



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ilminster Parish

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Land South of Kittersley Drive, Liverton 3h13ufl

Site Overview

Site Reference Number: 3h13ufl

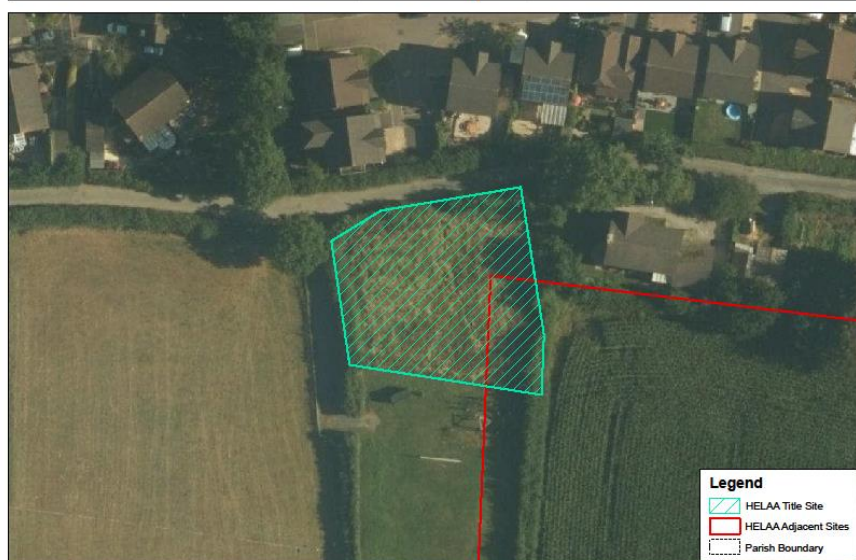
Site Name: Land South of Kittersley Drive, Liverton

Site Description: Site lies immediately south of existing development within the village and is a small field with a road frontage onto the narrow lane. An informal play area lies to the south. The land adjoins a larger site of 4ha at Land West of Benedicts Road.

Total Size (ha): 0.09

Gross Size (ha): 0.09

Minimum/medium/maximum yield: 2/2.5/3 suburban/rural



Illesington - 3h13ufl



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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 Cirl Bunting Consultation Zone but no issues to rule out at this stage.

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

Conclusion: Not Suitable in isolation, as size is below HELAA threshold.

Land West of Benedicts Road, Liverton ue13usy

Site Overview

Site Reference Number: ue13usy

Site Name: Land west of Benedict's Road, Liverton

Site Description: The agricultural land on the south side of Liverton is level to gently sloping. Liverton Brook runs through the central section of the site with flood zones to north and south. Site borders Benedict's Road to the east. Additional small site (Land south of Kittersley Drive) borders the north west of the site.

Total Size (ha): 4.19

Gross Size (ha): 1.2 to north of brook and 0.5 to south of brook (total 1.7)

Minimum/medium/maximum yield: Maximum yield of 10, due to highways constraints.



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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 southern half of the site falls within floodplain associated with Liverton Brook running west/east across the site.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Highways concern over narrow width of road, with pinch point at Benedict's Bridge. This would reduce acceptable to yield to approx. 10.

Air Quality: No nearby AQMAs.

Ecology:

Statutory sites: Within SH SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: None

Ancient Woodland: None

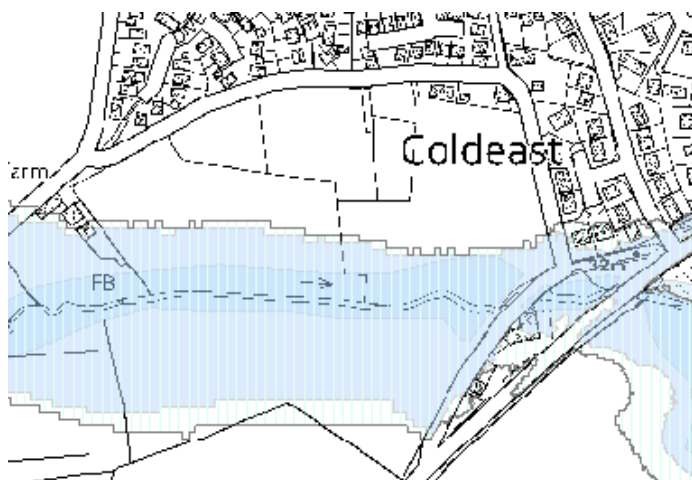
Priority Habitats: Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures.

