



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Exminster Parish

Contents

Land North of Days Pottles Lane, Exminster - 581357e	5
Site Overview	5
Suitability Assessment Stage A.....	6
Suitability Assessment Stage B.....	6
Site Potential.....	7
Fields West of Exminster - pr15y7r	8
Site Overview	8
Suitability Assessment Stage A.....	9
Suitability Assessment Stage B.....	9
Site Potential.....	10
Land at Deepway Lane zat102x.....	11
Site Overview	11
Suitability Assessment Stage A.....	12
Suitability Assessment Stage B.....	12
Site Potential.....	13
Hillcrest, Exminster - pp141zv	14
Site Overview	14
Suitability Assessment Stage A.....	15
Suitability Assessment Stage B.....	15
Site Potential.....	16
Land at Days Pottles Lane, Exminster - 4915yma.....	17
Site Overview	17
Suitability Assessment Stage A.....	18
Suitability Assessment Stage B.....	18
Site Potential.....	19
Land at Days Pottles Lane, Exminster - ry15y6g.....	20
Site Overview	20
Suitability Assessment Stage A.....	21
Suitability Assessment Stage B.....	21
Site Potential.....	22
Land at Peamore Farm, Exminster - wx1372u.....	23
Site Overview	23
Suitability Assessment Stage A.....	24
Suitability Assessment Stage B.....	24
Site Potential.....	25
Land to S.SE Exminster House, Exminster - pz13cyh	26

Site Overview	26
Suitability Assessment Stage A.....	27
Suitability Assessment Stage B.....	27
Site Potential.....	27
Lions Rest Eco Park, Exminster - 4e13upw	29
Site Overview	29
Suitability Assessment Stage A.....	30
Part Matford Park Farm, Exminster - os140gu	31
Site Overview	31
Suitability Assessment Stage A.....	32
Suitability Assessment Stage B.....	32
Site Potential.....	33
Trood Farm, Exminster - if13bua.....	34
Site Overview	34
Suitability Assessment Stage A.....	35
Suitability Assessment Stage B.....	35
Site Potential.....	36
Sannerville Chase, Exminster - i3141lf.....	37
Site Overview	37
Suitability Assessment Stage A.....	38
Suitability Assessment Stage B.....	38
Site Potential.....	38
Sentrys Farm, Exminster - 98135f3	40
Site Overview	40
Suitability Assessment Stage A.....	41
Suitability Assessment Stage B.....	41
Site Potential.....	42
Site 1 Milbury Barton, Exminster - 39141hm	43
Site Overview	43
Suitability Assessment Stage A.....	44
Suitability Assessment Stage B.....	44
Site Potential.....	45
Site 2 Milbury Barton, Exminster - lm141wz	46
Site Overview	46
Suitability Assessment Stage A.....	47
Suitability Assessment Stage B.....	47
Site Potential.....	48
Westhaven, Milbury Barton, Exminster - vl13b2g.....	49

Site Overview	49
Suitability Assessment Stage A.....	50

Land North of Days Pottles Lane, Exminster - 581357e

Site Overview

Site Reference Number: 581357e

Site Name: 3 acres North of Day Pottles Lane, Exminster

Site Description: Land north of Day Pottles Lane. Sloping land (1:3-1:6 gradient) to the west and south of the site.

Total Size (ha): 1.16ha

Gross Size (ha): 0.61 due to slope constraints

Minimum/medium/maximum yield: 12 / 15 / 18 (suburban / rural settlement)



Exminster - 581357e



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Suitability Assessment Stage A

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

Biodiversity: Site lies within a Cirl Bunting consultation zone, Exe Estuary SPA Recreation Buffer, East Devon Pebblebeds Heath Recreation Buffer, and Dawlish Warren SAC Recreation Buffer.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Assume access will be provided via the eastern end of Days-Pottles Lane, adjacent to the property of Littlehayes. Day-Pottles Lane is relatively narrow which is likely to affect the amount of development which could be achieved here. Highway improvements would be required including footway and cycleway connections. In addition, access would need to cross steep land, which would be difficult and costly.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter 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.

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; rough grassland, possibly semi- or unimproved.

Other Habitats/Features: Scrub; young trees; possible bracken, quarry face.

European Protected Species: Bats various species likely to be present including greater and lesser horseshoe bat. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; the site is within a Cirl bunting breeding territory zone, with the nest site possibly within the site itself. Survey needed and a proportional compensation payment will be required.

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. 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.

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

Infrastructure: No comments.

Landscape: Well integrated within the existing settlement. Slightly conspicuous location where development would need to reinforce the distinctive characteristics of the settlement. – no major concerns. Reduce to low- medium.

Minerals: No minerals constraints

Safety: Overhead electricity lines or gas pipes

Soils and Contamination: East of site soil grade 4. West of site soil grade 2

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for

employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

RED

Days Pottles Lane is relatively narrow and would need to be improved to cater for increased levels of traffic as well as providing improved pedestrian and cycle links between the site and village centre, which may not be possible. However, a significant constraint is the gradient of land immediately adjacent to the highway, which would make accessing the site difficult and costly. There are other minor constraints, including ecology, which are more likely to be able to be overcome, but the significant highways constraint is likely to prevent development of the site due to viability.

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

Achievability Assessment: The HELAA Panel agrees that the site has significant highway constraints and is assessed as red.

Fields West of Exminster - pr15y7r

Site Overview

Site Reference Number: Pr15y7r

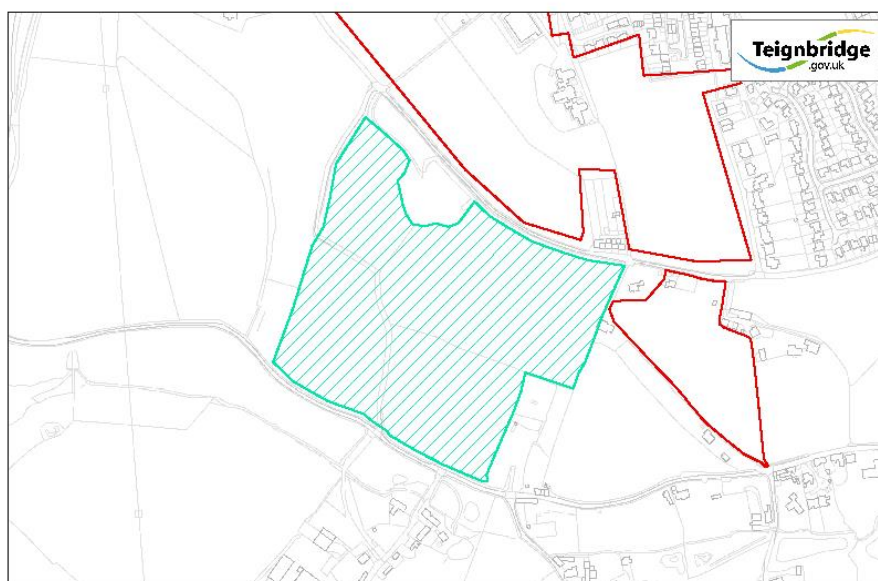
Site Name: Fields West of Exminster

Site Description: Agricultural land currently divided into four fields and bounded to the north east by Deepway Lane and to the north by Days Pottles Lane. The fields are also bisected by Coffins Lane. Sloping land (more than 1:6 grad) across the site.

Total Size (ha): 8ha

Gross Size (ha): 2.76 due to slope constraints

Minimum/medium/maximum yield: 33 / 41 / 50 (suburban / rural settlement)



Exminster - pr15y7r



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Suitability Assessment Stage A

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

Biodiversity: Site within Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone. No issues that would rule out the site at Stage A.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Both roads north and south of the site (Days-Pottles Lane and Deepway Lane) are narrow with poor access and no footway or lighting. Highway improvement would be required with safe routes for pedestrians. Within a 10 minute walk of the village centre if safe routes can be achieved.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA, Dawlish Warren SAC, East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer: Hab Regs contribution will be needed. Water Bird Survey found low numbers of one SPA species in one field. Not functionally-linked land, but some mitigation needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: The whole site is part of 'The Farm (Exminster)' County Wildlife Site, identified for cirl buntings. This Cirl Bunting CWS is particularly important as it hosts the most northerly population of cirl bunting in Britain. If the species is to recolonise its old range, the Exminster population is key to that happening. If this site were developed, in spite of this, substantial areas of cirl bunting habitat must be established within 2km before the existing habitat is damaged. The new area would need to exceed the area lost, to compensate for establishment period and other offsetting 'risks'. Payment of the standard would not be acceptable, because of delays associated with delivery through this mechanism. The new habitat should be gifted to a wildlife conservation organisation along with a substantial commuted sum for ongoing management.

