



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ipplepen Parish

Contents

| | |
|---|----|
| Land at Blackstone Road - xf13bro & si137ze | 4 |
| Site Overview | 4 |
| Suitability Assessment Stage A..... | 5 |
| Suitability Assessment Stage B..... | 5 |
| Site Potential..... | 6 |
| Land south of Blackstone Cross aka Land at Clampitt Road 9a141xo..... | 7 |
| Site Overview | 7 |
| Suitability Assessment Stage A..... | 8 |
| Suitability Assessment Stage B..... | 8 |
| Site Potential..... | 9 |
| Land adj Swallowfield, Conniford Lane, Ipplepen zat301x | 10 |
| Site Overview | 10 |
| Suitability Assessment Stage A..... | 11 |
| Suitability Assessment Stage B..... | 11 |
| Site Potential..... | 12 |
| Park Hill Lodge - zat041x | 13 |
| Site Overview | 13 |
| Suitability Assessment Stage A..... | 14 |
| Suitability Assessment Stage B..... | 14 |
| Site Potential..... | 15 |
| Blackberry Hill - cy135r6..... | 16 |
| Site Overview | 16 |
| Suitability Assessment Stage A..... | 17 |
| Suitability Assessment Stage B..... | 17 |
| Site Potential..... | 18 |
| Field off Dornafeld Road - h0137ht | 19 |
| Site Overview | 19 |
| Suitability Assessment Stage A..... | 20 |
| Suitability Assessment Stage B..... | 20 |
| Site Potential..... | 21 |
| Field off Moor Road - kf137vz | 22 |
| Site Overview | 22 |
| Suitability Assessment Stage A..... | 23 |
| Suitability Assessment Stage B..... | 23 |
| Site Potential..... | 24 |
| Land Adj. Dainton Elms Cross - 4b14xn2 | 25 |

| | |
|--|----|
| Site Overview | 25 |
| Suitability Assessment Stage A..... | 26 |
| Suitability Assessment Stage B..... | 26 |
| Site Potential..... | 27 |
| Land Adj. Dainton Bridge - tz14xny | 28 |
| Site Overview | 28 |
| Suitability Assessment Stage A..... | 29 |
| Suitability Assessment Stage B..... | 29 |
| Site Potential..... | 30 |
| Land at Dainton - yi15yhs | 31 |
| Site Overview | 31 |
| Suitability Assessment Stage A..... | 32 |
| Suitability Assessment Stage B..... | 32 |
| Site Potential..... | 33 |
| Land off Eastwell Lane 9c13u6x | 34 |
| Site Overview | 34 |
| Suitability Assessment Stage A..... | 35 |
| Suitability Assessment Stage B..... | 35 |
| Site Potential..... | 36 |
| Bulleigh Barton Farm 5h135p4..... | 37 |
| Site Overview | 37 |
| Suitability Assessment Stage A..... | 38 |
| Suitability Assessment Stage B..... | 38 |
| Site Potential..... | 39 |

Land at Blackstone Road - xf13bro & si137ze

Site Overview

Site Reference Number: xf13bro / si137ze

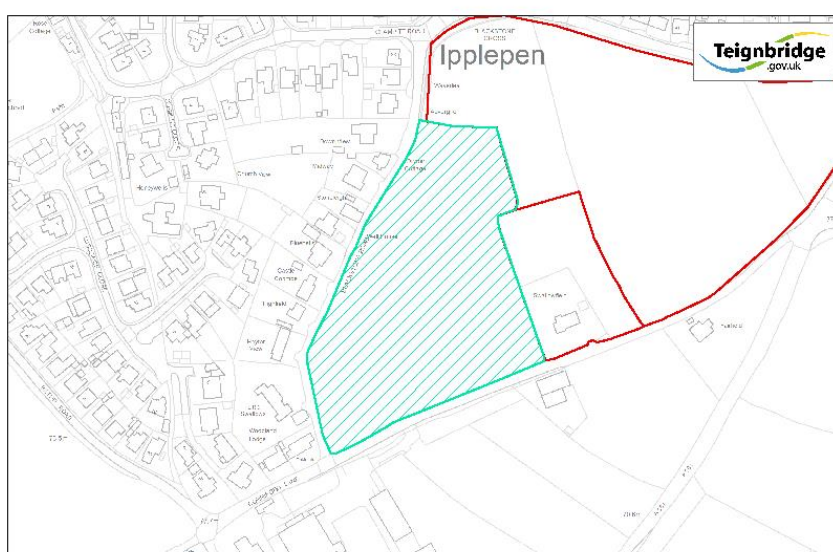
Site Name: Land at Blackstone Road

Site Description: The land lies to the south side of Ipplepen. There are residential properties on the opposite side of Blackstone Road and the site is defined by hedgerows on all sides. There is a very small patch of sloped land in the southwest section.

Total Size (ha): 2.15

Gross Size (ha): 2.11

Minimum/medium/maximum yield: 25 / 32 / 38



Ipplepen - si137ze



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: The whole site is within the Cirl Bunting 2km consultation zone and the South Hams SAC Landscape Connectivity Zone. No issues that would rule out site at Stage A

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes within the village with an incomplete footway, highway improvements would be required including the junction on to the A381.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Habitats: Priority habitats species-rich hedges. Other Habitats/Features: improved grassland; trees.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is a low risk of flooding from surface water on a very small part of the site. 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. Sustainable Drainage Systems (SuDS) should be used where possible.

Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No listed building within or adjacent to the site. This site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen the Historic Environment Team would advise that this area is not allocated for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets. No heritage concerns.

Infrastructure: None

Landscape: Adjacent to existing settlement and would be conspicuous from approach roads. A large development here would need to be designed sensitively to blend into the existing historic rural character of the village.

Landscape sensitivity level is medium.

Minerals: The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development. The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: The site adjoins two other sites submitted in the HELAA to the east (9a141xo & zat301x) which has potential for linking together.

Climate Change Impacts: The village of Ipplepen has a fairly good level of service provision for its size, including a convenience store, health centre, post office, two public houses, two places of worship and a primary school.

There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. The primary school does have some spare capacity to accommodate development but there is a lack of land to expand on its site, so significant additional development would require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 32 dwellings. There are some constraints relating to access, archaeology, ecology, landscape and minerals but these should be able to be mitigated. Development of this site with sites zat301x and 9a141x0 could be considered to help establish a larger and potentially more viable development, with associated green space etc.

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

Achievability Assessment: 6 - 10 years - subject to constraints being overcome. The HELAA Panel agrees with the officer assessment as yellow.

Land south of Blackstone Cross aka Land at Clampitt Road 9a141xo

Site Overview

Site Reference Number: 9a141xo

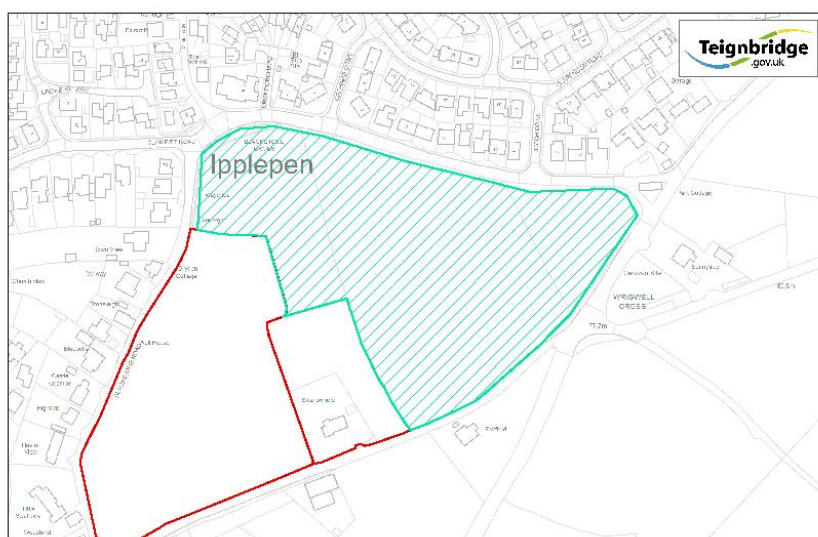
Site Name: Land south of Blackstone Cross aka Land at Clampitt Road

Site Description: The land lies to the south of Ipplepen and is bounded by Clampitt road to the north and Conniford Lane/ Totnes Road to the south. Residential property of Swallowfield borders to the south end of the site. Topography is generally flat with small section of sloped land at the north west corner of the site (more than 1:6 grad).

Total Size (ha): 3.21

Gross Size (ha): 3.17

Minimum/medium/maximum yield: 38 / 47 / 57



Ipplepen - 9a141x0



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: The whole site is within the Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes within the village with an incomplete footway, highway improvements would be required including the junction on to the A381.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Habitats: Priority habitats species-rich hedges. Other Habitats/Features: improved grassland; trees.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no risk of flooding from surface water.

Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No listed building within or adjacent to the site. This site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen the Historic Environment Team would advise that this area is not allocated for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets. No heritage concerns.

Infrastructure: None

Landscape: Adjacent to existing settlement and would be conspicuous from approach roads. A large development here would need to be designed sensitively to blend into the existing historic rural character of the village. Landscape sensitivity level is medium.

Minerals: The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development. The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2 with smaller segment of Grade 3 at northern end.

Waste: No waste management constraint.

Other: The site adjoins two other sites submitted in the HELAA to the west (si137ze/xf13bro & zat301x) which has potential for linking together.

Climate Change Impacts

The village of Ipplepen has a fairly good level of service provision for its size, including a convenience store, health centre, post office, two public houses, two places of worship and a primary school. There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. The primary school does have some spare

capacity to accommodate development but there is a lack of land to expand on its site, so significant additional development would require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 47 dwellings. There are some constraints relating to access, archaeology, ecology, landscape and minerals, but these should be able to be mitigated. Development of this site with sites zat301x and si137ze/xf13bro could be considered to help establish a larger and potentially more viable development, with associated green space etc.

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

Achievability Assessment: 6-10 years - subject to constraints being overcome. The HELAA Panel agrees with the officer assessment as yellow.