Habitats/Features: Hedgerows provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Hedgerows provide suitable habitat for dormouse and nesting birds. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice. Also within a Dartmoor National Park Living Dartmoor Habitat Link (Broadleaf Woodland and Other Habitat).

European Protected Species: Within Great Crested Newt Consultation Zone.

Other protected species: curlew consultation zone

Flood Risk, Water Quality and Drainage: Flood Zones 1, 2 and 3. The northern part of the site lies within Flood Zone 1. However, the southern part of the site is within Flood Zones 2 and 3a. The central part of the site alongside Liverton Brook is within Flood Zone 3b. Risk of barriers to fish migration due to physical modification on Liverton Brook.



Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. Listed Buildings (Grade II cottage and Grade II bridge) lie adjacent to site. No anticipated impact upon any archaeological assets.

Infrastructure: New access, highway improvements and crossing point required.

Landscape: Within the setting of Dartmoor National Park but development could help to give the settlement some identity and sense of place.

Minerals: The site is within a ball clay Mineral Safeguarding 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.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: Site lies adjacent to additional small site - Land south of Kittersley Drive.

Climate Change Impacts: The village of Liverton is served by a shop/post office, good public transport links, and a primary school. The site lies approx 600m from the shop, approx 750m from the primary school and within easy walking distance of bus stops. In addition, there is a supermarket and large superstore within 1km of the site (as there is pedestrian access under the A38). As such, the majority of trips would not need to be made by car and, in terms of climate change, this site could be developed with minimum negative impacts on climate change.

Site Potential

AMBER

Due to the village's local facilities, good public transport links to nearby services and facilities, and potential capacity within local schools, travel would be limited and could be made by sustainable modes. The development of the site would have minimal negative impacts on climate change. Whilst only the central part of the site could not be developed, due to flood risk, being located within Flood Zones 2 and 3, development on the northern part would form a logical expansion of the village and would be visually related to the settlement. However, there are minerals constraints and Devon County Council has raised objection, unless it can be demonstrated that the resource is not of current or potential economic value. In addition, highway constraints would reduce the yield to approx. 10. Development is also likely to require financial contribution to improve the quality of Liverton Brook. This may affect viability with the reduced number (less than 10 units) acceptable from highways position. May require some additional land to gain proper access.

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, but for a reduced yield of approx. 10.

Land on North side of Old Liverton Road, Liverton nc13xpd

Site Overview

Site Reference Number: nc13xpd

Site Name: Land on North side of Old Liverton Road, Liverton

Site Description: The land adjoins the northern side of Liverton. The open agricultural land slopes north/east towards further pasture land and woodland.

Total Size (ha): 0.35

Gross Size (ha): 0.35

Minimum/medium/maximum yield: 7/9/11 suburban/rural



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 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: Fast road and would require good visibility at the access, as well as a suitable crossing point for safe access to bus stops with some highway improvements.

Air Quality: No nearby AQMAs.

Ecology:

Statutory sites: Within SH SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: None

Ancient Woodland: None

Priority Habitats: Adjacent to Great Plantation County Wildlife Site which is of national importance for priority habitat and species including remnant, heath and acid grassland, dormice, breeding pearl-bordered fritillary, breeding dinghy skipper and breeding nightjar. The site is a potential Section 41 priority habitat (remnant lowland heathland) with potential invertebrate interest. Potential reptile value.

Habitats/Features: Hedgerow provides potential foraging and commuting habitat for several bat species including greater horseshoe bats. Adjacent hedgerow may provide suitable habitat for dormouse and nesting birds. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice and heathland invertebrates. Also within a Dartmoor National Park Living Dartmoor Habitat Link (Broadleaf Woodland and Other Habitat).

European Protected Species: Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures including no net-loss in biodiversity. Within Great Crested Newt Consultation Zone.

Other protected species: None

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

Site lacks mains drainage and clay soils means that soakaways unlikely to work - any off site connection would need to pass through third party land.

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: New access, highway improvements and a crossing point.

Landscape: Setting of DNP.

Minerals: The site is within a ball clay Mineral Safeguarding 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.

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 Liverton is served by a shop/post office, good public transport links, and a primary school. The site lies less than 1km from the shop, approx 1.2km from the primary school and within easy walking distance of bus stops. In addition, there is a supermarket and large superstore approx 1km of the site (as there is pedestrian access under the A38). As such, the majority

of trips would not need to be made by car and, in terms of climate change, this site could be developed with minimum negative impacts.

