Protected Species: Bats – Various species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Dormouse – assume presence.

Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: The site is within the Cirl Bunting consultation zone (2km).

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

**Heritage and Archaeology:** This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. The HET would therefore recommend that any proposals for development in this area must be supported by a programme of archaeological works to determine the potential impact upon the historic environment.

Historic village, but sensitive development likely to be acceptable in heritage terms. The site lies within buffer of Grade I or II\* Listed Building. Listed Building adjacent to the site.

**Infrastructure:** No comments.

**Landscape:** Conventional mass housing development would erode the character of the conservation area. Any development would need to respond to the scale, pattern and form of vernacular development, conserve a positive sense of approach to the village and retain a rural character.

**Minerals:** Most of the site is within a Mineral Safeguarding Area for the limestone resource, with the remainder being within the associated Mineral Consultation Area. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

**Safety:** No pipelines or overhead lines.

**Soils and Contamination:** Soil grade 2.

**Waste:** No waste management constraints.

**Other:** The land is subject to a 1986 Agricultural Holdings Act Tenancy

**Climate Change Impacts:** Denbury has a reasonable level of services for a village of its size. It has a primary school, public house, village hall and church. There are some frequent bus services which enable access to Newton Abbot for employment, secondary schools, supermarket and other services. Overall, considering the level of service provision within the village (but noting the lack of a shop), the

availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### YELLOW

Although this site lies on the Eastern side of the village, and the probability is that most vehicular traffic will not need to pass through the centre to reach services, the issue of the capacity of roads accessing the village and the limited availability of public transport must be considered. Although the site is slightly detached from the village centre, it is behind the pub and closely related to existing properties. The amount of development will be limited by the developable area (due to sloped areas) and there are other constraints relating to minerals and landscape which will need to be overcome but should be capable of being mitigated.

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

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

## Part Denbury Glebe - vu13by6

### Site Overview

**Site Reference Number:** vu13by6

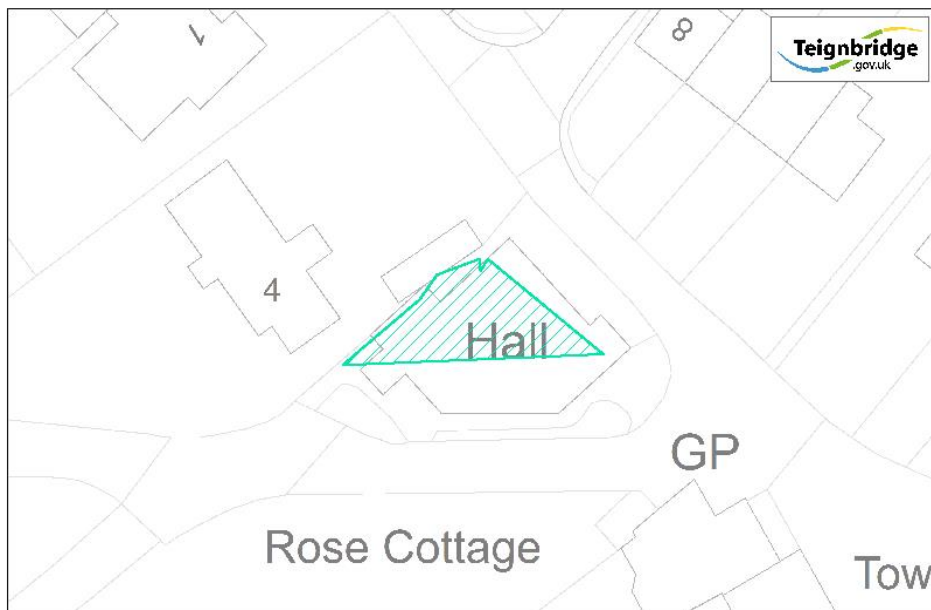
**Site Name:** Part Denbury Glebe

**Site Description:** Developed site in the centre of Denbury containing the old village hall.

**Total Size (ha):** 0.11ha

**Gross Size (ha):** 0.11ha

**Minimum/medium/maximum yield:** 2 / 3 / 3 (Suburban / rural settlement)



### Denbury and Torbryan - vu13by6



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## Suitability Assessment Stage A

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

**Biodiversity:** No comments

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

**Conclusion:** Unsuitable - Below minimum size threshold

## Pumps Acre, Greenhill Lane, Denbury - ko13xd2

### Site Overview

**Site Reference Number:** ko13xd2

**Site Name:** Pumps Acre, Greenhill Lane, Denbury

**Site Description:** Flat site on the eastern edge of Denbury Village comprising an existing property and associated residential gardens.

**Total Size (ha):** 0.39ha

**Gross Size (ha):** 0.39ha

**Minimum/medium/maximum yield:** 8 / 10 / 12 (Suburban / rural settlement)



### Denbury and Torbryan - ko13xd2



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## Suitability Assessment Stage A

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

**Biodiversity:** No comments

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

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off Greenhill Lane which is extremely narrow. It also requires access via the constrained crossroads in the village centre, making the site unsuitable for any large development. Highway Improvements would be required including footway/cycleway connections but difficult to see how these could be achieved. Parking issues along East Street towards the crossroads would need to be addressed.