Land adj Swallowfield, Conniford Lane, Ipplepen zat301x

Site Overview

Site Reference Number: zat301x

Site Name: Land adj Swallowfield, Conniford Lane, Ipplepen

Site Description: Land comprises of small parcels attached to Swallowfield residential property on the south side of the village with access from Conniford Lane. Adjoins other fields to rear which are submitted sites. (refs 9a141xo and xf13bro)

Total Size (ha): 0.55

Gross Size (ha): 0.55

Minimum/medium/maximum yield: 9 / 11 / 13



Ipplepen - zat301x



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: The site lies within a South Hams SAC Landscape Connectivity Zone, Cirl Bunting consultation zone and within 5km of a Great Crested Newt record. 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: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes within the village with an incomplete footway, highway improvements would be required.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Habitats: Priority habitats species-rich hedges. Other Habitats/Features: improved grassland; trees.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no risk of flooding from surface water on the site. Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building.

No listed building within or adjacent to the site.

This site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen the Historic Environment Team would advise that this area is not allocated for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets. No heritage concerns.

Infrastructure: None

Landscape: Close to existing settlement and would be conspicuous from approach roads.

Development here would need to be designed sensitively to blend into the existing historic rural character of the village. Landscape sensitivity level is medium.

Minerals: The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development. The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraints.

Other: The site adjoins two other sites submitted in the HELAA, to the east (9a141xo) and west (xf13bro /si137ze) which has potential for linking together as a combined larger site.

Climate Change Impacts: The village of Ipplepen has a fairly good level of service provision for its size, including a convenience store, health centre, post office, two public houses, two places of worship and a primary school.

There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. The primary school does have some spare capacity to accommodate development but there is a lack of land to expand on its site, so significant additional development would require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 11 dwellings. There are some constraints relating to access, archaeology, ecology, landscape and minerals but these should be able to be mitigated. Development of this site with sites xf13bro/si137ze and 9a141x0 could be considered to help establish a larger and potentially more viable development, with associated green space etc.

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

Achievability Assessment: 6 - 10 years - subject to constraints being overcome. The HELAA Panel agrees with the officer assessment as yellow.

Park Hill Lodge - zat041x

Site Overview

Site Reference Number: zat041x

Site Name: Park Hill Lodge

Site Description: The paddock site lies to the north of Ipplepen, off Moor Road on land between Parkhill Lodge and Parkhill Farm with caravan site to rear. Central section of land is sloping with a gradient of more than 1:6.

Total Size (ha): 0.26

Gross Size (ha): 0.17

Minimum/medium/maximum yield: 3 / 4 / 5 Panel agreed a yield of 5



Ipplepen - zat041x



© Crown copyright and database rights 2019 Ordnance Survey 100024262. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: Within Cirl Bunting consultation zone and South Hams SAC Landscape Connectivity Zone

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access

The site is accessed off a C Class county road subject to the national speed limit (60mph). It is likely to have a reasonable degree of forward visibility and sight lines. There are areas for two vehicles to pass between the site and the A381.

There have been two collisions, one of which was classed as “severe” either side of the junction of Moor Road with the A381. Some form of improvement may be required therefore as part of any application.

Air Quality

The site is not within an Air Quality Management Area.

No additional concerns for air quality.

Ecology

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Ross Park CWS, species rich meadow located 240m west along Moor Road.

Habitats: hedges, rough grass, pasture. Retain hedges if possible.

Euro Protected Species: Some bat species likely to be present. Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – may be present.

Impacts from loss of hedges, from cat predation and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage

The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

There is no risk of flooding from surface water on the site.

Not within critical drainage area.

Heritage and Archaeology

No heritage concerns relating to Listed Buildings and Conservation Areas.

Potential, prehistoric, Roman and early medieval archaeology will need to be evaluated prior to determination of any application.

Infrastructure

None

Landscape

Landscape sensitivity assessment level is medium.

Although detached from Ipplepen the parcel is on the village side of the Totnes Road within the context of existing built development and non-agricultural land uses. An elevated location that is visible from the wider landscape. Close to the Totnes Road and likely to be easily perceived.

Development here would further erode the rural tranquil character of the area and erode the setting of and nucleated character of Ipplepen.

Minerals

No mineral constraint.

Safety

No known safety constraint.

Soils and Contamination

Agricultural Land class - Grade 3 with smaller section of Grade 2 on south end of site.

If not within a residential curtilage Desk top Phase 1 Assessment will be required.

Waste

No waste management constraint.

Other

n/a

Climate Change Impacts

Although Ipplepen has a good level of services for its size, the detached location of this site (about 1km from the village centre) means that there is likely to be a reliance on the car for some trips.

However, it is within walking distance of bus routes along the A381 and the garage (with small convenience shop). There are also good pedestrian footpaths between the junction onto the A381 to provide a level walk into the centre of the village which could still make walking and cycling attractive options. It is therefore considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER

Although the site is separated from the main settlement of Ipplepen, it does benefit from good access to services in the form of a petrol filling station/small shop and by public transport along the nearby A381 route. The separation from the village would, however, erode the nucleated character of Ipplepen and encourage more isolated forms of development. As such, other sites more closely related to Ipplepen should be considered first. Nevertheless, it is considered a suitable/sustainable site for a small development of about 5 dwellings, possibly of custom and self build. There are other moderate constraints which could be mitigated, therefore, the site is assessed as amber.

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

Achievability Assessment: 11-15 years subject to constraints being overcome. The HELAA Panel agrees that the site is suitable/sustainable site for a small development but that it should be assessed as amber because of its location outside the village core.

