



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Hennock Parish

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Land to rear of Apple Tree Close, Chudleigh Knighton 4r15yvy

Site Overview

Site Reference Number: 4r15yvy (GESP) / aj13hsn (TDC)

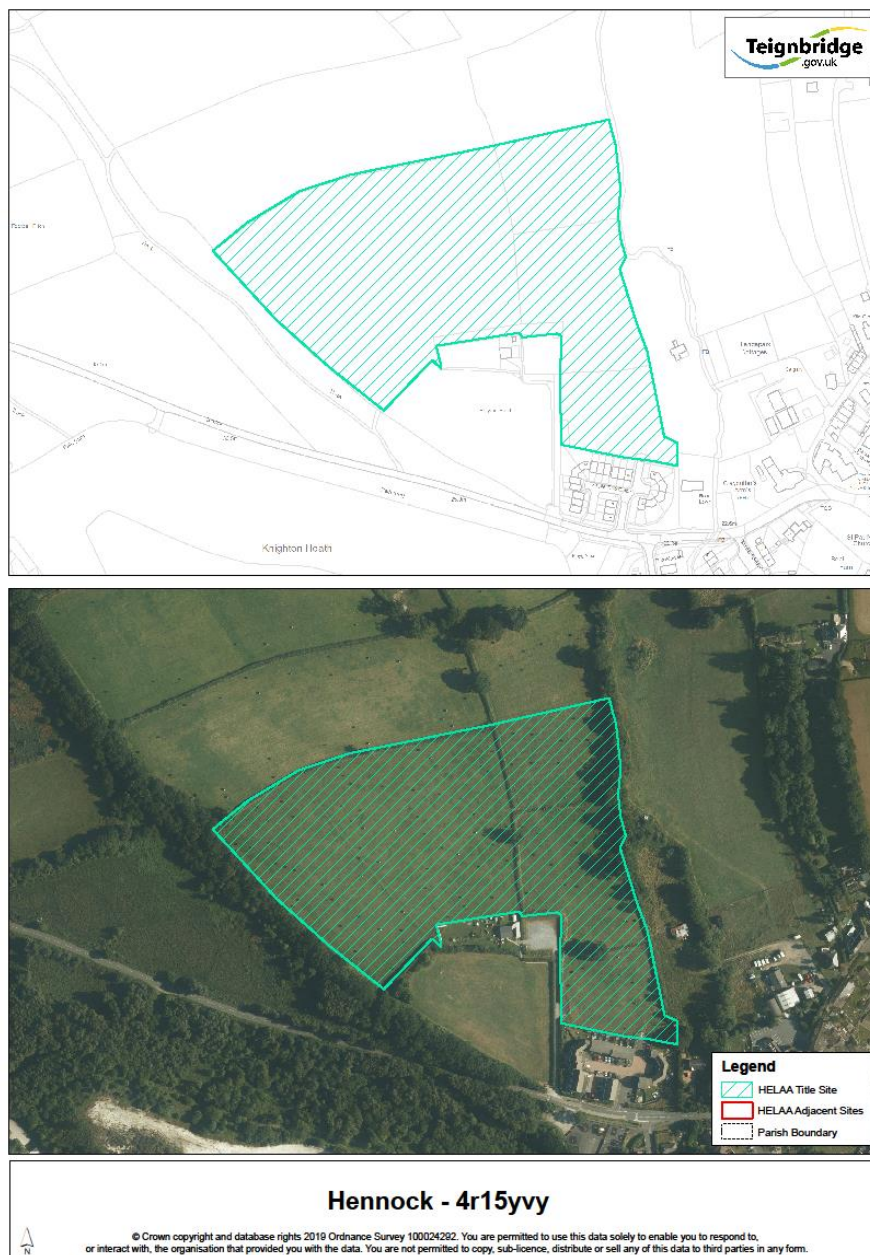
Site Name: Land to rear of Apple Tree Close, Chudleigh Knighton

Site Description: The site lies on the western side of Chudleigh Knighton extending further westward into countryside. It lies immediately north of Apple Tree Close.