Site Potential

AMBER/RED

Due to the village's local facilities, good public transport links to nearby services and facilities and potential capacity within local schools, travel would be limited and could be made by sustainable modes. The development of the site would have minimal negative impacts on climate change. It lies in a slightly separated location and, if developed, would be the only built form of development on this side of the road. Ecology mitigation would be required. There are minerals constraints and Devon County Council has raised objection, unless it can be demonstrated that the resource is not of current or potential economic value. In addition, drainage may require third party land and highway improvements and a new pedestrian crossing would be required. Given the small size of the site, additional land may be required to make development viable. Overall, the site is assessed as amber/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 assessment of the site as amber.

O.S.0256 South Knighton iy15yxo

Site Overview

Site Reference Number: iy15yxo

Site Name: O.S. 0256, South Knighton

Site Description: Site lies to the west of the small cluster of development at South Knighton. Grassed field enclosed by hedges, fronting onto lane to north and east. Rises up gently from south to north and from east to west. (Small area in north has gradient steeper than 1:6)

Total Size (ha): 0.28

Gross Size (ha): 0.22 (omitting steep areas)

Minimum/medium/maximum yield: 4/5/7 suburban/rural



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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 the South Hams SAC Landscape Connectivity Area and Cirl Bunting Consultation Zone. 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: The roads leading to this land is narrow. There is no footway, although links to the A383 are close by. Highway improvements would be required.

Air Quality: There are no nearby AQMAs.

Ecology:

Statutory sites: Within SH SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Habitats/Features: semi-improved grassland, trees. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed. Impacts from loss of trees/ scrub/ hedges and lighting. Mitigation/ compensation needed.

European Protected Species: Bats – Various species probably present. Dormouse – assume present.

Other protected species: within cirl bunting consultation zone

Flood Risk, Water Quality and Drainage: Flood Zone 1. Within Critical Drainage Area (Holbeam).

Heritage and Archaeology: Small area in NW corner is within buffer of Grade I or II* Listed Building. Site is adjacent to a Grade II Listed Building, Furzemans, and there is concern about potential harm to its setting.

This site lies on the edge of the historic core of South Knighton, a settlement recorded in 1086 in Domesday, and may contain archaeological heritage assets associated with the early settlement here. Any impact upon any such heritage assets 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 improvements and footways would be required.

Landscape: Concern raised due to erosion of rural character.

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 site lies in a remote location. The cluster of development at South Knighton has no facilities, the nearest being at Liverton, approx 3km away. Public transport is available on the A383 approx 800m south of the site or in Bickington, approx 1.3km north west of the site. However, the narrow country lanes do not have footways and it is likely that the majority of trips from this site would be made by car. Even if the local primary school at Blackpool had capacity, it is unlikely that people would walk along the narrow country lane. As such, impacts on climate change are considered negative.

Site Potential

RED

The site lies in a remote location away from services and facilities. Although public transport is close by, access to it on foot or by bicycle would be difficult without new dedicated links. In addition,

development would harm heritage interests and require ecology mitigation. Due to the combination of its remote location and constraints, the site 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 assessment of the site as red.