Blackberry Hill - cy135r6

Site Overview

Site Reference Number: cy135r6

Site Name: Blackberry Hill, Orley Road

Site Description: The land is located on the western edge of Ipplepen, south of Orley Road and covering parcels associated with Blackberry Hill residential property and containing a number of other buildings to the west. Includes rear garden and adjacent paddock of Blackberry Hill. Mature, dense hedgerows bound the site on all sides.

Total Size (ha): 0.75

Gross Size (ha): 0.38

Minimum/medium/maximum yield: 8 / 10 / 11



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: Within Cirl Bunting consultation area.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This land is accessed off narrow lanes and highway improvements would be required including footway/cycle connections.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Church Hills County Wildlife Site immediately to north, designated for unimproved grassland.

Habitats: Priority habitats species-rich hedges. Other Habitats/Features; trees; arable; garden; buildings- bat and bird survey needed.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting.

Mitigation/compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

There is no risk of flooding from surface water on the site.

Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building.

No listed building within or adjacent to the site.

This site lies in an area of known high archaeological potential with regard to significant prehistoric and Romano-British 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: None

Landscape: Landscape sensitivity level is low - medium.

Abuts the edge of Ipplepen and lies close to the core of the village. Frontage would be conspicuous from the lane and add to ribbon development, however, not one of the more major approaches.

Development would need to have a frontage that reflected a modern interpretation of the characteristic vernacular development of terraced cottages. Boundaries should be limestone walls.

Minerals: The site is within the Mineral Safeguarding Area. There is an objection in principle to potential constraint of the limestone resource unless it can be demonstrated that the resource is not of potential economic value.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The village of Ipplepen has a good level of service provision for its size, including a convenience store, health centre, post office, two public houses, two places of worship and a primary school.

There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. The primary school does have some spare capacity to accommodate development but there is a lack of land to expand on its site, so significant additional development would require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 10 dwellings. There are some constraints relating to access, archaeology, ecology and minerals but these should be able to be mitigated. The presence of potential mineral resources represent a larger constraint and further investigations will be required.

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

Achievability Assessment: 6 - 10 years - subject to constraints being overcome. The HELAA Panel agrees with the officer assessment as yellow.

Field off Dornafield Road - h0137ht

Site Overview

Site Reference Number: h0137ht

Site Name: Field off Dornafield Road

Site Description: A field to the west of Dornafield Road which is gently sloping with most marked (more than 1:6 grad) being on north western edge. Site is located on the northern side of the village.

Total Size (ha): 1.57

Gross Size (ha): 1.46

Minimum/medium/maximum yield: 23 / 29 / 35



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 Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes within the village with an incomplete footway. Highway improvements would be required including the junction on to the A381. The scheme will not be able to come forward until road widening has taken place, in association with the development of the proposed site in the Ipplepen Neighbourhood Plan.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Adjacent to Appletrees Knoll Unconfirmed Wildlife Site (identified for Traditional Orchard, woodland and semi-improved limestone grassland). Buffer zones should be left against the northern and western boundaries.

Habitats: Priority habitats species-rich hedges. Other Habitats/Features: improved grassland.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence in hedges. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no risk of flooding from surface water on the site. Water Framework Directive: The site would have a mains connection and be served by Ipplepen STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure. Not within critical drainage area.

Heritage and Archaeology: No heritage concerns. Within buffer of Grade I or II* Listed Building.

No listed building within or adjacent to the site.

The site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen the Historic Environment Team would advise that this area is not allocated for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets.

Infrastructure: : Development would have an adverse effect on historic landscape character, a visually prominent location. Landscape sensitivity level is medium/high.

Minerals: The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development. The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint

Other: n/a

Climate Change Impacts: The village of Ipplepen has a fairly good level of service provision for its size, including a convenience store, health centre, post office, two public houses, two places of worship and a primary school.

There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. The primary school does have some spare capacity to accommodate development but there is a lack of land to expand on its site, so significant additional development would require pupils to travel outside of the village for primary education. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change

Site Potential

AMBER

The gross site area has the potential to deliver an average of 29 dwellings. There are some constraints relating to access improvements and viability, archaeology, ecology and landscape mitigation but these should be able to be mitigated. The presence of potential mineral resources represent a larger constraint and further investigations will be required. Development of the site will be reliant on road widening that will need to be undertaken for any development of the site proposed in the Neighbourhood Plan, which lies across the road from this site. Therefore, it has medium constraints to be overcome and is assessed as amber.

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

Achievability Assessment: 11-15 years - subject to constraints being overcome.

The HELAA Panel shares concerns about access, minerals, ecology, archaeology and landscape, and agrees the officer assessment of the site as amber.