Priority Habitats: species-rich hedges.

Other Habitats/Features: Pasture, possibly semi-improved; arable; tree lines; copse; buildings - bat survey needed. Broadleaved woodland adjacent – may be impacted by recreational use.

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, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; three or more Cirl breeding zones overlap the site – see above.

Priority species: Brown Hare recorded on-site or close by.

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

Infrastructure: No comments

Landscape: Parts of the site form a Strategic Open Break between Exeter and Exminster, for which there is local plan policy to resist development. Potential landscape issues countered by the urban context. Development should avoid most conspicuous areas and where possible retain the rural character of lanes.

Minerals: No mineral constraints

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: The majority of the site is soil grade 3. A small section to the north of the site is soil grade 2.

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. However, this site is detached from the centre of the village and given the nature of the lanes and distance from the village centre, it is likely that some trips to access services would be made by the private car, although for relatively short distances. This could be reduced if safe and attractive pedestrian/cycle links were developed. As such, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

Site Potential

AMBER

The site is detached from existing residential development and lies within an area designated as a Strategic Open Break between Exminster and Exeter that contributes to the setting and character of Exminster. There are significant ecological constraints, most notably its designation as a County Wildlife Site of importance as a Cirl Bunting Habitat. Due to its location on the edge of the town, development would require connection to nearby sustainable travel links, including footpaths, cycle paths, and bus services to be provided to limit any increase in vehicular journeys. On its own, it is not considered suitable for development because of its isolated nature away from the existing built up area but the site could be considered in combination with surrounding fields if a larger development were to be considered for Exminster.

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 the site as amber - the site is feasible subject to the land to the north (pp141zv) progressing.

Land at Deepway Lane zat102x

Site Overview

Site Reference Number: zat102x

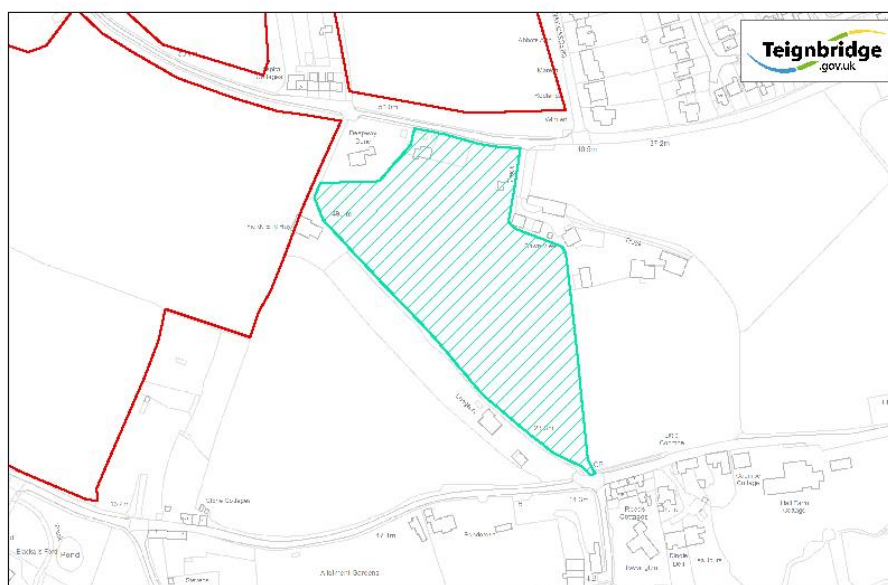
Site Name: Land at Deepway Lane, Exminster

Site Description: Site lies on the mid-western side of the village comprising of a single field between Deepway Lane and Days Pottles Lane. The land is steeply sloped across the southern section. A farm complex borders the land on the north eastern edge.

Total Size (ha): 1.7ha

Gross Size (ha): 1.0ha

Minimum/medium/maximum yield: 16 / 20 / 24 (Suburban / rural)



Exminster - zat102x



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Suitability Assessment Stage A

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

Biodiversity: Site lies within a Cirl Bunting consultation zone, Exe Estuary SPA Recreation Buffer, East Devon Pebblebeds Heath Recreation Buffer, and Dawlish Warren SAC Recreation Buffer.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Both roads north and south of the site (Days-Pottles Lane and Deepway Lane) are narrow with poor access and no footway or lighting. Highway improvement would be required with safe routes for pedestrians. Within a 10 minute walk of the village centre if safe routes can be achieved.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA, Dawlish Warren SAC, East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer: Hab Regs contribution will be needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: The whole site is part of 'The Farm (Exminster)' County Wildlife Site, identified for Cirl buntings. This Cirl Bunting CWS is particularly important as it hosts the most northerly population of Cirl bunting in Britain. If the species is to recolonise its old range, the Exminster population is key to that happening. If this site were developed, in spite of this, substantial areas of Cirl bunting habitat must be established within 2km before the existing habitat is damaged. The new area would need to exceed the area lost, to compensate for establishment period and other offsetting 'risks'. Payment of the standard would not be acceptable, because of delays associated with delivery through this mechanism. The new habitat should be gifted to a wildlife conservation organisation along with a substantial commuted sum for ongoing management.

Priority Habitats: species-rich hedges.

Other Habitats/Features: Pasture, possibly semi-improved; arable; tree lines; copse; buildings - bat survey needed. Broadleaved woodland adjacent – may be impacted by recreational use.

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, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; Three or more Cirl breeding zones overlap the site – see above.

Priority species: Brown Hare recorded on-site or close by.

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

Infrastructure: No comments.

Landscape: Parts of the site form a Strategic Open Break between Exeter and Exminster, for which there is local plan policy to resist development. However, landscape impacts could be countered by the urban context. Development should avoid most conspicuous areas and where possible retain the rural character of lanes.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil Grade 2.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. However, this site is detached from the centre of the village and given the nature of the lanes and distance from the village centre, it is likely that some trips to access services would be made by the private car, although for relatively short distances. This could be reduced if safe and attractive pedestrian/cycle links were developed. As such, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

Site Potential

AMBER

The site is detached from existing residential development and lies within an area designated as a Strategic Open Break between Exminster and Exeter that contributes to the setting and character of Exminster. There are significant ecological constraints, most notably its designation as a County Wildlife Site of importance as a Cirl Bunting Habitat. Due to its location on the edge of the town, development would require connection to nearby sustainable travel links, including footpaths, cycle paths, and bus services to be provided to limit any increase in vehicular journeys. On its own, it is not considered suitable for development because of its isolated nature away from the existing built up area but the site could be considered in combination with surrounding fields if a larger development were to be considered for Exminster.

Availability Assessment: The site promoter has confirmed that the site will be available within the next 5 years/5-10 years/10-15 years

Achievability Assessment: To HELAA Panel agrees with officer evaluation. Site feasible if the site to the north (pp141zv) progresses through the HELAA process.