Great Plantation, Newton Road, Liverton sv15ynb

Site Overview

Site Reference Number: sv15ynb

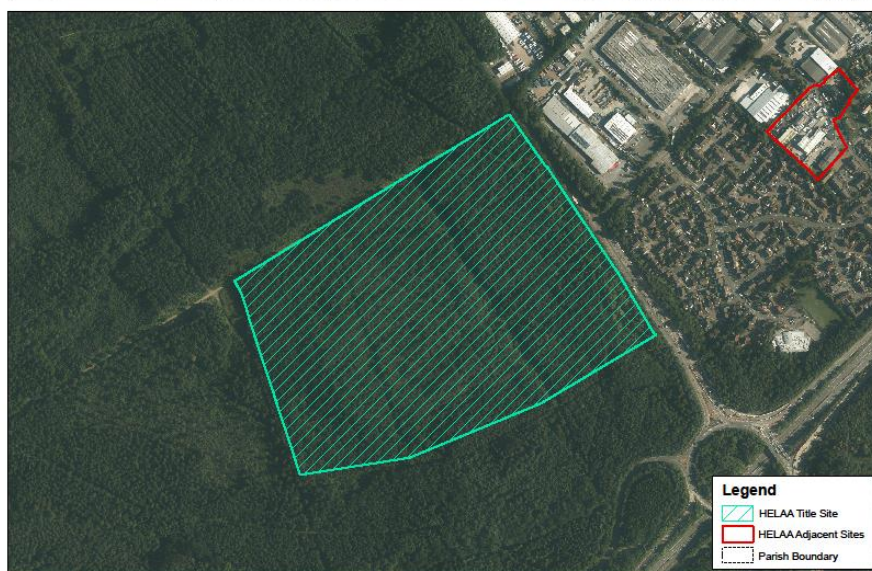
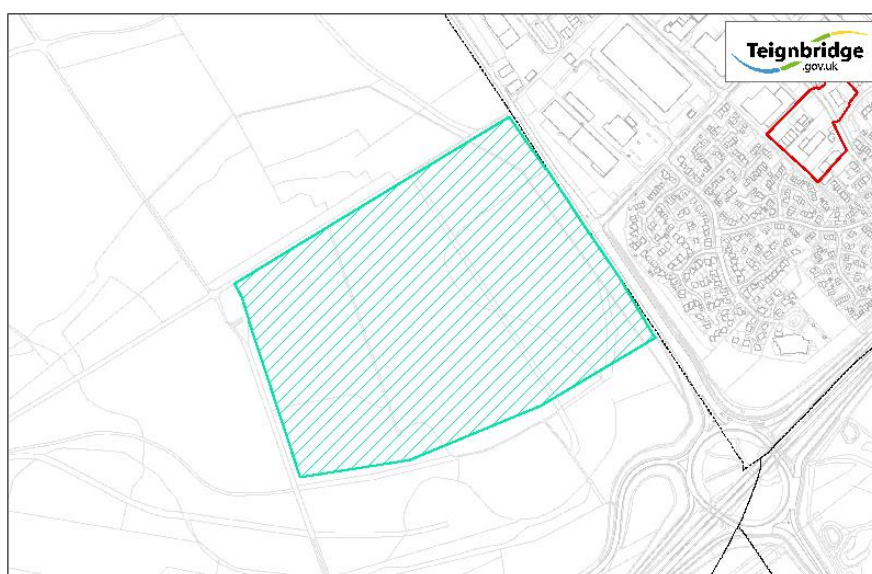
Site Name: Great Plantation (part), Newton Road, Liverton

Site Description: Site lies to the west of the A382 and north west of Drum Bridges. It forms part of a larger area of afforestation.

Total Size (ha): 30

Gross Size (ha): 30

Minimum/medium/maximum yield: 378/450/540 suburban/rural



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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 the South Hams SAC Landscape Connectivity Area and part is within Cirl Bunting Consultation Zone. 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: Access via Liverton Road would be preferable, pedestrian and cycle connections would be required.

Air Quality: No nearby AQMAs.

Ecology:

Statutory sites: Most of the site is within a South Hams SAC Sustenance Zone (one or both of Chudleigh and Haytor). Although conifer plantation is not optimum greater horseshoe bat habitat, GHBs may forage over the heathland, grassland and rides. Development here could add to the constraints on the flyway created by Trago, Coldeast, Heathfield and the camping retail site.

Mitigation may or may not be possible/affordable, depending on what use GHBs make of the site.

SSSI: Bovey Heath SSSI close by. Great Plantation includes heathland habitat which is likely to help support populations of heathland species on the SSSI. Significant compensation would be needed in the form of new heathland created/recreated near to the SSSI. The SSSI is also vulnerable to pollution, e.g. from increased NO_xs, and to increased recreational use.

Non statutory sites: Great Plantation is a County Wildlife Site for its remnant heath and acid grassland habitats, for dormice, breeding nightjar and for breeding pearl-bordered and dingy skipper butterflies. Heathfield Butterfly Reserve County Wildlife Site and Great Plantation Meadow Other Site of Wildlife Interest nearby.

Ancient Woodland: None

Priority Habitats: lowland heathland, acid grassland

Habitats/Features: conifer plantation

European Protected Species: Dormouse recorded on site. Bats (including possible GHB) - impacts include loss of feeding habitat, roosts and flight lines. Mitigation/compensation for loss of this much habitat very difficult/impossible. In a great crested newt 5km zone.

Other protected species: Pearl-bordered fritillary and dingy skipper butterflies. Roe deer. Badger.