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

**Ecology:**

European Sites: South Hams SAC Landscape Connectivity Zone. Retention and enhancement of flyways and lighting controls will be needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Amenity grassland; mature trees; Adjacent to an orchard and an Unconfirmed Wildlife Site (UWS)

European Protected Species: Bats – Roosts nearby incl. Lesser and Greater Horseshoe, common pipistrelle and long-eared. Various other species probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and lighting. Mitigation/ compensation needed.

Other Protected Species: The site is within the Cirl Bunting consultation zone (2km).

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

**Heritage and Archaeology:** No anticipated archaeological impact

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

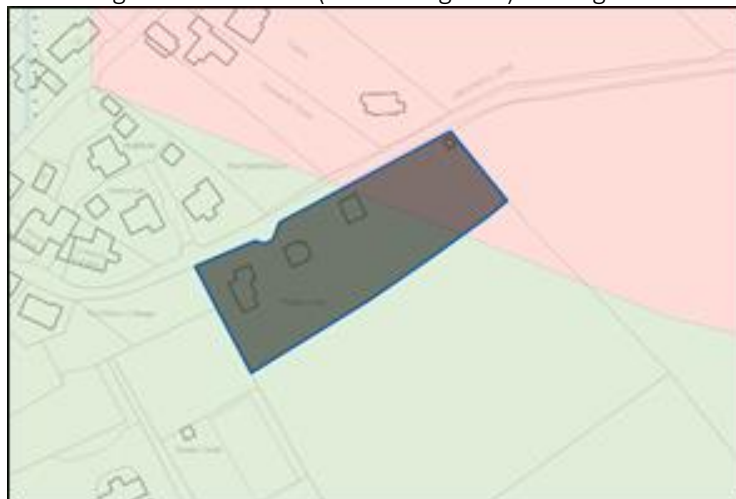
**Infrastructure:** No comments.

**Landscape:** No objection. Within 5KM of Dartmoor National Park.

**Minerals:** The site is within the Mineral Consultation Area. However, no increased constraint of the mineral resource is likely, therefore no objection.

**Safety:** No pipelines or overhead lines.

**Soils and Contamination:** Part of the site (shown in red) is designated a non-agricultural. The remaining area of the site (shown in green) is soil grade 2



**Waste:** No waste management constraints.

**Other:** none

**Climate Change Impacts:** Denbury has a reasonable level of services for a village of its size. It has a primary school, public house, village hall and church. There are some frequent bus services which enable access to Newton Abbot for employment, secondary schools, supermarket and other services. Overall, considering the level of service provision within the village (but noting the lack of a shop), the availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

### Site Potential

#### RED

There are significant access issues with this site which means that the site may only be suitable for a small development, likely to be below the threshold of 5 dwellings for HELAA consideration. The impact of more traffic on this constrained section of the road network could impact on the wider village road network and the amenity of adjoining residents. Given the access and other constraints, there are concerns that development might not be achievable and therefore is regarded as red.

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

**Achievability Assessment:** The HELAA Panel agrees that the site is assessed as red due to yield being below what is included in the HELAA.

## Land at Woodland Road, Denbury zat166x

### Site Overview

**Site Reference Number:** zat166x

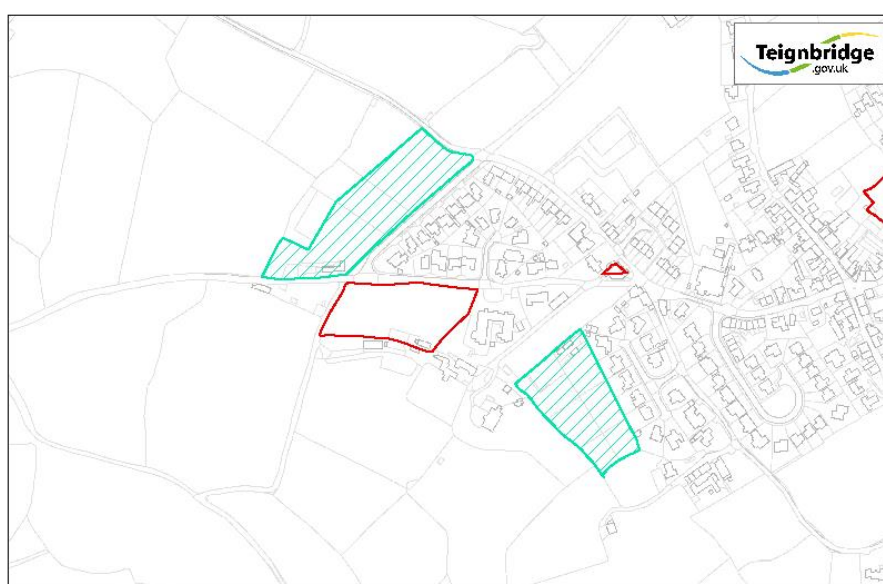
**Site Name:** Land adj 10 Orchard Close, Denbury

**Site Description:** Site lies in the west of the village to the rear of residential properties at Orchard Close. Land is relatively flat in character with stables and turn out area in north section with the majority of the land forming a regular field pattern of six divided by fencing. Hedges with trees enclose the site.

