



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ide Parish

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## Land on West side of A30, Ide u01290n

### Site Overview

**Site Reference Number:** u01290n

**Site Name:** Land on West side of A30, Ide

**Site Description:** Site lies to the west of the A30, just south of the Alphington junction. It is a large, undulating field gently sloping up from the A30 towards the west, with a small gulley area within the site and a small embankment area sloping more than 1:6.

**Total Size (ha):** 17.05

**Gross Size (ha):** 16.41 (omitting steep areas)

**Minimum/medium/maximum yield:** 207/246/295 suburban/rural or 305/345/394 urban extension



## Suitability Assessment Stage A

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

**Biodiversity:** Within recreational buffer for Exe Estuary, but no issues to rule site 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:** This land would need to be accessed off Markham Lane and this will need road improvements and pedestrian/cycle provisions.

**Air Quality:** Site adjacent to source of air pollution.

**Ecology:**

Statutory sites: Within 10km of Exe Estuary SPA and requiring appropriate mitigation.

SSSI: None

Non statutory sites: None

Ancient Woodland: None

Priority Habitats: There may be priority species in the hedgerows.

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

European Protected Species: The site is within a Great Crested Newt consultation zone. Potential impacts on bats and dormice from loss of roosts, and habitat and from increased lighting. Can be mitigated/compensated.

Other protected species: None

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Small area in steep part of the site subject to surface water run-off.

Offsite drainage connection difficult as the natural drainage route is cut off by the A30.

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

Known archaeological sites - prehistoric or Roman settlements. May need to preserve core sites in open space.

**Infrastructure:** Road improvements and pedestrian/cycle links required.

**Landscape:** Within the landscape setting of Haldon Belvedere warranting an increase in sensitivity .

High sensitivity landscape open to views from A30.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** Adjacent to other large site at Markhams Farm, which together could deliver in the range of 500 - 1000 homes.

**Climate Change Impacts:** The site lies remote from services and facilities and in a visually divorced location from Exeter, being across the dual carriageway. It lacks access to a County highway, but could be developed alongside additional land to the south and west at Markhams Farm. As a stand alone site, development would not have pedestrian and cycle links to services and facilities, or access to public transport. As such, it would result in a reliance on the use of the private car and have a moderate negative impact on climate change. However, this could be improved if a larger area was developed, providing sustainable transport links to services and facilities, including to educational establishments.

## Site Potential

**RED/AMBER**

Overall, there are major infrastructure constraints should the site be developed as a stand alone piece of land, primarily its lack of access to a County highway, with the exception of the exit slip road of the

A30. Even if the site is developed alongside Land at Markhams Farm, the potential of the site is considered, due to its constrained access from Markhams Lane and Shillingford Road, its landscape sensitivity, possible impacts on the setting of Haldon Belvedere, lack of sustainable travel links to services and facilities, as well as potential archaeology and ecology mitigation and drainage constraints. Access is a significant constraint that is considered likely to make development unviable. However, if land to the north of the site came forward, so as to enable access to be taken from the Ide road, the site could be more easily accessed and has greater potential for good physical links to the Alphington part of Exeter, and could be assessed 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 that the site is assessed as red/amber, depending on whether additional land to the north can be secured and included to provide access.



# Markhams Farm, Markhams Lane, Ide wt14xs7

## Site Overview

**Site Reference Number:** wt14xs7

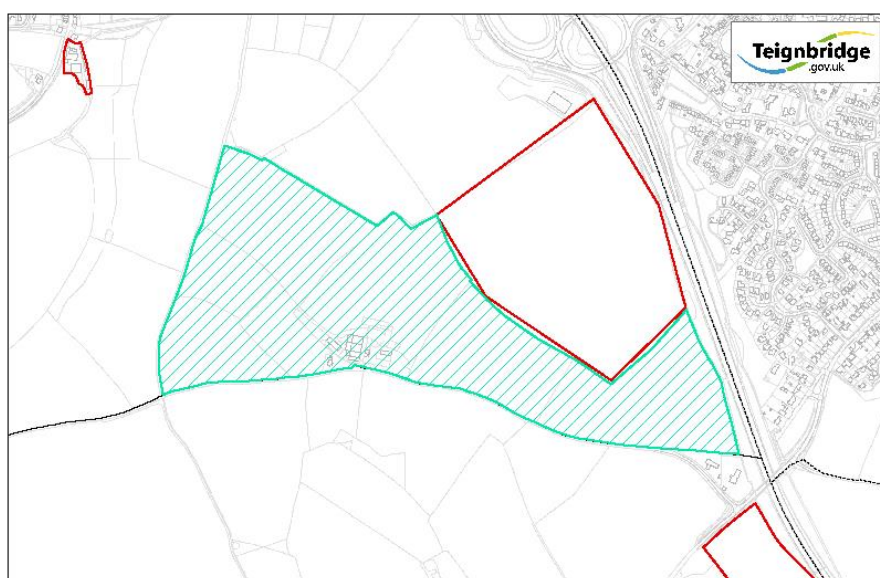
**Site Name:** Markhams Farm, Markhams Lane, Ide

**Site Description:** Site lies to the west of the A30. It lies immediately north of Markhams Lane and east of Polehouse Lane. Fields enclosed by hedgerows.