Field off Moor Road - kf137vz

Site Overview

Site Reference Number: kf137vz

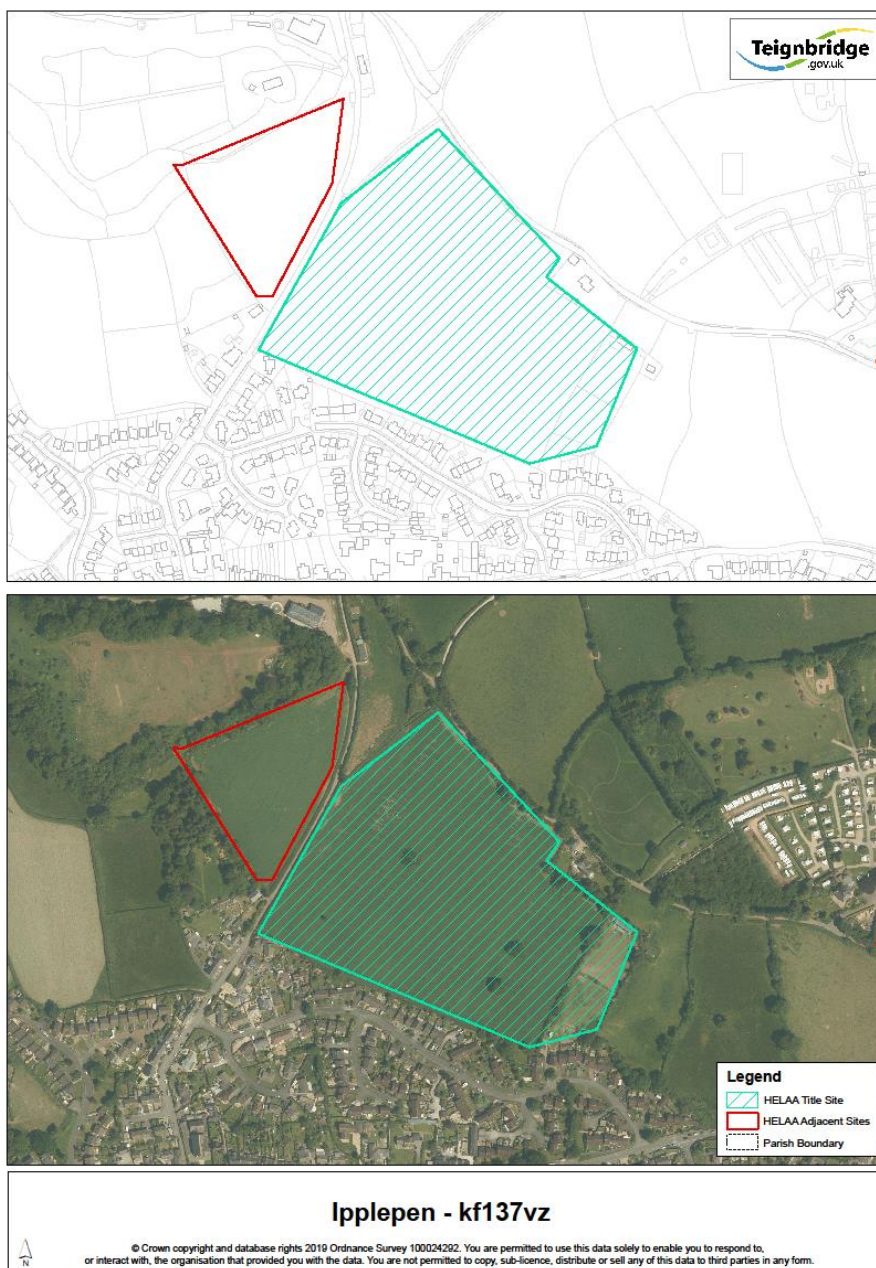
Site Name: Field off Moor Road

Site Description: The land is located north of the village bordering the existing built form of residential properties along Dornafeld Drive East.

Total Size (ha): 6.38

Gross Size (ha): 6.38

Minimum/medium/maximum yield: 77 / 96 / 115



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 Cirl Bunting 2km consultation zone and South Hams SAC Landscape Connectivity Zone. No issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes within the village with an incomplete footway, highway improvements would be required including the junction on to the A381.

Significant road/junction improvements would be required and footway/cycleway connections to Totnes Road.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Adjacent to Ross Park County Wildlife Site (identified for species-rich hay-meadow).

Habitats: Priority habitats - species-rich hedges. Other Habitats/Features: improved grassland; trees; building (bat survey may be needed).

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: Historic flooding to private garages from surface runoff from this piece of land. Development at this location should take the opportunity to improve the existing greenfield runoff rates. The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

There is a low risk of flooding from surface water on the site (along a channel running along the western side of the site) 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. Sustainable Drainage Systems (SuDS) should be used where possible.

Not within critical drainage area.

Heritage and Archaeology: No heritage concerns. Within buffer of Grade I or II* Listed Building.

No listed building within or adjacent to the site.

This site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen the Historic Environment Team would advise that this area is not allocated for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets.

Infrastructure: None

Landscape: Adjacent to existing settlement. Conspicuous from approach roads. Over enlargement of the settlement with the historic, rural character becoming swamped.

Landscape sensitivity level is medium/high.

Minerals: The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development. The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2 & 3 mix.

Waste: n/a

Climate Change Impacts: The village of Ipplepen has a fairly good level of service provision for its size, including a convenience store, health centre, post office, two public houses, two places of worship and a primary school.

There are some frequent bus services which enable access to Newton Abbot and Totnes for employment, secondary schools and other services. The primary school does have some spare capacity to accommodate development but there is a lack of land to expand on its site, so significant additional development would require pupils to travel outside of the village for primary education.

Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 96 dwellings. There are some constraints relating to access, archaeology, ecology, flood risk and landscape mitigation which may reduce the yield but a smaller development is likely to be suitable if these issues can be overcome. The presence of potential mineral resources represent a larger constraint and further investigations will be required.

