



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Hacombe-With-Combe Parish

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Little Haccombe, Long Lane, Haccombe 2715ysi

Site Overview

Site Reference Number: 2715ysi

Site Name: Little Haccombe, Long Lane, Haccombe

Site Description: The site lies at the top of the ridge in a prominent location to the east of Milber. The fields on the eastern half of the site slope down towards the east.

Total Size (ha): 24.66

Gross Size (ha): 21.57 (omitting steep areas of 1:6 gradient or more)

10.9 (omitting all land within gas pipe buffer and steep land)

Minimum/medium/maximum yield: 401/453/518 urban extension (omitting steep areas)

203/229/261 (omitting all land within gas pipe buffer)



Suitability Assessment Stage A

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

Biodiversity: Within South Hams SAC Landscape Connectivity Zone, but nothing to rule out site at this stage.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Long Lane is not a public highway - and has very poor access onto St Marychurch Road.

Development not supported by the Highway Authority. Access difficult from north also, as the public part of Long Lane would need widening and footways provided and this would need to link with the southern part of the site, which is separated by the playing pitch.

Air Quality: There are AQMAs at Kingskerswell (although this is likely to be revoked due to improved air quality following the construction of the south Devon Highway) and at Newton Abbot/Kingsteignton.

Ecology:

Statutory sites: Within SH SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: Adjacent to Little Hacombe Settlement - Unconfirmed Wildlife Site (broadleaved woodland, unimproved grassland and scrub).

Ancient Woodland: None

Priority Habitats: Species-rich hedges.

Habitats/Features: Arable; pasture, possibly some semi-improved; hedges, tree lines, copse; building.

European Protected Species: Potential impacts on bats and dormice from loss of roosts/habitat and from increased lighting. Can be mitigated/compensated. In a great crested newt 5km zone.

Other protected species: curlew territories adjacent to south.

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

EA advise to ensure development does not cause deterioration. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove).

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

South western part of site within Scheduled Monument of Milber Down camp.

High potential for archaeology associated with Scheduled Monument. Buffer around Scheduled Monument likely to be required, along with access and interpretation.

Infrastructure: Significant road improvements required along with new footway/cycleway.

Landscape: High landscape sensitivity.

Minerals: Much of this land is within a Mineral Safeguarding Area for sand and gravel, with the remainder being within the associated Mineral Consultation Area. Under Policy M2 of the Devon Minerals Plan, there is an objection to non-mineral development that would sterilise the resource unless proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not of current or future economic value or otherwise meets the criteria of Policy M2.

Safety: A major gas pipe runs through the eastern part of the site and the 500m buffer covers part of the site. No overhead electricity lines.

Soils and Contamination: Mainly agricultural grade 2 land with part grade 3.

Waste: No waste management constraints.

Other: Area Tree Preservation Orders on all boundaries of north western field.

Climate Change Impacts: The site lies approx 500m - 1km from bus links and is approx 2.5km from Newton Abbot Station. As such, public transport options are available. However, cycle and pedestrian links would be required to improve connection with the town centre, station and other

services and facilities. Milber Primary School is approx 1.5km from the northern part of the site which would enable sustainable travel to school for younger children. There are minor negative impacts on climate change.

Site Potential

RED

The site has the potential to be developed in a sustainable way, given the relative proximity of it to some services and facilities and to public transport options, as long as improved pedestrian and cycle links were provided. However, the site occupies a prominent position on elevated land forming a ridge to the east of Milber, beyond which the landscape slopes away to the rural areas beyond. Development would encroach beyond this natural ridge and would be conspicuous in the landscape. This weighs heavily against the site's potential. There are also minerals constraints, with the site lying within a Minerals Safeguarding Area and development would need to ensure it did not create any surface water run off that could cause harm to the quality of the Teign River or coast. In addition, the south west part of the site encroaches into a Scheduled Monument and its setting and there would be restrictions on development from the gas pipe that crosses the eastern part of the site.

Overall the site is considered red, as there are significant constraints, including access, and potential landscape and heritage harm.

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 assessment of site as red.