**Total Size (ha):** 32.7

**Gross Size (ha):** 32.1 (omitting steep areas)

**Minimum/medium/maximum yield:** 404/481/578 suburban/rural or 597/674/770 urban extension



**Ide - wt14xs7**



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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 recreational buffer for Exe Estuary, but no issues to rule site 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:** This land would need to be accessed off Markham Lane and this will need road improvements and pedestrian/cycle provisions.

**Air Quality:** Site adjacent to source of air pollution.

**Ecology:**

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

SSSI: None

Non statutory sites: None

Ancient Woodland: None

Priority Habitats: There may be priority species in the hedgerows.

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

European Protected Species: The site is within a Great Crested Newt consultation zone. Potential impacts on bats and dormice from loss of roosts, and habitat and from increased lighting. Can be mitigated/compensated.

Other protected species: None

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Very small areas subject to surface water run off (in steeper areas).

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

**Infrastructure:** Significant road improvements and pedestrian/cycle links required.

**Landscape:** Within the landscape setting of Haldon Belvedere warranting an increase in sensitivity. High sensitivity landscape open to views from A30.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** Public right of way crosses site.

Site lies adjacent to additional land at "Land on West side of A30".

**Climate Change Impacts:** The site lies remote from services and facilities and in a visually divorced location from Exeter, being across the dual carriageway. As such, it would result in a reliance on the use of the private car and have a moderate negative impact on climate change. However, this could be improved by providing sustainable transport links to services and facilities, including to educational establishments.

## Site Potential

### RED/AMBER

The potential of the site is considered as re/amber, due to its constrained access from Markhams Lane and Shillingford Road, its landscape sensitivity, possible impacts on the setting of Haldon Belvedere, lack of sustainable travel links to services and facilities, as well as potential archaeology and ecology mitigation and drainage constraints. Access is a significant constraint that is considered likely to make development unviable. As such, the site is assessed as red. However, if the site were to be developed alongside the site to the north, "Land west of the A30 u01290n"AND land to the north of this adjacent site was secured so as to enable access to be taken from the Ide road, the site could

be more easily accessed and has greater potential for good physical links to the Alphington part of Exeter, and could be assessed 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 that the site is assessed as red/amber, depending on whether the site is developed alongside the site to the north and further additional land to the north can be secured and included to provide access.

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# Rollsbridge Farm zh15ydz

## Site Overview

**Site Reference Number:** zh15ydz

**Site Name:** Rollsbridge Farm

**Site Description:** The site lies to the east of the A30. It comprises a field and yard area with some farm buildings at the southern end. Mainly enclosed by hedgebanks with some mature trees. Alphin Brook runs through the whole central section of the site where there are flood implications.

**Total Size (ha):** 1.68

**Gross Size (ha):** Two areas of 0.3 and 0.28 (once areas in Flood Zone 3 removed)

**Minimum/medium/maximum yield:** 6/7/8 suburban/rural



## Suitability Assessment Stage A

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

**Biodiversity:** Within recreational buffer for Exe Estuary, but no issues to rule site 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:** Fast road and footway in place - highway improvement would be required to make this safe

**Air Quality:** Close to source of air pollution (A30).

**Ecology :**

Statutory sites: Within 10km of Exe Estuary SPA and requiring appropriate mitigation.

SSSI: None

Non statutory sites: County Wildlife Site: Alphinbrook, runs along the watercourse through the site - mesotrophic running water and wet woodland.

Ancient Woodland: None

Priority Habitats: river; species-rich hedges; broadleaved woodland (copses). It would be necessary to retain and protect the river and its associated habitats and compensate for habitats lost. Impacts could be from loss of connected habitat, damage to tree roots, lighting, disturbance by humans, vehicles and pets.

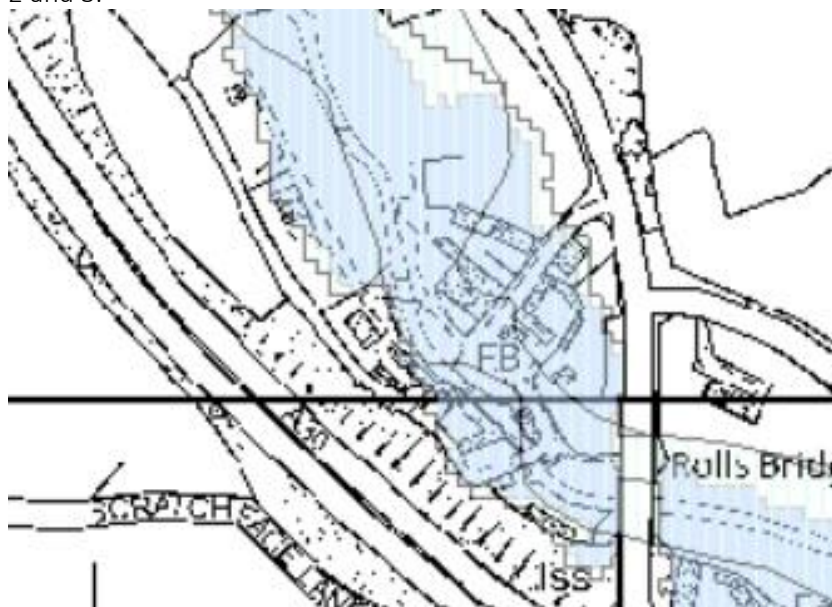
Habitats/Features: pasture, probably agriculturally improved; bare ground; mature trees; rough grass/ ruderal/ low scrub; hardstanding; buildings - bat surveys needed.