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

Achievability Assessment: 6 - 10 years - subject to constraints being overcome. The HELAA Panel agrees with the officer assessment as yellow.

Land Adj. Dainton Elms Cross - 4b14xn2

Site Overview

Site Reference Number: 4b14xn2

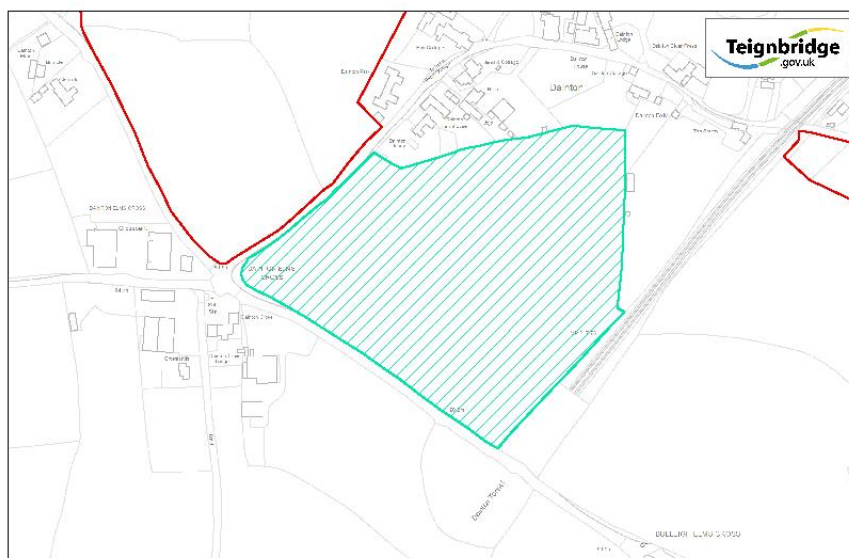
Site Name: Land adj Dainton Elms Cross (Bulleigh Elms Farm - Site 2)

Site Description: Agricultural land located immediately to the south of the hamlet of Dainton. Bounded to the south by the railway line to Totnes and minor road towards Ipplepen to the west. Land is gently sloping in places. Large pasture field overlooking Dainton adjacent Dainton Elms Cross junction.

Total Size (ha): 4.8

Gross Size (ha): 4.8

Minimum/medium/maximum yield: 58 / 72 / 86



Ipplepen - 4b14xn2



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: The site is within South Hams SAC landscape connectivity zone, Cirl Bunting consultation zone.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This land is accessed off narrow lanes and highway improvements would be required including footway/cycle connections.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

European sites: South Hams SAC: within Strategic Flyway. a Dark GHB flight routes should be maintained.

Non-statutory designated sites: Dainton Field Unconfirmed Wildlife Site adjacent, identified for semi-improved grassland.

Habitats: Priority Habitats - species-rich hedges; copse adjacent. Other Habitats/Features; trees; arable.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zones.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is no risk of flooding from surface water on the site. Not within critical drainage area.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building.

Two listed buildings adjacent to the site to north at Dainton.

This site lies in an area of known high archaeological potential with regard to significant prehistoric and Romano-British activity in the immediate vicinity. 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 will take the form of preservation in situ and/or archaeological investigation and recording of any heritage assets affected by development here.

Infrastructure: None

Landscape: Landscape sensitivity level is medium.

Site is overly detached from Ipplepen and lies to the south of the Totnes Road and beyond. Also in a prominent position where change would be easily perceived. Development of this parcel would add to the erosion of the nucleated character of the settlement, erode its setting and erode the relative tranquillity of the landscape.

Minerals: The site is within the Mineral Consultation Area, but no increased constraint of the mineral resource is likely, therefore no objection.

Safety: Environmental Health Site of Potential Concern - railway, adjacent to southeast boundary of site. No other known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: Although Ipplepen has a good level of services for its size, the detached location of this site (about 1.3km from village centre) means that there is likely to be a reliance on the car for all trips. There is a lack of pedestrian and cycle routes serving the site. It is therefore considered that the development of the site would have negative impacts in relation to climate change.

Site Potential

RED

The site is outlying from the main settlement of Ipplepen and is likely to lead to nearly all trips to access services and bus links being made by the private car. This would result in unsustainable development and therefore the site is considered unsuitable for development. There are other constraints in relation to access, archaeology, ecology and landscape matters.

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the officer assessment as red.

Land Adj. Dainton Bridge - tz14xny

Site Overview

Site Reference Number: tz14xny

Site Name: Land adj Dainton Bridge (Bulleigh Elms Farm (Site 1))

Site Description: Mainly flat agricultural land located on eastern side of Dainton beyond the railway line to Totnes. Rocky outcrop around Yattor's Cottage defines eastern side of land parcel and minor road serves the same property and provides access to the land from Dainton.

Total Size (ha): 0.29

Gross Size (ha): 0.29

Minimum/medium/maximum yield: 6 / 7 / 9



Ipplepen - tz14xny



© Crown copyright and database rights 2019 Ordnance Survey 100024202. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: Within S Hams SAC Landscape Connectivity Zone and Cirl Bunting consultation zone.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This land is accessed off narrow lanes and highway improvements would be required including footway/cycle connections.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, including Strategic Flyway.