Hillcrest, Exminster - pp141zv

Site Overview

Site Reference Number: Pp141zv (TDC) / kg140jo (GESP)

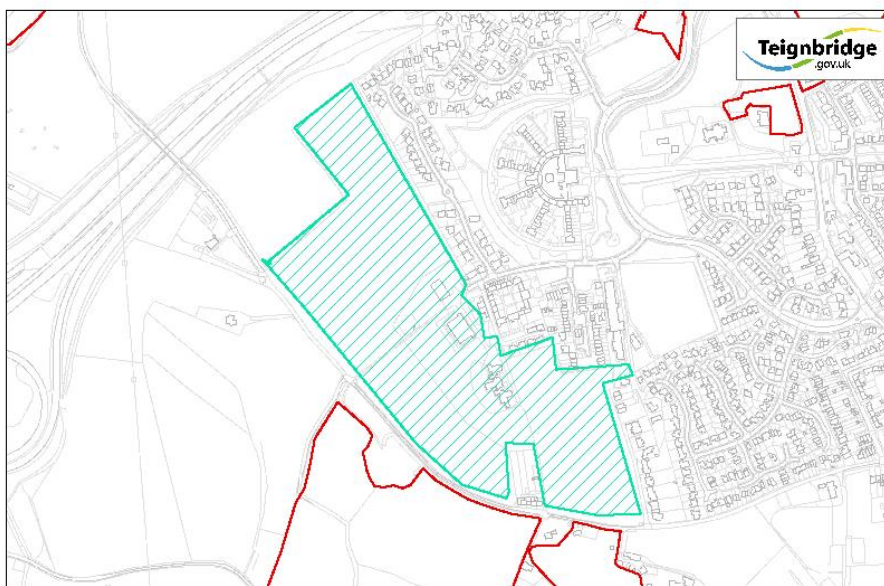
Site Name: Hillcrest, Exminster

Site Description: The site is located to east of Exminster between existing development and Deepway Lane, which has been used for agriculture in the past.

Total Size (ha): 12.91ha

Gross Size (ha): 7.75ha

Minimum/medium/maximum yield: 155 / 194 / 232.5 (suburban / rural settlement)



Exminster - Pp141zv



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Suitability Assessment Stage A

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

Biodiversity: Site within Great Crested Newt consultation zone, Cirl Bunting breeding territory, Exe Estuary SPA Recreation Buffers, Dawlish Warren SAC Recreation Buffer, County Wildlife Site and Cirl Bunting consultation zone. No issues that would rule out the site at Stage A.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Access could be achieved via Farm House Rise and/or Eager Way. Within a 10 minute walk of the village centre if safe routes can be achieved.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA, Dawlish Warren SAC, East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer: Hab Regs contribution will be needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Almost the entire site is part of 'The Farm (Exminster)' County Wildlife Site, identified for Cirl Buntings. Three or more Cirl breeding zones overlap the site. This Cirl Bunting CWS is particularly important as it hosts the most northerly population of Cirl Bunting in Britain. If the species is to recolonise its old range, the Exminster population is key to that happening. If this site were developed, in spite of this, substantial areas of Cirl Bunting habitat must be established within 2km before the existing habitat is damaged. The new area would need to exceed the area lost, to compensate for establishment period and other offsetting 'risks'. Payment of the standard would not be acceptable, because of delays associated with delivery through this mechanism. The new habitat should be gifted to a wildlife conservation organisation along with a substantial commuted sum for ongoing management.

Priority Habitats: Species-rich hedges.

Other Habitats/Features: Arable; grassland; tree lines; buildings - bat survey needed. Broadleaved woodland adjacent – may be impacted by recreational use.

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; three or more Cirl breeding zones overlap the site – see above.

Priority species: Brown Hare recorded on-site or close by.

Flood Risk, Water Quality and Drainage: Flood Zone 1

Heritage and Archaeology: Adverse effect on the setting of Exminster hospital. However, countered by the urban context. Development should avoid most conspicuous areas and where possible retain the rural character of lanes.

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

Infrastructure: No comments.

Landscape: Parts of the site form a Strategic Open Break between Exeter and Exminster, for which there is local plan policy to resist development. Potential landscape issues countered by the urban context. Development should avoid most conspicuous areas and where possible retain the rural character of lanes.

Minerals: No mineral constraints

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil grade 2.

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. However, this site is detached from the centre of the village and given the nature of the lanes and distance from the village centre, it is likely that some trips to access services will be made by the private car, although for relatively short distances. This could be reduced if safe and attractive pedestrian/cycle links were developed. As such, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

Site Potential

AMBER

The site lies on the north western edge of the Exminster within an area designated as a Strategic Open Break between Exminster and Exeter that contributes to the setting and character of the Town. There are ecological constraints, most notably its designation as a County Wildlife Site of importance as a Cirl Bunting Habitat. However, the site is considered as an opportunity of unlocking the sites to the south (zat102x and pr15y7r) and/or assembling a wider site area to achieve a larger development that would address education capacity issues. Due to its location on the edge of the town, development would require connection to nearby sustainable travel links, including footpaths, cycle paths, and bus services to be provided to limit any increase in vehicular journeys, but the site lies on the edge of a settlement with a good range of facilities.

Due to the constraints, there are concerns that the development may not be achievable and is therefore regarded as amber.

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

Achievability Assessment: The HELAA Panel agrees with the assessment of the site as amber, and agrees that the site offers an opportunity to access further developable land.

Land at Days Pottles Lane, Exminster - 4915yma

Site Overview

Site Reference Number: 4915yma

Site Name: Land at Days Pottles Lane, Exminster

Site Description: Area of flat open scrubland running adjacent to Days Pottles Lane, immediately west of Pitts House

Total Size (ha): 0.53ha

Gross Size (ha): 0.46ha

Minimum/medium/maximum yield: 7 / 9 / 11 (suburban / rural settlement)



Exminster - 4915yma



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Suitability Assessment Stage A

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

Biodiversity: Site within Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone. No issues that would rule out the site at Stage A.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Days-Pottles Lane is relatively narrow which is likely to affect the amount of development which could be achieved here. Highway improvements would be required including footway and cycleway connections.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA, Dawlish Warren SAC, East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer: Hab Regs contribution will be needed. Being less than 1km from the SPA, housing here is likely to generate particularly high recreation visit rates. Water Bird Survey recorded no SPA birds here.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Hooper's Field Unconfirmed Wildlife Site identified for semi-improved grassland and scrub.

Priority Habitats: Species-rich hedges, stream.

Other Habitats/Features: Rough grass, probably semi-improved; treeline along stream.

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. Otter – Recorded on the stream that forms the site boundary. Impacts from disturbance, loss of bankside habitat, lighting. Mitigation/compensation needed.

Other Protected Species: Cirl Bunting; within a Cirl bunting breeding zone. A compensation contribution will be required in line with the Cirl planning guidance.

Flood Risk, Water Quality and Drainage: Majority of the site is in Flood Zone 1. The southern edge of the site border lies adjacent to flood zone 3.

Heritage and Archaeology: No anticipated impact upon any archaeological assets. No heritage impact. The site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: No comments

Landscape: No landscape concerns

Minerals: No minerals constraints

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: The majority of the site is soil grade 2. Small sections of the site to the south and east are soil grades 3 and 4

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these (although improved pedestrian links would be needed), the availability of public transport, and the lack of

flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

RED

Days Pottles Lane is relatively narrow and would need to be improved to cater for increased levels of traffic as well as providing improved pedestrian and cycle links between the site and village centre, which may not be possible. There are other minor constraints, including ecology, which are more likely to be able to be overcome, but the significant highways constraint is likely to prevent development of the site due to viability.