Other priority species: Various other butterflies and moths.

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

Heritage and Archaeology: The south eastern half of the site is within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

Setting of Stover/visitor pressure and high potential for archaeological interest.

Infrastructure: New access, and pedestrian and cycle connections required. Preference would be for access to be taken via Liverton Road, not Newton Road, however, site does not extend to Liverton Road.

Landscape: Negligible impact on the setting of Dartmoor National Park.

Minerals: The site is within a ball clay Mineral Safeguarding Area and is identified in DCC's Bovey Basin Strategy for mineral extraction in the longer term. There is a strong objection to non-mineral development that would sterilise the ball clay resource unless the proposer of the site is able to provide the necessary evidence to demonstrate that one or more criteria of Policy M2 of the Devon Minerals Plan are met.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Classed as urban land.

Waste: No waste management constraints.

Other: The site is part of a commercial plantation.

Climate Change Impacts: The site lies in a position that could potentially be well served by day-to-day services and public transport. There is a local shop approx 400m from the south western extent of the site, there is a petrol filling station with small shop less than 100m from the northern extent of the site, and a supermarket and primary school within 1.5km of the south western extent of the site. However, the land as submitted does not include opportunities for pedestrian or cycle links to the south west at Exeter Cross, Liverton. In addition, in order to access the petrol filling station, pedestrians and cyclist would have to negotiate a fast and busy road with only an informal footway on a grass verge and no crossing point. Whilst there are local bus stops within easy walking distance, an additional length of footway would be required. Should changes be made to enable sustainable travel to the local day-to-day services and to public transport stops, the site would perform better. However, development of the site would involve the cutting down of an large area of trees and the release of the carbon stored within them. In the absence of any mitigation, this would have a significant harmful impact on climate change and, taking account of the lack of sustainable travel options and the loss of afforested land, development of the site is considered to have a significant negative impact on climate change.

Site Potential

RED

Significant constraints to overcome including ecology, carbon offsetting to mitigate the carbon released when the trees are felled, and a minerals objection. Therefore, although the creation of additional and pedestrian links would improve the site's potential, because of significant constraints it 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 assessment of the site as red.

Land West of Houghton Barton, Newton Abbot fk15yeu

Site Overview

Site Reference Number: fk15yeu

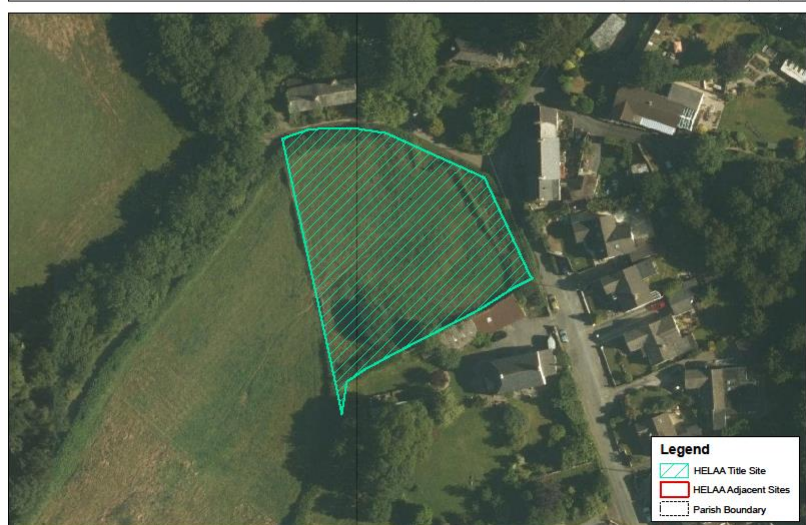
Site Name: Land west of Houghton Barton

Site Description: Large site comprising multiple sloping agricultural fields primarily on the north side of the A383 adjacent Seale Hayne and existing NA1 allocation. Site includes narrow country lanes, an existing piggery, a woodland area, sports pitches, high voltage powerlines, and in places steep slopes up to the top of Ingsdon Hill. The centre of the site lies approximately 4km from Newton Abbot town centre, and 2km from Bickington. A small amount of the site lies on the south side of the A383 and includes the A383 itself.

Total Size (ha): 120

Gross Size (ha): 87.86

Minimum/medium/maximum yield: 1,634 / 1,872 / 2,109 urban extension



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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 the South Hams SAC Landscape Connectivity Area and part is within Cirl Bunting Consultation Zone. No issues that would rule out site at Stage A.