Land west of Long Lane, Haccombe, Newton Abbot zat312x

Site Overview

Site Reference Number: zat312x

Site Name: Land west of Long Lane

Site Description: Site lies on the eastern side of Newton Abbot, east of Milber Trading Estate. Comprises two field areas on reasonably flat land, that are both tree lined on main boundaries. Employment development to west. The northern parcel is proposed for residential development and the southern parcel for playing field. (Site adjacent to the east is site submission for Little Haccombe, Long Lane - ref 2715ysi)

Total Size (ha): 10.44

Gross Size (ha): 5.97 (northern field only - does not include playing field)

Minimum/medium/maximum yield: Approx yield of 10 due to highway constraints (potential for 111 / 127 / 143 (urban extension))



Haccombe with Combe - zat312x



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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: Proceed to Stage B

Suitability Assessment Stage B

Access: Concerns about highway improvements needed - public part of Long Lane needs to be widened and footways provided. Even if this done, a much reduced yield only would be supported by the Highway Authority - in region of 10.

Air Quality: There are AQMAs at Kingskerswell (although this is likely to be revoked due to improved air quality following the construction of the south Devon Highway) and at Newton Abbot/Kingsteignton.

Ecology:

Statutory sites: Within South Hams SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: Close to Little Hacombe Settlement - Unconfirmed Wildlife Site (broadleaved woodland, unimproved grassland and scrub).

Ancient Woodland: None

Priority Habitats: Species-rich hedges.

Habitats/Features: Arable; pasture, possibly some semi-improved; hedges, tree lines.

European Protected Species: Potential impacts on bats and dormice from loss of roosts/habitat and from increased lighting. Can be mitigated/compensated. In a great crested newt 5km zone.

Other protected species: cirl bunting territories to south.

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

EA advise to ensure development does not cause deterioration. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove).

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

South western part of site is close to Scheduled Monument of Milber Down camp.

High potential for archaeology associated with Scheduled Monument. Buffer around Scheduled Monument likely to be required, along with access and interpretation.

Infrastructure: Highway improvements and footway/cycleway connection.

Landscape: On edge of built form, but close to brow of hill.

Minerals: Area 1, which is proposed for development, is not within a Minerals Safeguarding Area or Minerals Consultation Area.

Safety: No overhead electricity lines but gas pipe buffer crosses the northern part of the site.

Soils and Contamination: Agricultural grade 2 land.

Waste: No waste management constraints.

Other: Site could be combined with adjacent site - Little Hacombe, Long Lane

Climate Change Impacts: The site lies approx 750m from bus links and is approx 2.3km from Newton Abbot Station. As such, public transport options are available. However, cycle and pedestrian links would be required to improve connection with the town centre, station and other services and facilities. Milber Primary School is approx 1.3km from the northern part of the site, which would enable sustainable travel to school for younger children. There are minor negative impacts on climate change.

Site Potential

AMBER

The site has the potential to be developed in a sustainable way, given the relative proximity of it to some services and facilities and to public transport options, as long as improved pedestrian and cycle links were provided.

However, access to the site is poor and the Highway Authority would not support anything other than very small scale development. The site occupies a prominent position on elevated land close to a ridge to the east of Milber, beyond which the landscape slopes away to the rural areas beyond. Development would lie close to this natural ridge and could be conspicuous in the landscape. This weighs against the site's potential. Development would need to ensure it did not create any surface water run off that could cause harm to the quality of the Teign river or coast and that the setting of Milber Camp Scheduled Monument is conserved. There may be some restrictions on the northernmost part of the site from its inclusion within a gas pipe buffer, but this could be designed out, providing that access was taken from Long Lane.

Overall the site is considered amber for a greatly reduced yield, as most constraints are likely to be able to be mitigated through design, with potential landscape harm balanced against the site's proximity to high level services and facilities and access to sustainable travel.

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 amber.

Land on East side of Lyndale, Combeinteignhead 7214y4t

Site Overview

Site Reference Number: 7214y4t

Site Name:

Land on east side of Lyndale, Combeinteignhead

Site Description:

The site lies on the south-eastern side of the village. The land is steeply sloped, particularly to the rear, northern section. The whole site has a gradient of more than 1:6.

Total Size (ha): 0.47

Gross Size (ha): 0 (once steeply sloped land removed)

Minimum/medium/maximum yield: n/a



Hacombe with Combe - 7214y4t



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Suitability Assessment Stage A

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

Biodiversity: Site is within the South Hams SAC Landscape Connectivity Area, but no issue to rule site out at this stage.

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

Conclusion: Not Suitable (entire site slopes too steeply for development)