Total Size (ha): 5.45ha

Gross Size (ha): 5.45ha

Minimum/medium/maximum yield: 65/82/98 - suburban/rural Yield of 50 more suitable



Suitability Assessment Stage A

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

Biodiversity: Western boundary adjoins large scale SSSI at Knighton Heath. The site lies within South Hams SAC Landscape Connectivity and Sustenance Zones. Nothing to rule out site at this stage.

Flood Zone 3b: Functional floodplain borders the eastern side of the land.

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Apple Tree Close, an affordable housing development, was originally designed to link into adjacent land, so access is available. Highway Improvements would be required including a safe and suitable crossing point to play park.

Air Quality: There are no AQMAs near the site.

Ecology:

European Sites: Within South Hams SAC Landscape Connectivity Zone and Sustenance Zone.

The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC).

SSSI: Adjacent to Chudleigh Knighton Heath SSSI/DWT Reserve (international importance for invertebrates and heathland).

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Ford Farm Unconfirmed Wildlife Site (semi-improved neutral grassland)

Priority Habitats: Suitable habitat for commuting and foraging bat species including greater horseshoe bats and dormouse.

Other Habitats/Features: Great Crested Newt breeding within 500m. Site lies within a Local Green Infrastructure Corridor.

European Protected Species: Cirl Bunting Consultation Zone and Great Crested Newt Consultation Zone.

Other Protected Species: Suitable habitat for commuting and foraging bat species including greater horseshoe bats and dormouse. Habitat Regulations Assessment informed by detailed bat surveys required.

Flood Risk, Water Quality and Drainage: Historical flooding to property at Devon Heath. Gardens flooded from stream. Flood Zone 1, but eastern boundary adjoins Flood Zones 2 and 3a.

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

Infrastructure: No comments

Landscape: No landscape concerns.

Minerals: The site is partly within a ball clay Mineral Safeguarding Area (with the remainder within the associated Mineral Consultation Area) within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the ball clay, unless it can be demonstrated through a Mineral Resource Assessment that the resource is not of current or potential economic value or otherwise meets the criteria of Policy M2. In the absence of such evidence, DCC objects to development of this site. However, the agent has advised that this minerals objection was overcome through survey work undertaken for a recent pre-application enquiry, as it was found that the mineral resource had no economic value.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The village of Chudleigh Knighton has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and nursery/primary education. The site lies close to public transport in terms of bus services, but is

approx. 11km from the nearest railway station. There are some cycle links that would enable sustainable travel to Newton Abbot and Heathfield. It is within easy walking distance of village services. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding or highest quality agricultural land, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER

The site has the potential to be developed in a sustainable way in terms of its accessibility. However, fairly significant constraints in relation to ecology and its location adjacent to an SSSI, within a minerals safeguarding area would need to be overcome. This includes surveys undertaken to investigate potential impacts on protected wildlife and habitats, as well as potential mineral resource. Some highway improvements would need to be undertaken and, given the combination of constraints and concerns over the amenity of existing occupiers, who would be affected by all new traffic, the level of development should be reduced. Given concerns as to how this would affect viability and achievability, the site potential is considered to be amber, for a yield of 50.

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

Achievability Assessment: The HELAA Panel shares concerns about access, amenity and the adjacent SSSI and agrees with the officer assessment of the site as amber, with a reduced yield.

Land at Pipehouse Lane, Chudleigh Knighton j715yx8

Site Overview

Site Reference Number: j715yx8

Site Name: Land at Pipehouse Land, Chudleigh Knighton

Site Description: Site lies to south of A38, accessed via lane under A38. Adjacent to water treatment works and enclosed by mature tree lined hedges.

Total Size (ha): 0.2ha

Gross Size (ha): 0.2ha

Minimum/medium/maximum yield: 0.2ha employment



Hennock - j715yx8



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Suitability Assessment Stage A

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

Biodiversity: Within South Hams SAC Landscape Connectivity Area and Sustenance Zone but this would not 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: This land is accessed via a private road which has a Public Right Of Way over it, therefore highway improvements would be required.