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

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

Land at Days Pottles Lane, Exminster - ry15y6g

Site Overview

Site Reference Number: ry15y6g

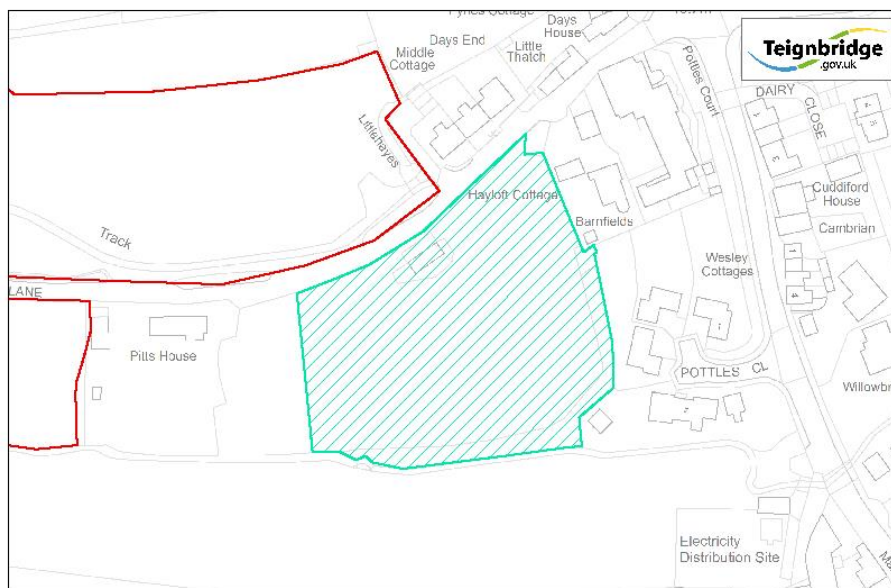
Site Name: Land at Days Pottles Lane, Exminster

Site Description: Located to the south of Exminster with residential properties immediately to the east, along the main road. Undeveloped land. Western central section is sloped (more than 1:6 grad)

Total Size (ha): 0.69ha

Gross Size (ha): 0.49ha

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



Exminster - ry15y6g



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Suitability Assessment Stage A

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

Biodiversity: Site within Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone. No issues that would rule out the site at Stage A.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Days-Pottles Lane is relatively narrow which is likely to affect the amount of development which could be achieved here. Highway improvements would be required including footway and cycleway connections.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA, Dawlish Warren SAC, East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer: Hab Regs contribution will be needed. Being less than 1km from the SPA, housing here is likely to generate particularly high recreation visit rates. Water Bird Survey recorded no SPA birds here.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Hooper's Field Unconfirmed Wildlife Site identified for semi-improved grassland and scrub.

Priority Habitats: Species-rich hedges, stream.

Other Habitats/Features: Pasture, possibly semi-improved; treeline along stream.

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. Otter – Recorded on the stream that forms the site boundary. Impacts from disturbance, loss of bankside habitat, lighting. Mitigation/compensation needed.

Other Protected Species: Cirl Bunting; within a Cirl bunting breeding zone. A compensation contribution will be required in line with the Cirl planning guidance. Reptiles – present on site or close by.

Flood Risk, Water Quality and Drainage: The site is within flood zone 1

Heritage and Archaeology: No anticipated impact upon any archaeological assets. No heritage impact. The site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: No comments.

Landscape: No landscape concerns

Minerals: No minerals constraints

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil Grade 4

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these (although improved pedestrian links would be needed), the availability of public transport, and the lack of

flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

RED

Days Pottles Lane is relatively narrow and would need to be improved to cater for increased levels of traffic as well as providing improved pedestrian and cycle links between the site and village centre, which may not be possible. There are other minor constraints, including ecology, which are more likely to be able to be overcome, but the significant highways constraint is likely to prevent development of the site due to viability.

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 Peamore Farm, Exminster - wx1372u

Site Overview

Site Reference Number: Wx1372u

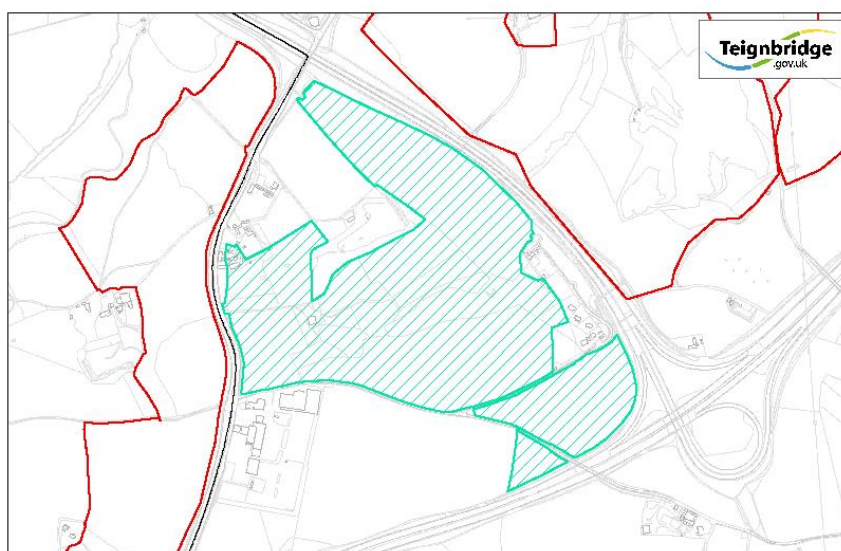
Site Name: Land at Peamore Farm, Exminster

Site Description: The site lies to the west of Exminster in an area bordered by the A38, A30 and the A379. This area is agricultural in use. Residential properties scatter the site, with a concentration at Little Silver. Towards the south of the site is an industrial estate, which has planning permission for an extension. The site is undulating, with steeply sloping areas.

Total Size (ha): 40ha

Gross Size (ha): 17.7ha

Minimum/medium/maximum yield: 354 / 443 / 531 (suburban / rural) 549 / 628 / 708 (planned urban extension)



Exminster - wx1372u



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Suitability Assessment Stage A

Strategic Policy: Site is part of the SWE1 proposal of the adopted Teignbridge Local Plan 2013 - 2033.

Biodiversity: Site lies within a Great Crested Newt Alert Zone and a Cirl Bunting Wintering Zone

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Comprehensive vehicular and sustainable travel provision required to access the site and provide connections to nearby settlements. Adjoins the SWE1 allocated site, although separated by the A30. Site could link with the Peamore employment site to the south of the development which has planning permission.

Air Quality: Potential for High impact on Exeter AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Within 10km of Dawlish Warren SAC and Exe Estuary SPA and requiring appropriate mitigation.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Peamore Lake Other Site of Wildlife Interest (OSWI) (Lake with tall herb vegetation and secondary broadleaved woodland) lies within the site. Trood Other Site of Wildlife Interest (OSWI) (Broadleaved woodland and semi-improved grassland) lies adjacent to the site.

Priority Habitats: Ecology sensitivity level – Minor to Moderate.

Other Habitats/Features: No comments.

European Protected Species: Northern part of the site lies within a Great Crested Newt consultation zone.

Other Protected Species: The site is located entirely within a Cirl Bunting consultation zone and wintering zone.

Flood Risk, Water Quality and Drainage: The site is within flood zone 1.

Large pond has an outfall that connects with the watercourse, which also takes the drainage from the A38.

Heritage and Archaeology: This site contains a nationally important designated heritage asset protected as a Scheduled Monument (listed as Enclosures NE of Peamore Cottage). As such, the HET would advise that this area is not allocated for development without: (i) being supported by comments from Historic England upon the impact of any development upon this monument and its setting, and (ii) the results of a comprehensive programme of archaeological work to enable the significance of the heritage assets to be understood as well as the impact of any development upon any such assets. See GESF site comments on heritage impact.

A small portion of the south-east corner of the site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: Significant infrastructure requirements likely, including primary school, roads, sustainable transport links, neighbourhood facilities, and bridge crossings over the A30.

Landscape: Isolated from any existing settlements and separated from the SWE1 development by the A30, contributing to the further erosion of the rural character of the landscape and reinforcing the urbanising effects of the major road network. Residential development would be out of scale with the scale of the road network patterns. The development would be conspicuous from the road users and its presence would be perceived as an erosion of the rural setting or Exeter. Mitigation would be possible with built development set back from the highway boundaries by a minimum of 20m with the intervening area planted as woodland. Any development would be devoid of a sense of place and

ungrounded in the patterns of the locality. Wooded ridgetop and steep fields facing Exeter unlikely to be suitable for development and should be maintained as POS.

Minerals: No minerals constraints

Safety: No overhead electricity lines. A gas pipeline runs through the south and east of the site.

Soils and Contamination: The site comprises soil grades 2 and 3.

Waste: A small part of the site falls within the Waste Consultation Zone for the Trood Lane recycling and landfill facility. However, in view of the intervening topography and A30 dual carriageway, together with the limited life of the facility pending development at SW Exeter, this would not constrain development of the proposed site for dwellings.

