



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ideford Parish

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Woodland adj A380, Combe Hill Cross bo137sl (aka Land East of A380, Combe Cross pu14xv3)

Site Overview

Site Reference Number: bo137sl (pu14xv3)

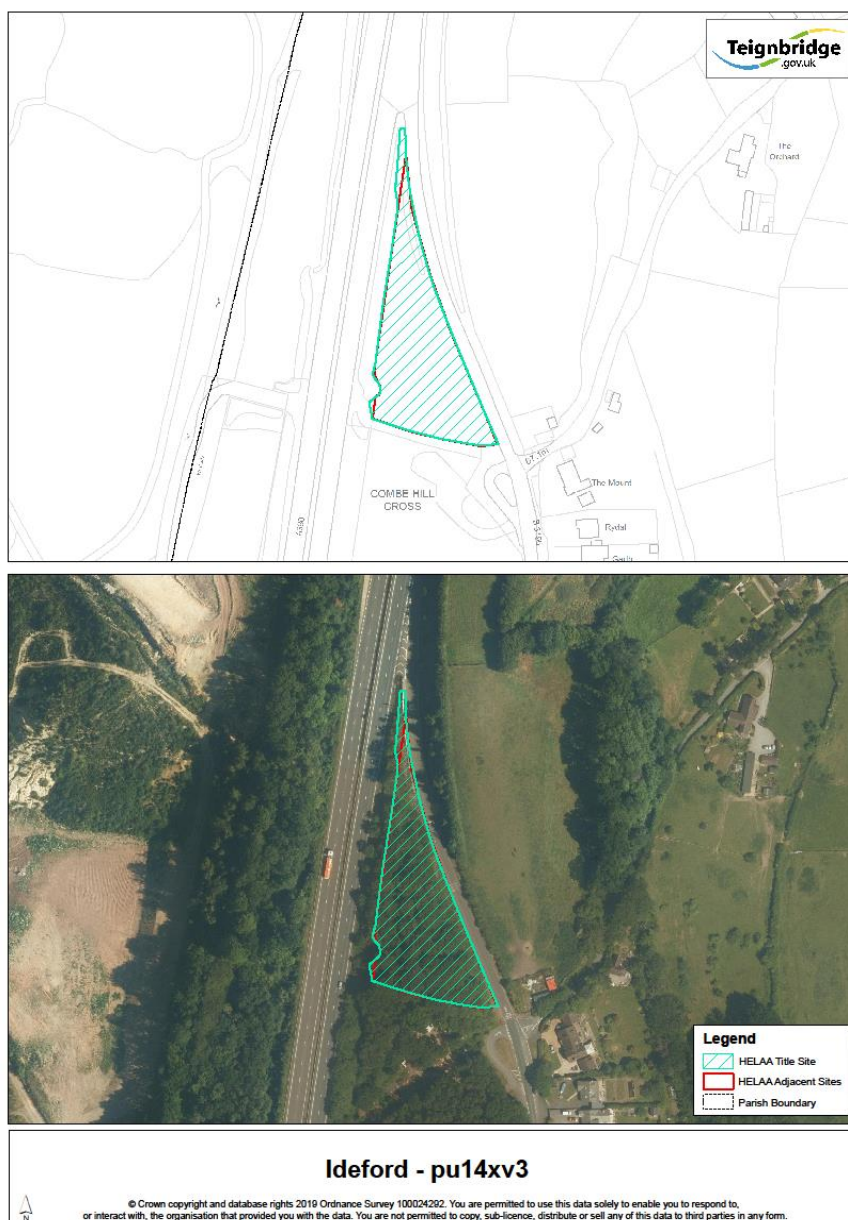
Site Name: Woodland adj A380, Combe Hill Cross (Land east of Combe Cross)

Site Description: Site lies between the A380 and B3195 (slip road off A380) to the north of Combe Hill Cross. The land is wooded. There are small tracts of sloped land of more than 1:6 grad. Workshop and yard to south and line of residential development to south east.

Total Size (ha): 0.38

Gross Size (ha): 0.31 (omitting steep areas)

Minimum/medium/maximum yield: 6/8/9 suburban/rural



Suitability Assessment Stage A

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

Biodiversity: Land within South Hams SAC Landscape Connectivity and Sustenance Zones and within Cirl Bunting consultation zone (2km). No issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Due to the speed of the road and the proximity to the off slip for the A380, the Highway Authority is likely to object to a development here.

Air Quality: Close to potential source of air pollution.

Ecology:

European sites: within South Hams SAC Landscape Connectivity and Sustenance Zones. Greater horseshoe bat radio-tracked foraging within 60m of site. Bat survey needed - it will be important to avoid any light spill onto areas used by GHBs.