Air Quality: The site lies close to a source of air pollution (A38).

Ecology:

European Sites: South Hams SAC: Within 4km South Hams SAC Sustenance Zone and Landscape Connectivity Zone, A38 Strategic Flyway. Bat activity surveys, Appropriate Assessment and mitigation measures needed. The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC).

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: No comments

Priority Habitats: Species-rich hedges. Broadleaved woodland/copses adjacent. Some suitable habitat for commuting and foraging bat species including greater horseshoe bats and dormouse.

Other Habitats/Features: Small area of grassland, possibly semi-improved, bare ground. Great Crested Newt breeding within 500m, Cirl Bunting wintering zone. Site lies within a Strategic Green Infrastructure Corridor.

European Protected Species: Bats – Barbastelle bat area nearby. 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.

Other Protected Species: Reptiles likely.

Flood Risk, Water Quality and Drainage: Flood Zone 1. However, access to the site, under the A38, is subject to surface water flooding.

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

Historic field name evidence associated this area with the production of clay (tobacco) pipes. Any impact upon below ground archaeological deposits associated with this industry may be mitigated by an appropriate programme of historic archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted.

Infrastructure: Highway upgrading of private access road required.

Landscape: Close to the A38 and could be perceived, even if in a small way, as erosion of the form and setting of Chudleigh Knighton.

Minerals: The site is within a Mineral Safeguarding Area for ball clay and close to operational quarries. However, the site is too small and constrained by existing highways to be viable for mineral extraction, and the noise levels from the A38 are likely to exceed those from the quarries. There is no mineral objection to development of this site.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: Adjacent to sewage treatment works.

Climate Change Impacts: The village of Chudleigh Knighton has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and nursery/primary education. The site lies close to public transport in terms of bus services, but is

approx 11km from the nearest railway station. Although it is detached from the settlement, it is within easy walking distance of the village centre where the services are located. There are some cycle links that would enable sustainable travel to Newton Abbot and Heathfield. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding or highest quality agricultural land, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER

The site has the potential to be developed in a sustainable way, in terms of its accessibility. However, its location next to a sewage treatment works and the A38 pose significant amenity issues for potential residents. Extending the village to the other side of the A38 would begin to erode the form and setting of Chudleigh Knighton and the site would therefore be less preferable than other sites more closely related to the nuclear village form. Given the combination of amenity, ecology, and locational constraints, it is considered that the site is not suitable for residential development. However, subject to access issues being addressed, the site may be suitable for employment 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 officer assessment of the site as amber.

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 and Sustenance Areas, but no reason to rule out at this stage.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Site is accessed off the B3344 with a footway link in to the village, although highway improvements required.

Air Quality: There are no nearby AQMAs

Ecology

European Sites: Within South Hams SAC Landscape Connectivity Zone and Sustenance Zone. A38 Strategic Flyway, Radio-tracked flyways close by. Bat activity surveys, Appropriate Assessment and mitigation measures needed. The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC).

SSSI: Adjacent to Unconfirmed Site of Wildlife Interest - Pitt Farm (orchard).

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: No comments.

Priority Habitats: Species-rich hedges. Grassland possibly semi-improved. Some suitable habitat for commuting and foraging bat species including greater horseshoe bats and dormouse.

Other Habitats/Features: Great Crested Newt breeding within 500m, Cirl Bunting wintering zone. Site lies within Local and Strategic Green Infrastructure Corridors.

European Protected Species: Bats – Barbastelle bat area nearby. 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.

Other Protected Species: Reptiles – slow worm record on site.

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

Heritage and Archaeology: Within buffer of Grade I or II* Listed Buildings. No Listed Buildings within or adjacent to site. No anticipated impact upon any archaeological assets.