Dark Greater Horseshoe Bat flight routes should be maintained.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Stoneycombe Quarry CWS lies 260m to east of land.

Habitats: Priority Habitats cover species-rich hedges; copse adjacent. Other Habitats/Features; rough grassland, possibly unimproved - survey needed; trees; hardstanding.

Euro Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is a low risk of flooding from surface water on the western border of the site. 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.

Sustainable Drainage Systems (SuDS) should be used where possible. Not within critical drainage area.

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

This site lies in an area of archaeological potential with regard to known prehistoric and Romano-British activity in the surrounding landscape. The Historic Environment Team would advise that any consent for development here should be conditional upon a programme of archaeological work to record any heritage assets affected.

Infrastructure: None

Landscape: Landscape sensitivity level is medium.

Close to a small settlement of Dainton though separated by the railway line. Possibly visible from the railway but otherwise in a discreet location. Development would add to the erosion of the rural character of the area and its relative tranquillity. The lane to Dainton is narrow and the hamlet has a predominantly historic character. Development would lead to the further erosion of the distinctly rural historic character of the vicinity.

Minerals: The site is within the Mineral Consultation Area and adjoins the Mineral Safeguarding Area. There is an objection in principle to potential constraint of the limestone resource unless it can be demonstrated that the resource is not of potential economic value.

Safety: Environmental Health Sites of Potential Concern - railway, adjacent to western boundary of site; Quarry pit to east of Yattor's Cottage

No other known safety constraint.

Soils and Contamination: Agricultural Land class - Grades 2 & 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The site is most closely related to the settlement of Dainton, although there are no services available in this hamlet. It is approximately 1.2km from bus routes on the A381 and the garage (with small convenience shop) and over 2km to the centre of Ipplepen for other facilities. This distance of separation and the nature of the lanes (fast speeds, no footpaths) between the site and nearby services means that there is likely to be a reliance on the car for all trips. It is therefore considered that the development of the site would have negative impacts in relation to climate change.

Site Potential

RED

The site is remote from the main settlement of Ipplepen and the nature of lanes leading between the two is likely to lead to nearly all trips to access services and bus links being made by the private car. This would result in unsustainable development and therefore the site is considered unsuitable for development. There are other constraints in relation to archaeology, ecology, landscape, minerals and safety matters.

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the officer assessment as red.

Land at Dainton - yi15yhs

Site Overview

Site Reference Number: yi15yhs

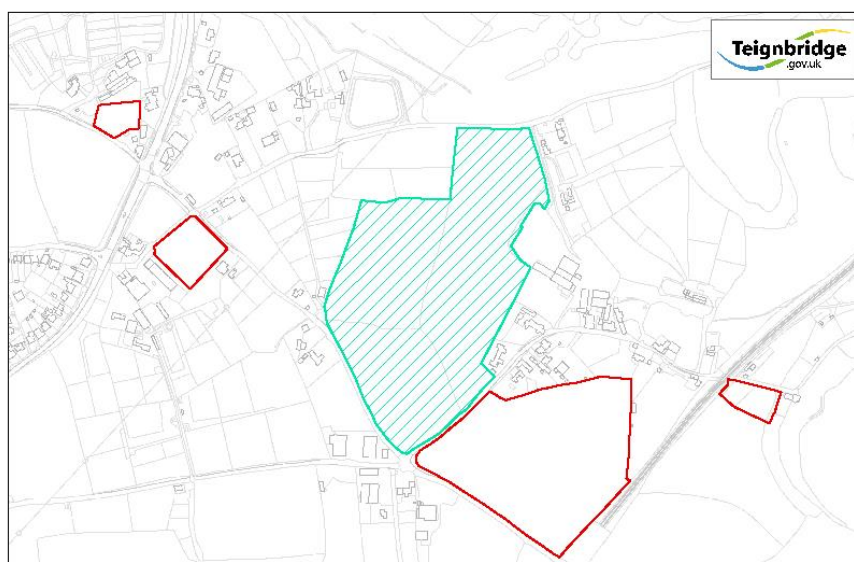
Site Name: Land at Dainton

Site Description: The land is located at the hamlet of Dainton and separated from the eastern edge of Ipplepen by a mix of open land and scattered residential properties. There is a very small amount of sloped land (more than 1:6 grad) on the southern boundary.

Total Size (ha): 9.29

Gross Size (ha): 9.26

Minimum/medium/maximum yield: 111 / 139 / 167



Ipplepen - yi15yhs



© Crown copyright and database rights 2019 Ordnance Survey 100024202. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

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 Zone. The site is within the Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes and no footways or street lighting, considerable highway improvements would be required.

Air Quality: The site is not within an Air Quality Management Area.

Ecology :

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Lighting controls will be required.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Habitats: Priority Habitats: species-rich hedges. Other Habitats/Features: arable; trees

Euro Protected Species: Various bat species probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed. Dormouse – assume presence in hedges. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zones.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

There is a low/medium risk of flooding from surface water on part of the northern section of the site. 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. Sustainable Drainage Systems (SuDS) should be used where possible.

Not within critical drainage area.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building.

A listed building adjacent to site on mid-east side.

The site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen the Historic Environment Team would advise that this area is not considered for allocation for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets.