European Protected Species: Bats - Various species probably present. Potential impacts from loss of building and 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 site. Impacts from loss of river bank habitats, disturbance, lighting, cats/dogs. Mitigation/ compensation needed.

Other protected species: None

**Flood Risk, Water Quality and Drainage:** Majority of site is within Flood Zones 2 and 3, leaving only the northern edge and southern edge outside of flood risk areas. Access would be via land in Flood Zones 2 and 3.



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

No anticipated impact upon any archaeological assets.

**Infrastructure:** Highway improvements would be required.

**Landscape:** Prominent location on the edge of Exeter adjacent to open countryside. Development would need to respond to rural context, as would boundary treatment.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Agricultural grade 3 and 4 land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** Although it lies close to the edge of the built up limit of Exeter, the site is remote from services and facilities, although there is a footway in place which would allow walking to public transport links at Poccombe Hill approx 500m away. Nevertheless, it is likely that the majority of trips made would be by car, particularly as there is no primary education within walking or cycling distance. The majority of the site is within Flood Zones 2 and 3, with land outside this area limited to the northern and southern sections of the site, which are furthest away from Alphin Brook, which runs centrally through the site. Access to the site would need to go through these Flood Zones. Additional development close to the watercourse would be at risk from flooding in an extreme event and development of this site has the potential to have major negative impacts in relation to climate change due to flood risk.

## Site Potential

### RED

The site is visually divorced from the built up area of Exeter and additional development would harm the rural fringe character of the area. The majority of the site, and access to it, is within Flood zones 2 and 3 and, although public transport is available 500m away, it is expected that the majority of trips made would be by car, particularly as there is no primary education within walking or cycling distance. Overall, the site is considered to have significant constraints to overcome, primarily with regard to flooding, but also in terms of visual isolation and remoteness from services and facilities and is classed 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 agrees with the officer assessment of the site as red.

## High Street, Ide d9160n6

### Site Overview

**Site Reference Number:** d9160n6

**Site Name:** High Street, Ide

**Site Description:** The land adjoins the existing settlement on the southern end. It has been used for agricultural purposes and includes modern and traditional agricultural buildings. The southern side of the site is sloped to more than 1:6.

**Total Size (ha):** 0.37

**Gross Size (ha):** 0.12 (omitting steep areas)

**Minimum/medium/maximum yield:** n/a



### Ide - d9160n6



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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 recreational buffer for Exe Estuary, but no issues to rule site out at this stage.

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

**Conclusion:** Not Suitable as only 0.12 ha of land remains once sloped areas of more than 1:6 have been discounted.



## Land at 3 Old Vicarage Close, Ide i6137oq

### Site Overview

**Site Reference Number:** i6137oq

**Site Name:** Land at 3 Old Vicarage Close, Ide

**Site Description:** The land is to the rear of a small group of residential units at Old Vicarage Close. Fordland Brook runs parallel to the western boundary of the site and is about 40m away. More than half of the site lies within Flood Zones 2 and 3a. Site is adjacent to the settlement limit and approximately half of the site lies in a Conservation Area.

**Total Size (ha):** 0.28

**Gross Size (ha):** 0.1 (outside Flood Zone 3a)

**Minimum/medium/maximum yield:** n/a





## Suitability Assessment Stage A

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

**Biodiversity:** Within recreational buffer for Exe Estuary, but no issues to rule site out at this stage.

**Flood Zone 3b:** No part of the site is within functional floodplain, but more than half of the site lies within Flood Zones 2/3.

**Conclusion:** Not Suitable due to the small area of land remaining outside Flood Zones 2/3.

## Canons, The Green b016tnc

### Site Overview

**Site Reference Number:** b016tnc

**Site Name:** Canons, The Green, Ide

**Site Description:** Site comprises dwelling and its garden and a small area to the rear of the garden. Part within, part outside settlement limit and within Conservation Area, adjacent to village green. Mature trees around north and eastern boundaries.

**Total Size (ha):** 0.14 (including existing house) or 0.08 not including house and curtilage.

**Gross Size (ha):** 0.14 (including existing house) or 0.08 not including house and curtilage.

**Minimum/medium/maximum yield:** 3/3.5/4 suburban/rural



## Suitability Assessment Stage A

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

**Biodiversity:** Within recreational buffer for Exe Estuary, but no issues to rule site out at this stage.

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

**Conclusion:** Not Suitable as size of site is below threshold for inclusion in HELAA.