Other: Site is adjacent to the SWE1 proposal of the adopted Teignbridge Local Plan 2013 - 2033 but separated by the A30.

Site lies within the designated Exminster Neighbourhood Plan area.

Development will be subject to noise from M5 and A30, which can be mitigated.

Climate Change Impacts: The site is detached from existing development and services. Journeys to access local services, secondary schools, supermarkets and for work are likely to be made by private vehicle. Development of the site is considered to have a moderate-high impact in relation climate change.

Site Potential

AMBER

There is potential for the site to form a significant urban extension to Exeter, expanding the existing SW1 allocation. However, there would have to be significant investment in infrastructure in order to achieve a sustainable development of the site and to ensure it links cohesively with surrounding development/the edge of Exeter. There are various topographical, heritage and ecological constraints, which if undeveloped still leave a significant developable area. The major roads surrounding the site currently provide natural barriers to the expansion of Exeter, and breaching these would have landscape implications, as well as physical barriers to overcome. Due to the infrastructure requirements and constraints, there are concerns about the overall viability of the site and it is therefore regarded as amber.

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 assessment of the site as amber due to the combination of constraints.

Viability was questioned, based on costs associated with achieving access. Previous discussion involving Highways England at GESP HELAA Panels suggest that Highways England would not object to the development. More detailed review of the site required, but it is considered that the site has potential.

Land to S.SE Exminster House, Exminster - pz13cyh

Site Overview

Site Reference Number: Pz13cyh

Site Name: Land to SSE of Exminster House, Exminster

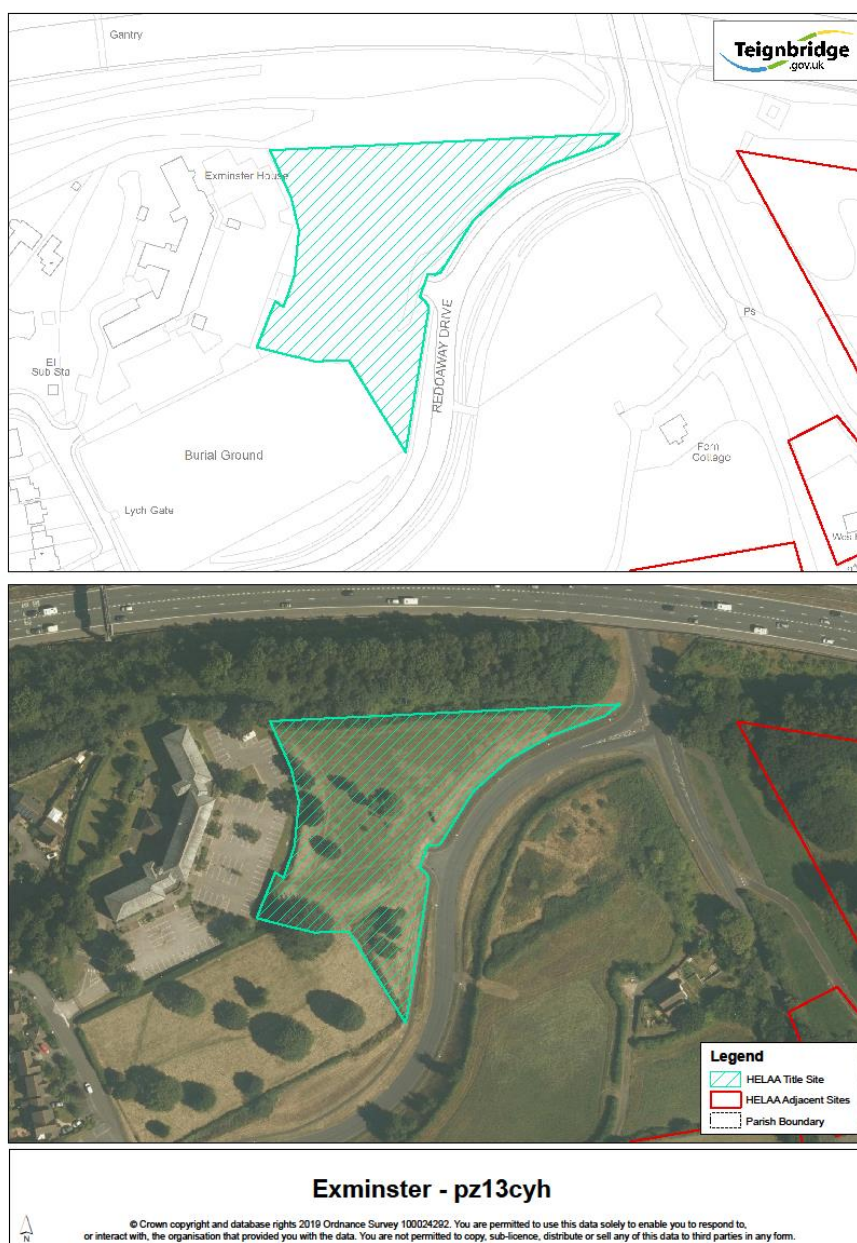
Site Description: Open land currently amenity space and mainly flat in nature (with the exception of a ridge on the eastern boundary).

Large tree to the southern boundary and a handful of trees in the centre of the site. None have TPOs.

Total Size (ha): 0.73ha

Gross Size (ha): 0.66ha

Minimum/medium/maximum yield: 13 / 17 / 20 (suburban / rural settlement)



Suitability Assessment Stage A

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

Biodiversity:

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

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Good links to existing road and pedestrian access.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone of both SPA and SAC: Hab Regs contribution will be needed. Being within 1km of the estuary, housing here is likely to generate particularly high recreation visit rates. Not included in Water Bird Survey.

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 hedge to north.

Other Habitats/Features: Grassland, possibly semi-improved; trees.

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

Other Protected Species: Barn Owl – partly within a barn owl square. Reptiles – possible. Badger – recorded nearby.

Flood Risk, Water Quality and Drainage: Flood zone 1

Heritage and Archaeology: Impacts on setting of Grade II* hospital and landscaped grounds need to be assessed prior to allocation. The site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: No comments.

Landscape: Possible adverse effect of the setting of former Exminster hospital.

Minerals: No minerals constraints

Safety: No overhead lines or gas pipelines on site.

Soils and Contamination: Soil grade 3

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The site is situated close to an existing residential area and within walking distance of existing local services with good vehicular and pedestrian access. There are some ecological and heritage constraints but these should be able to be overcome.

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

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

Lions Rest Eco Park, Exminster - 4e13upw

Site Overview

Site Reference Number: 4e13upw

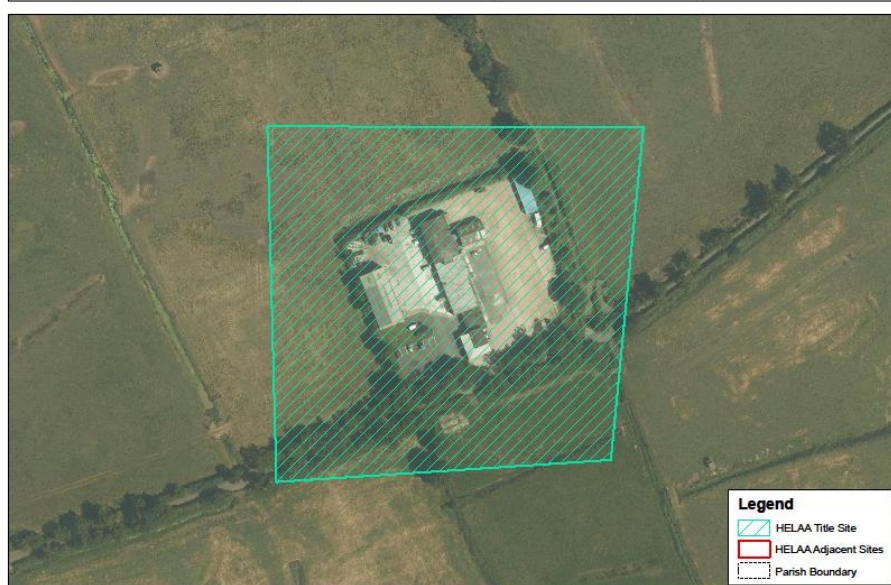
Site Name: Lions Rest Eco Park, Exminster

Site Description: The predominately flat site is previously developed for business use. It is located outside the village, on the eastern side beyond the railway line.