Non statutory sites: Close to Combe Farm Unconfirmed Wildlife Site: semi improved neutral grassland.

SSSI: None

Ancient Woodland: None

Priority habitats: Unknown

Habitats/features: trees

European Protected Species: Bats: SAC bat issues; grey long-eared bat (GLEB) radio-tracked using half the site. Potential impacts from loss of any tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed, including specific measures for GLEB. Dormouse may be present. Impacts from loss of trees/hedges and from lighting. Mitigation/ compensation needed. Within an area highlighted for Great Crested Newts.

Other protected species: Cirl Bunting Wintering Zone.

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

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

Infrastructure: Any new access would need to have a visibility splay to account for the fast speeds of traffic. Additional pedestrian and cycle links would also be required.

Landscape: The parcel abuts the A380 at the approach to Newton Abbot Area. Any visible built development in this location would be perceived by road users to erode the rural character of the town's rural setting and largely green approach. Any built development would need to be set back from the highway by a minimum of 20m of woodland planting.

Minerals: Site is located in a MSA and MCA (Aggregates) but unlikely to ever be worked, therefore no objection.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: Land lies between dual carriageway and slip road.

Climate Change Impacts: The site lies remote from services and facilities. The closest facilities are within Kingsteignton, where a good range of services and facilities can be found. However, this is approx 2.7km from the site. There is a footway in place along the highway and it may be possible to cycle this distance if improved cycle links were put in place, but it is more likely that, from this location, the majority of trips would be made by the private car. This includes those to primary education, which could be within Bishopsteignton, some 6km away. In addition, development of the

site would involve the felling of trees and the consequent release of carbon stored within them. Therefore the site is regarded to have moderate negative impacts in relation to climate change.

Site Potential

RED

The site is somewhat remote from services and facilities, and although there is a footway in place along the highway and it may be possible to cycle this distance if improved cycle links were put in place, it is more likely that, from this location, the majority of trips would be made by the private car. Ecological constraints may be able to be mitigated, although this may reduce the capacity of the site, however, landscape impacts could only be overcome by retaining a wide tree belt along the A380.

The Highway Authority has objected to development in this location.

Development would lie in isolation, adjacent to the A380 and its slip road and, overall, the site is considered to have significant constraints in terms of location, highways, ecology and landscape 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 agrees with the assessment of the site as red.

Broadlands, Longthorn Road Ideford zat131x

Site Overview

Site Reference Number: zat131x

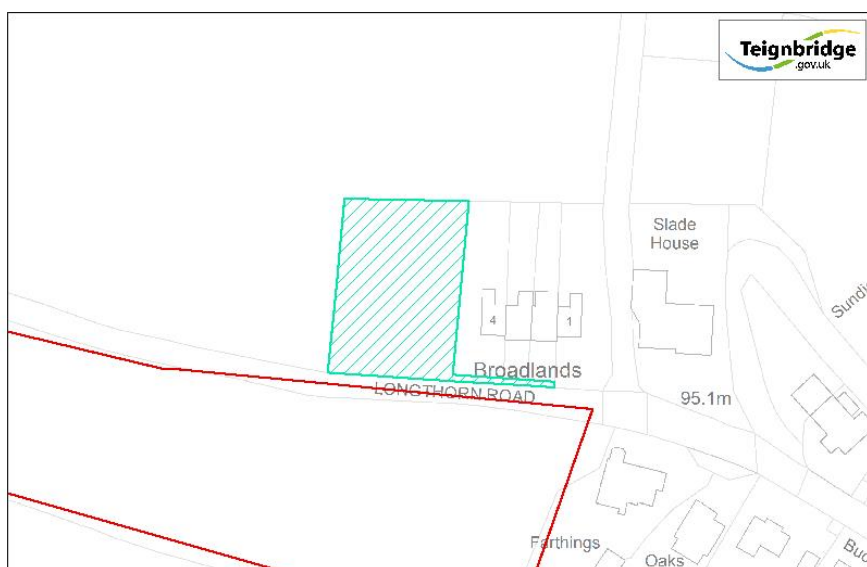
Site Name: Broadlands, Longthorn Road, Ideford

Site Description: Site lies on western edge of Ideford comprising of a small field with hedge boundary adjoining residential properties at Broadlands.

Total Size (ha): 0.11

Gross Size (ha): 0.11

Minimum/medium/maximum yield: 2 / 3 / 3



Ideford - zat131x



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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 South Hams SAC Sustenance Zone, Cirl Bunting consultation zone, within 5km of a Great Crested Newt record, Exe Estuary SPA recreation buffer and Dawlish Warren recreation buffer. 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: Not suitable as size of site falls below the threshold of 0.15ha or a capacity of 5 dwellings.