Flood Zone 3b: Small part of the site to the south of the A383 is within functional floodplain and a central strip is under overhead lines.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Site adjacent to NA1. Majority of site has good level of highway access, although upgrades will be necessary to provide good quality vehicle, pedestrian and cycle access. It will be important to link into routes from NA1 and into Newton Abbot beyond.

Air Quality: No nearby AQMAs.

Ecology:

Statutory sites: The southern part is within a South Hams SAC Landscape Connectivity Zone. Greater horseshoe bats (GHB) may forage on site. GHB connectivity must be maintained with NA1's retained GHB routes and with surrounding countryside.

SSSI: None

Non statutory sites: Bradmore's Wood Other Site of Wildlife Interest (broadleaf woodland) within site.

Ancient Woodland: None

Priority Habitats: species-rich hedges, possibly semi improved grassland, broadleaf woodland; ponds.

Habitats/Features: Arable; grassland, possibly some semi-improved; woodland; hedges/ tree lines; pond(s), streams; buildings.

European Protected Species: Various bats recorded in / adjacent to site, including greater and lesser horseshoe bats. Potential impacts on bats and dormice from loss of roosts/habitat and from increased lighting. Can be mitigated/ compensated with care. In a great crested newt 5km zone.

Otter recorded nearby.

Other protected species: Parts within barn owl squares. Badger recorded nearby.

Flood Risk, Water Quality and Drainage: Mainly Flood Zone 1, but small part within Flood Zones 2 and 3. Within Critical Drainage Area (Holbeam). Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible.

Risk to barriers to fish migration due to physical modification on River Lemon.

Water Quality Directive: Quality elements are at risk mainly from diffuse sources in this water body (River Lemon), possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. 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).

The part of the site to the south of A383 is within the Holbeam Dam Catchment Area and must be discounted. Some of the land to the north of the A383 will also need to be discounted, as likely to be required in connection with the future successful operation of Holbeam Dam. Site is also within a Critical Drainage Area, which means an enhanced requirement for surface water drainage. There are also a number of culverted watercourses through the site, which would need to be assessed and possibly opened up as part of any development.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. Listed Buildings adjacent to site. Known and potential archaeological interest. Assessment and evaluation required.

A small parcel of land south of A383 should be omitted from site - close proximity to listed building. Potential to also affect setting of Seale Hayne and Ingsdon Manor, but mitigation is considered possible.

Infrastructure: Highways infrastructure would be required.

Landscape: Negligible impact on the setting of Dartmoor National Park. The higher elevations of Ingsdon Hill and surrounding ridges form a significant landscape feature which would not be appropriate to develop.

Minerals: A small part of this site at its northern tip is within the Mineral Consultation Area for ball clay, and there is a potential objection under Policy M2 of the Devon Minerals Plan that development would constrain future ball clay extraction. The large majority of the site, however, has no mineral constraint.

Safety: No gas pipes, but high voltage electricity pylons cross the site in two locations.

The pylons crossing the main bulk of the site are integral to the site, the pylons crossing the part of the site on the south side of the A383 are peripheral.

Soils and Contamination: Agricultural grades 2 and 3 land.

Waste: No waste management constraints.

Other: Adjacent to Local Plan NA1 allocation.

Climate Change Impacts: The site is remote from services and facilities. However, it lies within cycling distance of the services and facilities within Newton Abbot and close to bus services. If improved pedestrian and cycle links were provided, the site could be developed alongside NA1, which will have a neighbourhood centre and limited day-to-day facilities. This would reduce reliance on the private car. In the absence of such links, the majority of trips would be by private car. The site has the potential to be developed in a sustainable way and could have minimum negative impacts on climate change.

Site Potential

AMBER

Subject to ecological mitigation, flood mitigation and education capacity, the site has potential to be developed in a sustainable manner, alongside NA1. Whilst constraints, such as overhead electricity lines, slope and flood risk reduces the area of land available, the undevelopable areas could be used as green infrastructure and provide a landscape setting for the development. Given the likely mitigation required in terms of ecology and flood risk, including constraints presented by the future management of Holbeam Dam, and the level of highway infrastructure, including sustainable travel links, that would be required, the site is regarded as having moderate constraints to overcome and is classed as amber. However, sites closer to the town should be considered ahead of this parcel and further investigation on timing of delivery may be required.

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.