Total Size (ha): 0.81ha

Gross Size (ha): 0ha

Minimum/medium/maximum yield: 0



Exminster - 4e13upw



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Suitability Assessment Stage A

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

Biodiversity:

Adjoining SSSI, SPA, Ramsar. Within Exe Estuary SPA Urban Buffer, Dawlish Warren SAC Recreation Buffers & Cirl Bunting consultation zone (2km).

Flood Zone 3b: The entire site is within the functional floodplain.

Conclusion: Unsuitable as the entire site lies in land designated as Flood Zone 3.

Part Matford Park Farm, Exminster - os140gu

Site Overview

Site Reference Number: os140gu

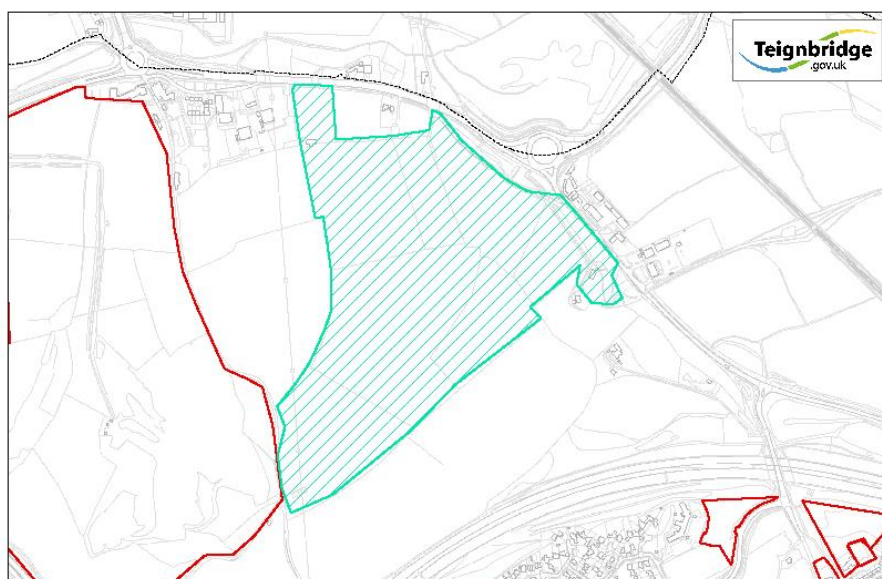
Site Name: Part Matford Park Farm, Exminster

Site Description: This partly sloping site is part of the SWE1 proposal of the adopted Teignbridge Local Plan 2013 – 2033

Total Size (ha): 25.8ha

Gross Size (ha): 10.38ha

Minimum/medium/maximum yield: 207 / 259 / 311 (suburban / rural settlement)



Exminster - os140gu



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Suitability Assessment Stage A

Strategic Policy: Site is part of the SWE1 proposal of the adopted Teignbridge Local Plan 2013 - 2033.

Biodiversity:

Site lies within a Great Crested Newt Alert Zone and a Cirl Bunting Wintering Zone

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Comprehensive vehicular and sustainable travel provision required.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone of both SPA and SAC:

Hab Regs contribution will be needed. Being within 1km of the estuary, housing here is likely to generate particularly high recreation visit rates.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Limekiln Lance Copse Other Site of Wildlife Interest (OSWI) (broadleaved woodland and quarries); and Wracombe Farm (N) Unconfirmed Wildlife Site (UWS) (Grazing Marsh).

Priority Habitats: Species-rich hedge to north

Other Habitats/Features: Grassland, possibly semi-improved; trees.

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 in hedge and scrub/woodland to north. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Barn Owl – partly within a barn owl square. Reptiles – possible. Badger – recorded nearby.

Flood Risk, Water Quality and Drainage: Historical flooding to properties and Matford Mews 2008 - Surface water runoff from steep fields above properties. Householder carried out improvement works but properties remain at risk. Also flooding of car showrooms occurred within the Exeter City Council boundary due to failed stream bank within the Teignbridge District Boundary - full details unknown as incident dealt with by ECC.

Heritage and Archaeology: The site is known to contain heritage assets with archaeological interest and lies adjacent to a designated heritage asset protected as a Scheduled Monument. The Historic Environment Team would therefore advise that any development here should be sympathetic to the setting of this monument. In addition, Historic England should be consulted with regard to any comments they will have on development here and the impact upon the setting of the Scheduled Monument. Any impact upon below ground archaeological deposits may be mitigated by an appropriate programme of historic archaeological investigation and implemented through an appropriately worded condition on any consent that maybe granted. No heritage impact.

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

Infrastructure: A range of infrastructure required as part of the development as per Local Plan policy SWE1.

Landscape: Parts of the site form a strategic break between Exeter and Exminster, for which there is local plan policy to resist development. However, landscape issues can be countered by the urban context. Development should avoid most conspicuous areas and where possible retain the rural character of lanes.

Minerals: No minerals constraints

Safety: No overhead lines or gas pipelines on site.

Soils and Contamination: Soil grade 3

Waste: A small part of the site falls within the Waste Consultation Zone for the Trood Lane recycling and landfill facility. However, in view of the intervening topography, together with the limited life of the facility pending development at SW Exeter, this would not constrain development of the proposed site for dwellings.

Other: This site is already allocated in the Teignbridge Local Plan 2013-2033.

Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The site is an extension of Exeter and therefore slightly from existing development and services. Journeys to access local services, secondary schools, supermarkets and for work are likely to be made by private vehicle unless appropriate infrastructure is put in place as part of the development. Development of the site without these mitigations is considered to have a moderate impact in relation climate change.

Site Potential

GREEN

This site is already allocated in the Teignbridge Local Plan 2013-2033 and has planning consent for development. The assessment shows that whilst there are constraints, these can be overcome through appropriate mitigation and infrastructure provision. These have been addressed in the planning consent.

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

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

Trood Farm, Exminster - if13bua

Site Overview

Site Reference Number: If13bua

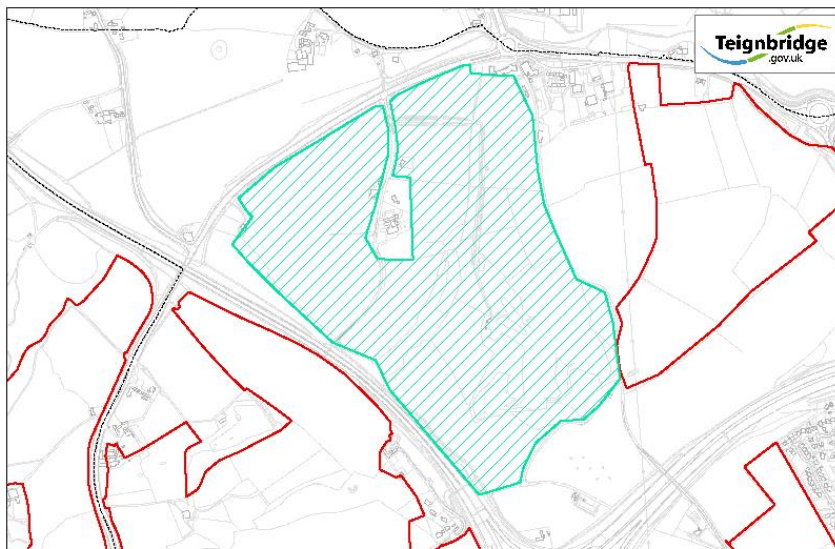
Site Name: Trood Farm, Exminster

Site Description: Located to north of Exminster and borders A30 & A379. Open agricultural land. Sloping land particularly in the southern and eastern sections of the site. (Forms part of Local Plan allocation SWE1).