Land at Hayes Farm ti13bdu

Site Overview

Site Reference Number: ti13bdu

Site Description: Site lies immediately west of the cluster of development at Ideford. Fairly level field, enclosed by hedgebanks, with long road frontage.

Total Size (ha): 0.82

Gross Size (ha): 0.82

Minimum/medium/maximum yield: 13/16/20 suburban/rural



Suitability Assessment Stage A

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

Biodiversity: Within the South Hams SAC Landscape Connectivity and Sustenance Zones and HRA recreational buffers for Dawlish Warren SAC and the Exe Estuary SPA, but no issues 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: The site is accessed off a C Class County Highway restricted to 30 mph. There are no footways although there is street lighting opposite the entrance to the site. There have been no collisions reported to/by the police in the vicinity of the site. The visibility is likely to be achieved for the speed of traffic and as such the Highway Authority is unlikely to object to the smaller scale development.

Air Quality: There are no nearby AQMAs.

Ecology: Statutory sites: within South Hams SAC Landscape Connectivity and Sustenance Zones. Greater horseshoe bat radio-tracked foraging within 60m of site. Bat survey needed - it will be important to avoid any light spill onto areas used by GHBs. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use.

Non statutory sites: Close to Town Farm Unconfirmed Wildlife Site: orchard- no likely impacts.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture, possibly semi-improved.

European Protected Species: Bats: SAC bat issues; grey long-eared bat (GLEB) radio-tracked using half the site. Potential impacts from loss of any building or tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed, including specific measures for GLEB.

Dormouse may be present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed. Within an area highlighted for Great Crested Newts.

Other protected species: Cirl Bunting Wintering Area.

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

Heritage and Archaeology: Tiny corner in the south west of site is within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and field evaluation to understand the significance of any heritage assets here. Based on the results of this work further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of any heritage assets affected by development here.

Infrastructure: New access and possibly pedestrian and cycle links.

Landscape: Abutting the edge of the settlement, however upon its approach and therefore conspicuous and its effects on character easily perceived. Development that took the form of a modern interpretation of vernacular roadside cottages, with regard to their position in the relation to the road, scale, form, materials, with hidden domestic curtilage at the rear, would be acceptable.

Minerals: The site is within a Mineral Consultation Area, but no objection as there will be no increased constraint on the resource.

Safety: No overhead electricity lines but the western half of the site is within a 500m gas pipe buffer.

Soils and Contamination: Agricultural grade 2 land.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: The site lies remote from services and facilities of a town or larger village. The closest shop is situated at Chudleigh, some 4km from the village, or 5km away at Bishopsteignton. Whilst there are bus stops at both northbound and southbound of the A380 at Ideford Dip, access to the bus stops from the village is poor - with no footway along the country lanes. In addition, the nearest primary school is at Bishopsteignton, and it is likely that journeys made to school at primary level would be by car. As such, development would generate an increased reliance on the use of the private car and is considered would have a moderate negative impact in relation to climate change.

Site Potential

RED

The site is served by narrow country lanes, however, its large frontage would enable sufficient visibility onto the highway. Ecology and archaeology constraints are likely to be able to be mitigated through design, though this may reduce the area of land available. The buffer of the main gas pip may also restrict density of development on part of the site. However, the site is remote from services and facilities and development is likely to result in an increase in the reliance on the private vehicle. As such, the location of development in a settlement with such few services means that any benefits are outweighed by the negative impacts on climate change. As such, the site is not considered suitable for development (unless to meet a specific local need i.e. affordable housing).

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 red.

Land at Fore Street, Ideford 8w137fm

Site Overview

Site Reference Number: 8w137fm

Site Name: Land at Fore Street, Ideford

Site Description: Site lies within the cluster of development in Ideford. Fairly level grassed land adjacent to Colley Brook. More than half of site is within Flood zones 2 and 3.

Total Size (ha): 0.17

Gross Size (ha): 0.1 (once area within Flood Zone 3 is removed).

Minimum/medium/maximum yield: 1.4/1.75/2 suburban/rural



Ideford - 8w137fm



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Flood Zone 3a.

Suitability Assessment Stage A

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

Biodiversity: Within the South Hams SAC Landscape Connectivity and Sustenance Zones and HRA recreational buffers for Dawlish Warren SAC and the Exe Estuary SPA, but no issues to rule out at this stage.

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

Conclusion: Not Suitable as size is below threshold for inclusion in HELAAS (0.1ha outside of Flood Zone 3a).