



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Holcombe Burnell Parish

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Land North of Perridge House, Longdown - r214ykd

Site Overview

Site Reference Number: r214ykd

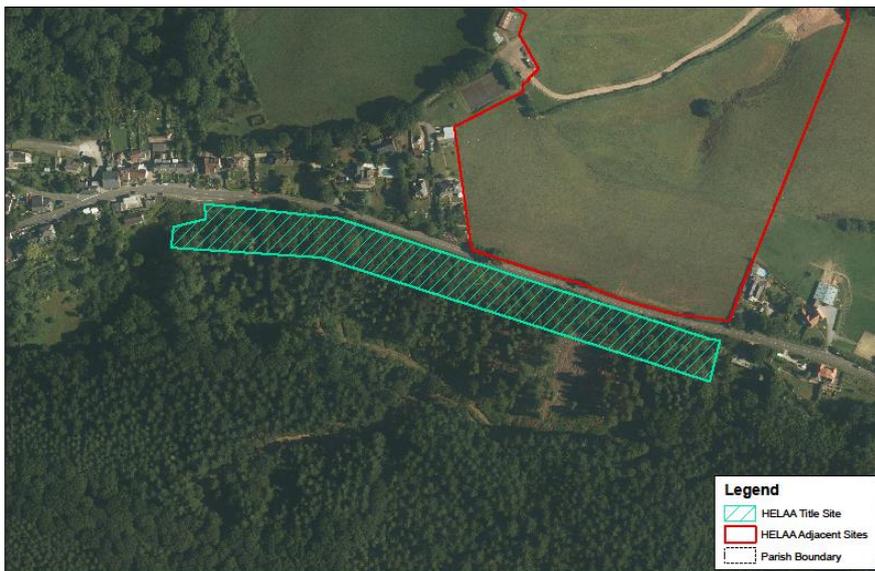
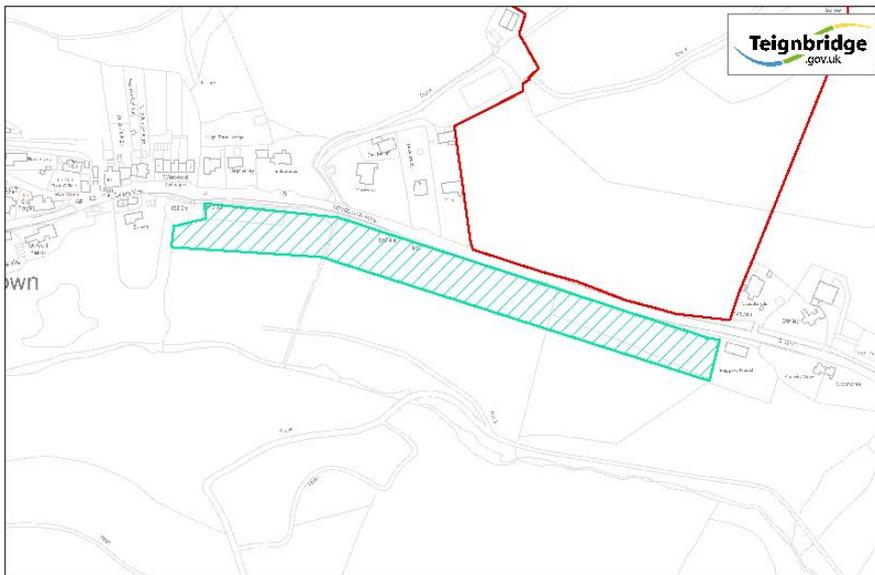
Site Name: Land North of Perridge House, Longdown

Site Description: The land is on the eastern side of Longdown adjacent to the B3212. Some limited residential development on the opposite side of Longdown Road to the north from the site. Site slopes steeply (1:6-1:3 and some steeper than 1:3).

Total Size (ha):1.47ha

Gross Size (ha): 0ha

Minimum/medium/maximum yield: n/a



Holcombe Burnell - r214ykd

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Suitability Assessment Stage A

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

Biodiversity: An area of ancient woodland covers Eastern Cotley Wood to the south of the suggested site. The site is within the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers. No issues to rule 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.

Land at Mount Boon Farm, Longdown - 8114yr1

Site Overview

Site Reference Number: 8114yr1

Site Name: Land at Mount Boon Farm, Longdown

Site Description: Site lies to the north of the B3121. Grassed fields slope down from the road towards the north. Mature treed hedgebanks and woodland to north and west boundaries. Hedgebank boundary along road.

Total Size (ha): 4.8ha

Gross Size (ha): 0.14ha in centre of site.

Minimum/medium/maximum yield: n/a



Holcombe Burnell - 8114yr1



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Suitability Assessment Stage A

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

Biodiversity: The site is within the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers. No reasons to rule out site at this stage.

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

Conclusion: Not Suitable as entire site, with exception on an area of 0.14ha in the centre, is above 1:6 gradient and cannot be developed.