Total Size (ha): 140ha

Gross Size (ha): 29ha

Minimum/medium/maximum yield: 539 / 617 / 696 (planned urban extension) 348 / 435 / 522 (Suburban/ rural)



Exminster - if13bua



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Suitability Assessment Stage A

Strategic Policy: Site is part of the SWE1 proposal of the adopted Teignbridge Local Plan 2013 - 2033.

Biodiversity: Site within Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone. No issues that would rule out the site at Stage A.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Comprehensive vehicular and sustainable travel provision required.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone of both SPA and SAC: Hab Regs contribution will be needed. Being within 1km of the estuary, housing here is likely to generate particularly high recreation visit rates.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Trood House Other Site of Wildlife Interest (OSWI) (broadleaved woodland and semi-improved grassland).

Priority Habitats: Species-rich hedge to north

Other Habitats/Features: Grassland, possibly semi-improved; trees.

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 in hedge and scrub/woodland to north. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: The site is located entirely within a Cirl Bunting consultation zone and partially within a GC Newt consultation zone. Barn Owl – partly within a barn owl square. Reptiles – possible. Badger – recorded nearby.

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

Heritage and Archaeology: This site lies in an area of archaeological potential close to two Scheduled Monuments and has been demonstrated to contain heritage assets with archaeological interest. Any development in proximity to the Scheduled Monuments should be informed by comments from Historic England. Any impact upon below ground archaeological deposits may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted. No heritage impact.

The south-east corner of the site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: A range of infrastructure required as part of the development as per Local Plan policy SWE1.

Landscape: Isolated from any existing settlements. The development would be conspicuous from the road users. Mitigation would be possible with built development set back from the highway boundaries by a minimum of 20m with the intervening area planted as woodland. Wooded ridgetop and steep fields facing Exeter unlikely to be suitable for development and should be maintained as POS.

Minerals: No minerals constraints

Safety: No overhead electricity lines. A gas pipeline runs north to south through the site.

Soils and Contamination: The site comprises soil grades 2 and 3.

Waste: The site includes an inert landfill and recycling facility and much of its associated Waste Consultation Zone. However, in view of the limited life of the facility pending development at SW Exeter, this would not constrain development of the proposed site for dwellings.

Other: Site is part of the SWE1 proposal of the adopted Teignbridge Local Plan 2013 - 2033.

Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: As part of SWE1, the site is an extension of Exeter and therefore slightly from existing development and services. Journeys to access local services, secondary schools, supermarkets and for work are likely to be made by private vehicle unless appropriate infrastructure is put in place as part of the development. Development of the site without these mitigations is considered to have a moderate impact in relation climate change.

Site Potential

GREEN

This site is already allocated in the Teignbridge Local Plan 2013-2033 and has planning consent for development. The assessment shows that whilst there are constraints, these can be overcome through appropriate mitigation and infrastructure provision. These have been addressed in the planning consent.

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

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

Sannerville Chase, Exminster - i3141lf

Site Overview

Site Reference Number: I3141lf

Site Name: Sannerville Chase, Exminster

Site Description: Small grassed site on the northern edge of Exminster adjacent to Reddaway Drive, bordered by mature trees and hedgerow.

Total Size (ha): 0.41ha

Gross Size (ha): 0.33ha

Minimum/medium/maximum yield: 6 / 8 / 10 (suburban / rural settlement)



Suitability Assessment Stage A

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

Biodiversity: Site lies within a Great Crested Newt Alert Zone and a Cirl Bunting Wintering Zone

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

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

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter 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.

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: Mature trees; amenity grassland (lawn).

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

Other Protected Species: Cirl Bunting; Cirl bunting breeding territories very close by. Survey needed and a proportional compensation payment may well be required.

Flood Risk, Water Quality and Drainage: No part of the site is within the functional floodplain.

Heritage and Archaeology: The proposed development site lies adjacent to the Chapel of Exe Vale Hospital a Grade II listed building. Any development here would have to consider the impact upon the setting of this designated heritage asset.

The site lies within buffer of Grade I or II* Listed Building. Two Listed Buildings (Grade II, Chapel of Exe Vale Hospital; and North Lodge and South Lodge) lie adjacent to the site. Landscaped grounds need to be assessed prior to allocation.

Infrastructure: No comments.

Landscape: No concerns, other than would need to pay particular respect to the setting of the former hospital.

Minerals: No minerals constraints.

Safety: No overhead lines or gas pipelines on site.

Soils and Contamination: Soil grade 4

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The site is situated close to an existing residential area and within walking distance of existing local services with good vehicular and pedestrian access. There are some ecological and heritage constraints but these should be able to be overcome.

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

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

Sentrys Farm, Exminster - 98135f3

Site Overview

Site Reference Number: 98135f3

Site Name: Sentrys Farm, Exminster

Site Description: The site lies at the southern end of Exminster, adjacent to the recent development at Sentry's Farm. Comprises field enclosed by hedgerows, with steep central area (1:6 slope). Residential development to north and east, with fields to south and west.

Total Size (ha): 2.2

Gross Size (ha): 1.03

Minimum/medium/maximum yield: 17/21/25 (suburban / rural settlement)



Exminster - 98135f3



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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 Cirl Bunting Breeding Territory and Wintering Zone and is within the Exe Estuary SPA and Dawlish Warren SAC recreation buffers, but no issues to rule out site at this stage.

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Access and links to existing roads and sustainable transport infrastructure possibly dependent on adjacent development.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter AQMA.

Ecology:

European Sites: Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed; being within 500m of the estuary, housing here is likely to generate particularly high recreation visit rates – additional contribution towards SANGS is also likely to be needed. The site may act as 'functionally-linked land', supporting SPA birds at certain states of tide or weather conditions. This area wasn't included in 2018/9 survey, so site specific bird survey will be needed. Development may be unacceptable if it is functionally linked land.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Within 100m of Sentry's Farm County Wildlife Site (Grazing marsh with bird, plant and dragonfly interest) and of Swan's Nest Marsh Unconfirmed Wildlife Site (possible grazing marsh).

Priority Habitats: Species-rich hedges, which should be retained with RPZs.

Other Habitats/Features: Rough semi-improved grassland. This combination is good cirl bunting habitat.

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

Other Protected Species: Cirl Bunting; much of the site is within cirl bunting breeding territory zones. A survey is needed and proportional compensation payment will be required.

Flood Risk, Water Quality and Drainage: The site lies in Flood Zone 1 and there are no surface water issues. Not within a Critical Drainage Area.

Heritage and Archaeology: Prehistoric, Roman and early medieval archaeology will need to be mitigated. The site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: No comments.

Landscape: Sensitive landscape but impacts could be countered by the urban context. Development should avoid erosion of the character of the settlement.

Minerals: No minerals constraints.

Safety: There are no gas pipes or overhead lines.

Soils and Contamination: Grade 1 Agricultural land. Soils and Contamination Desk top Phase 1 Assessment recommended.

Waste: No waste management constraints.

Other: Site lies within the designated Exminster Neighbourhood Plan area.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for

employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

RED/AMBER

The site is situated on the southern edge of Exminster close to an existing residential area and the A379. Ecology constraints relating to the possible presence of bats, Cirl Bunting and dormouse habitats must be considered. The main constraint for consideration will be whether the site is used as functionally linked land for the Exe Estuary birds. Further assessments will be required. (If the site is found to be Functionally Linked Land to the Exe Estuary SPA, it will be assessed as red). Due to its location on the edge of the town, development would require connection to nearby sustainable travel links, including footpaths, cycle paths, and bus services to be provided to limit any increase in vehicular journeys. However, the site is considered a logical extension to the village.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as red/amber, depending on the outcome of further ecology survey work to determine whether the site is Functionally Linked Land.