**Total Size (ha):** 0.76

**Gross Size (ha):** 0.76

**Minimum/medium/maximum yield:** 11 / 14 / 17



### Denbury and Torbryan - zat166x



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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 lies within a South Hams SAC Landscape Connectivity Zone, Cirl Bunting consultation zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from stage A.

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

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** Unclear where access to the County highway would be, as the site does not border the highway.

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

**Ecology:**

European Sites: The site is within the South Hams SAC Landscape Connectivity Zone.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Pasture, probably improved; mature trees.

European Protected Species: Bats – Various species probably present including lesser horseshoe.

Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and lighting. Mitigation/ compensation needed.

Great Crested Newts.

Other Protected Species: Within Cirl Bunting Wintering Zone.

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

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Grade II Listed Building adjacent to site.

The proposed development site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity. 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:** Access to the County highway would be required, along with possible highway improvements, footway/cycleway connections and parking.

**Landscape:** Site lies on the edge of the settlement with development immediately east. Within 5KM of Dartmoor National Park.

**Minerals:** Within Minerals Consultation Area for aggregates. There may be a DCC objection to development unless it can be demonstrated that there would be no constraint on the mineral resource.

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

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

**Waste:** No waste management constraints.

**Other:** Area TPO to north and west of site.

**Climate Change Impacts:** Denbury has a reasonable level of services for a village of its size. It has a primary school, public house, village hall and church. There are some frequent bus services which enable access to Newton Abbot for employment, secondary schools, supermarket and other services. Overall, considering the level of service provision within the village (but noting the lack of a shop), the availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### RED

The site lies on the edge of a village, which has a reasonable level of facilities for its size. Heritage and ecology constraints are likely to be overcome through sensitive design and mitigation, along with any required landscaping. Potential minerals related objection could be overcome through liaison with DCC. However, the constraint presented by the lack of access to a County highway is more significant. The lack of access would require a new vehicular connection through land, which may or may not be controlled by the site owner, but which has not been included for consideration. It is for this reason that the site is regarded as red.

**Availability Assessment:** Unknown.

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

## Land at Denbury Down Lane, Denbury zat164x

### Site Overview

**Site Reference Number:** zat164x

**Site Name:** Land at Denbury Down Lane, Denbury

**Site Description:** Site lies in the north western part of the village, comprising a line of three fields. The southern end contains some buildings and hardstanding area that has access from Woodland Road. Development along Denbury Down Lane of bungalows.

**Total Size (ha):** 1.04

**Gross Size (ha):** 1.04

**Minimum/medium/maximum yield:** 15 / 19 / 22



## Suitability Assessment Stage A

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

**Biodiversity:** The site lies within a South Hams SAC Landscape Connectivity Zone, Cirl Bunting consultation zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from stage A.

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

**Conclusion:** Progress to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off a relatively narrow network of roads, and therefore the amount of development suitable may be limited. However, direct access is achievable via Denbury Down Lane. Highway Improvements would be required including footway/cycleway connections. Parking issues may need to be addressed.

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

**Ecology:**

European Sites: The site is within the South Hams SAC Landscape Connectivity Zone.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Pasture, probably improved; mature trees.

European Protected Species: Bats – Various species probably present including lesser horseshoe.

Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and lighting. Mitigation/ compensation needed.

Great Crested Newts.

Other Protected Species: Within Cirl Bunting Wintering Zone.

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

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

The proposed development site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity. 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 would be required including footway/cycleway connections and parking.

**Landscape:** On north western edge of village, adjacent to bungalow development on Denbury Down Lane. Within 5KM of Dartmoor National Park and visible in views to and from Dartmoor. Sensitive landscaping would be required to ensure any development integrated with the existing built up area.

**Minerals:** The easternmost part of the site overlaps the edge of the Minerals Consultation Area for aggregates. It is unlikely that DCC would object to this small overlap.

**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:** Denbury has a reasonable level of services for a village of its size. It has a primary school, public house, village hall and church. There are some frequent bus services which enable access to Newton Abbot for employment, secondary schools, supermarket and other services. Overall, considering the level of service provision within the village (but noting the lack of a shop), the

availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### YELLOW

The site lies on the edge of a village, which has a reasonable level of facilities for its size. Heritage and ecology constraints likely to be overcome through sensitive design and mitigation, along with any required landscaping. It is unlikely that there would be minerals related objections and, subject to highways improvements, including footway and cycle links, the site could be developed in a sustainable way.

**Availability Assessment:** Unknown.

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