Infrastructure: No comments

Landscape: No landscape concerns.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: The village of Chudleigh Knighton has a fairly good level of service provision for its size, including a convenience store, post office, and community hall, and public house, place of worship and nursery/primary education. The site lies close to public transport in terms of bus services, but is approx 11km from the nearest railway station. It is within easy walking distance of village services. There are some cycle links that would enable sustainable travel to Newton Abbot and Heathfield. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding or highest quality agricultural land, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The site has the potential to be developed in a sustainable way, in terms of its accessibility. There are some constraints which need to be overcome, namely ecological as the site is within the SH

Sustenance Zone. Some highway improvements would also need to be undertaken. However, the site is considered suitable if these can 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 officer assessment of the site as yellow.

Land at to South West of Chudleigh Knighton jy15ymy

Site Overview

Site Reference Number: Jy15ymy

Site Name: Land to south west of Chudleigh Knighton

Site Description: Site lies to the north of the A38 and south of the slip road to Chudleigh Knighton. Field enclosed by hedgebanks and Pipehouse Lane to east.

Total Size (ha): 0.58ha

Gross Size (ha): 0.58ha

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



Hennock - jy15ymy



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Suitability Assessment Stage A

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

Biodiversity: Within South Hams SAC Landscape Connectivity and Sustenance Areas, but no reason to rule out at this stage.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Site adjacent to the A38, and accessed of the B3344 highway improvements required.

Air Quality: There are no nearby AQMAs, however, the site is adjacent to a source of air pollution (A38). In addition, the site would be subject to significant noise from the adjacent A38 and slip road.

Ecology:

European Sites: South Hams SAC: Within 4km South Hams SAC Sustenance Zone and Landscape Connectivity Zone, A38 Strategic Flyway. Bat activity surveys, Appropriate Assessment and mitigation measures needed. The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC).

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Potential Regionally Important Geological Site – at clay pit just across B3344, Unconfirmed Wildlife Site (heath, wood, scrub) to SW adjacent to clay pit, species-rich hedges and trees.

Priority Habitats: Suitable habitat for commuting and foraging bat species including greater horseshoe bats and dormouse.

Other Habitats/Features: Grassland, possibly semi-improved, possible scrub. Great Crested Newt breeding within 500m. Site lies within Local and Strategic Green Infrastructure Corridors.

European Protected Species: Bats – Barbastelle bat area nearby. 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. Great Crested Newt: within GCN zone, pond nearby.

Other Protected Species: Reptiles likely.

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

Heritage and Archaeology: Within buffer of Grade I or II* Listed Buildings. No Listed Buildings within or adjacent to site. Historic field name evidence associated this area with the production of clay (tobacco) pipes. Any impact upon below ground archaeological deposits associated with this industry may be mitigated by an appropriate programme of historic archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted. No heritage impacts.

Infrastructure: No comments.

Landscape: The site is sandwiched between the A38 and slip road and could be perceived as eroding the character of Chudleigh Knighton. It is gently sloping towards the A38, which is clearly visible from the site.

Minerals: The site is within a Mineral Safeguarding Area for ball clay and close to operational quarries. However, the site is too constrained by existing highways to be viable for mineral extraction, and the noise levels from the A38 are likely to exceed those from the quarries. There is no objection to development of this site.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: The village of Chudleigh Knighton has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship

and nursery/primary education. The site lies close to public transport in terms of bus services, but is approx 11km from the nearest railway station. There are some cycle links that would enable sustainable travel to Newton Abbot and Heathfield. It is within easy walking distance of village services. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding or highest quality agricultural land, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

RED

The site has the potential to be developed in a sustainable way, in terms of its accessibility. However, its location immediately adjacent to the A38 poses noise/amenity/air quality issues and development would be easily seen from the highway. A more sensitive development based on road frontage properties onto the B3344 could possibly be achieved by developing only the northern part of the site and providing green buffering to the southern edge. This would also improve the relationship of the development to the adjacent A38 and vehicle emissions. However, the site is regarded as unsuitable for residential development because of the combination of amenity and ecology constraints, but may be more suitable for employment uses. For these reasons the site is assessed as having significant constraints to overcome in order to deliver residential development and is regarded as red.

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

Achievability Assessment: The HELAA Panel shares concerns about landscape, amenity, noise and air quality and agrees the site is unsuitable for residential use. The Panel agrees it may be more suitable for employment use.