Site 1 Milbury Barton, Exminster - 39141hm

Site Overview

Site Reference Number: 3914hm

Site Name: Site 1 Milbury Barton, Exminster

Site Description: Small flat site adjacent to the Milbury Farm development in the north of Exminster

Total Size (ha): 0.16ha

Gross Size (ha): 0.16ha

Minimum/medium/maximum yield: 3 / 4 / 5 (suburban / rural settlement)



Exminster - 39141hm



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Suitability Assessment Stage A

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

Biodiversity: Site lies within a Great Crested Newt Alert Zone and a Cirl Bunting Wintering Zone

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Only a small number of dwellings could be accessed via this private drive and the access onto the A379 would require improvement for safety.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter 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.

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: Woodland.

Other Habitats/Features: Mature trees; amenity grass/lawn.

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

Other Protected Species: Cirl Bunting; cirl bunting breeding territories very close by. Survey needed and a proportional compensation payment may well be required.

Flood Risk, Water Quality and Drainage: No part of the site is within the functional floodplain.

Heritage and Archaeology: The proposed development site lies on the site of farm buildings associated with Milbury Farm. These buildings appear to have been demolished sometime in the late 19th century. The age of these buildings is unknown but Milbury Farm is first documented in the early 14th century and these buildings may be associated with the early settlement here. The proposed development occupies the site of these now demolished buildings. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with the medieval and later settlement here. 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. The site lies within buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site.

Infrastructure: No comments

Landscape: No concerns

Minerals: No minerals constraints

Safety: No overhead lines or gas pipelines on site.

Soils and Contamination: Soil grade 1

Waste: No waste management constraints.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The site is situated close to an existing residential area and within walking distance of existing local services with good vehicular and pedestrian access. There are some access, ecological and heritage constraints but these should be able to be overcome for a small development.

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

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

Site 2 Milbury Barton, Exminster - Im141wz

Site Overview

Site Reference Number: Im141wz

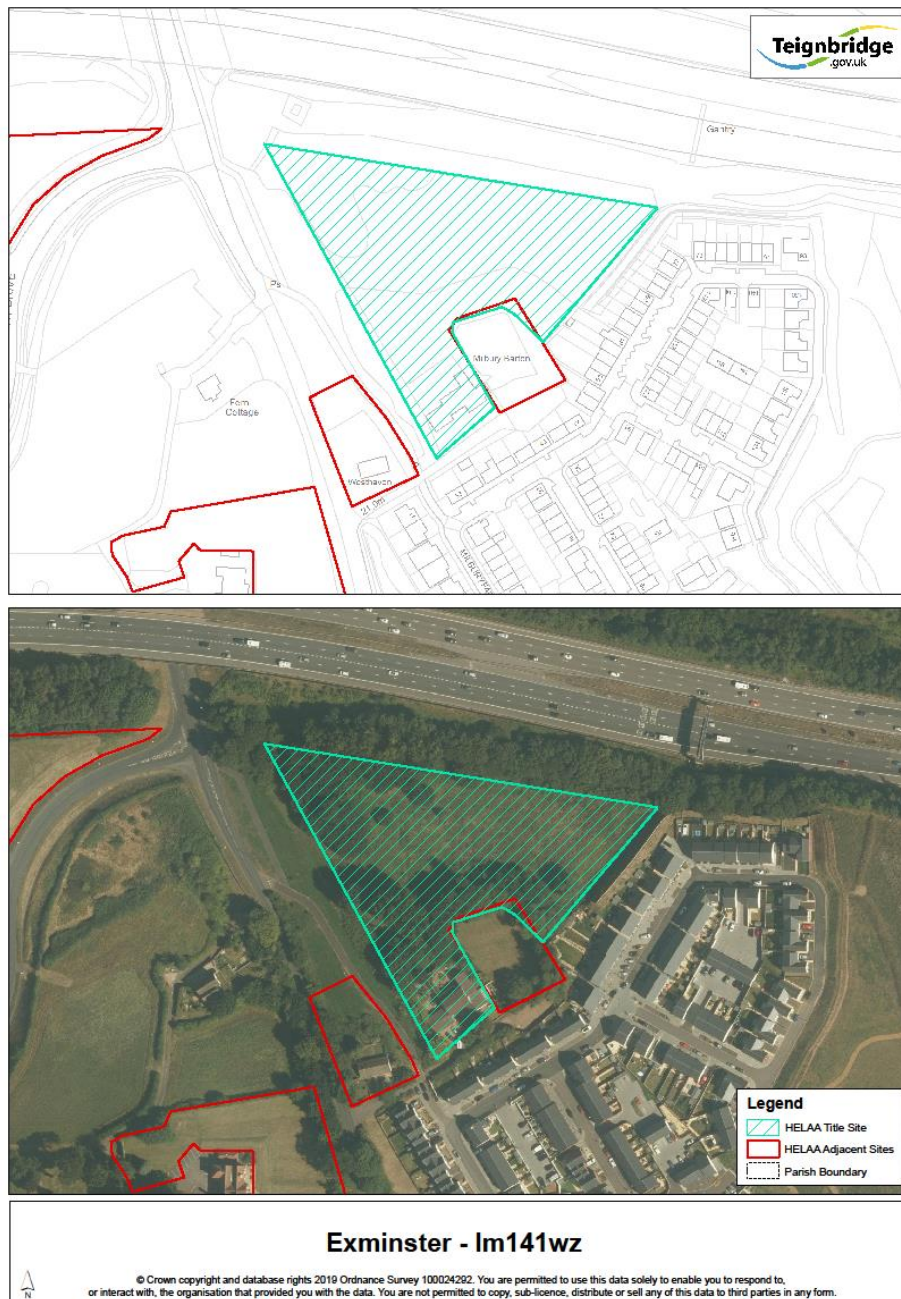
Site Name: Site 2 Milbury Barton, Exminster

Site Description: Small flat site adjacent to the Milbury Farm development in the north of Exminster

Total Size (ha): 1.15ha

Gross Size (ha): 0.15ha

Minimum/medium/maximum yield: 18 / 23 / 27.6 (suburban / rural settlement)



Suitability Assessment Stage A

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

Biodiversity: Site lies within a Great Crested Newt Alert Zone and a Cirl Bunting Wintering Zone

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Site access would need to be through the existing development with cycle and footway connections.

Air Quality: Any development would require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Exeter 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.

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: Broadleaved woodland; species-rich hedges.

Other Habitats/Features: Mature trees; amenity grass/lawn, building – bat/bird survey required.

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

Other Protected Species: Cirl Bunting; Cirl bunting breeding territories very close by. Survey needed and a proportional compensation payment may well be required.

Flood Risk, Water Quality and Drainage: Flood zone 1

Heritage and Archaeology: The proposed development site lies in the area around Milbury Farm - which is first documented in the early 14th century. Archaeological deposits associated with the early settlement here may survive in this area. 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. Not assessed by TDC officers.

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

Infrastructure: No comments.

Landscape: Built development would need to be offset from the M5 motorway to provide room for adequate screening from motorway.

Minerals: No minerals constraints

Safety: No overhead lines or gas pipelines on site.

Soils and Contamination: Soil grade 1

Waste: No waste management constraints.

Climate Change Impacts: The village of Exminster has a good level of service provision, including a convenience store, dentist, pharmacy, health centre, post office, community hall, public house, place of worship and primary school. There are frequent bus services which enable access to Exeter for employment, secondary schools and other services, as well as good cycle route provision. Overall, considering the level of service provision within the village and the site's access to these, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The site is situated close to an existing residential area and within walking distance of existing local services with good vehicular and pedestrian access. There are some access, ecological and heritage constraints but these should be able to be overcome.

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

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

Westhaven, Milbury Barton, Exminster - vl13b2g

Site Overview

Site Reference Number: Vl13b2g

Site Name: Westhaven, Milbury Barton, Exminster

Site Description: Small flat site to the north of Exminster between Milbury Barton and Main Road.

Total Size (ha): 0.1ha

Gross Size (ha): 0.08ha

Minimum/medium/maximum yield: 2 / 2 / 2 (suburban / rural settlement)



Suitability Assessment Stage A

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

Biodiversity: Site lies within a Great Crested Newt Alert Zone and a Cirl Bunting Wintering Zone

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

Conclusion: Below minimum site size threshold. Discounted at Stage A.