Should this area contain significant heritage assets the Historic Environment Team may object to the allocation of this land.

Infrastructure: None

Landscape: Site is a distance from the settlement where development would erode the relative nucleated pattern of development, further fragmenting the rural fringes of the village and urbanising the countryside, development should be resisted. Landscape sensitivity level is medium/high.

Minerals: The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development. The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2 and Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: Although Ipplepen has a good level of services for its size, the site is approximately 1.4km from the centre of the village. This distance of separation and the nature of the lanes (fast speeds, no footpaths) between the site and nearby services means that there is likely to be a reliance on the car for all trips. It is therefore considered that the development of the site would have negative impacts in relation to climate change.

Site Potential

RED

The site is outlying from the main settlement of Ipplepen and is likely to lead to nearly all trips to access services and bus links being made by the private car. This would result in unsustainable development and therefore the site is considered unsuitable for development. There are other constraints in relation to archaeology, ecology, landscape and mineral resource matters.

Availability Assessment: The site promoter has confirmed that the site will be available later than 15 years.

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the officer assessment as red.

Land off Eastwell Lane 9c13u6x

Site Overview

Site Reference Number: 9c13u6x

Site Name: Land off Eastwell Lane

Site Description: The land lies to the southwest of Ipplepen about 0.9 km from the built form of the village. It consists of gently sloping grassland.

Total Size (ha): 2.92

Gross Size (ha): 2.92

Minimum/medium/maximum yield: 35 / 44 / 53



Suitability Assessment Stage A

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

Biodiversity: All of the site is within South Hams SAC Landscape Connectivity Zone and Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A

Flood Zone 3b: No part of the site is within the functional flood plain

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Narrow lanes with no footway or street lighting this area would not be suitable for large development and would require highway improvements. Any development would require sustainable travel links, including pedestrian/cycle paths.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Appropriate Assessment may be needed. Retention/provision of alternative flyway will be required. Lighting controls will be required.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Habitats: Priority habitats: species-rich hedges. Adjacent to broadleaved woodland. A protective buffer zone should be retained beside the wood.

Other Habitats/Features: improved grassland; trees; building (bat survey will be needed).

Euro Protected Species: Various bat species probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed. Dormouse – assume presence in hedges. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no risk of flooding from surface water on the site. Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. Need to consider impact on approach to Great Ambrook Grade II*

The site lies in an area where there is known prehistoric activity in the immediate vicinity and any planning application for development here should include sufficient information on the presence and significance of any heritage assets with archaeological interest within the proposed development site.

Infrastructure: None

Landscape: Site is a distance from the settlement where development would erode the relative nucleated pattern, further fragmenting the rural fringes of the village and urbanism of the countryside. Development should be resisted. Landscape sensitivity level is medium.

Mineral: Part of the site is within a Mineral Safeguarding Area for the limestone resource, with the remainder being within the associated Mineral Consultation Area. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

Safety: A gas pipeline runs through the whole western length of the site. Whole site within gas pipe buffer.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: Although Ipplepen has a good level of services for its size, the site is approximately 2.5km from the centre of the village. This distance of separation and the nature of the

lanes (narrow, no footpaths) between the site and nearby services means that there is likely to be a reliance on the car for all trips. It is therefore considered that the development of the site would have negative impacts in relation to climate change.

Site Potential

RED

The site is remote from the main settlement of Ipplepen and the nature of lanes leading between the two is likely to lead to nearly all trips to access services and bus links being made by the private car. This would result in unsustainable development and therefore the site is considered unsuitable for development. There are other constraints in relation to heritage, ecology, landscape, minerals and safety matters.

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

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the officer assessment as red.

Bulleigh Barton Farm 5h135p4

Site Overview

Site Reference Number: 5h135p4

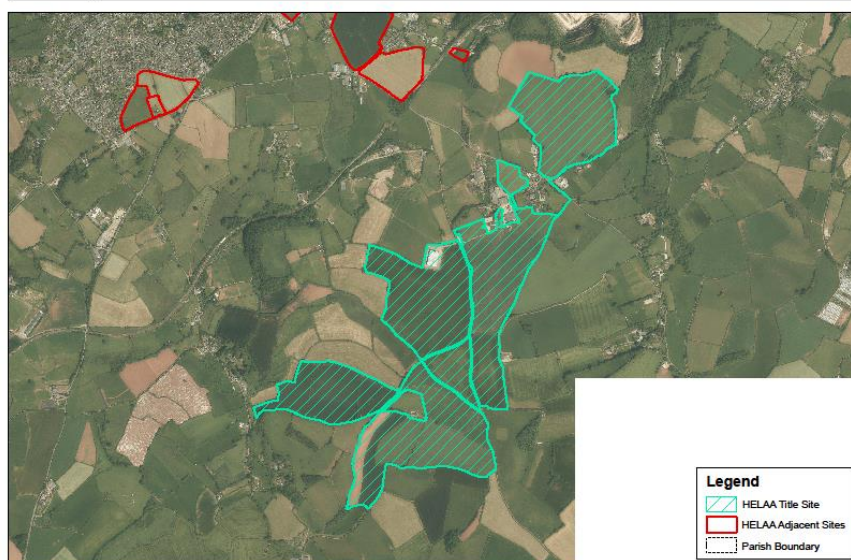
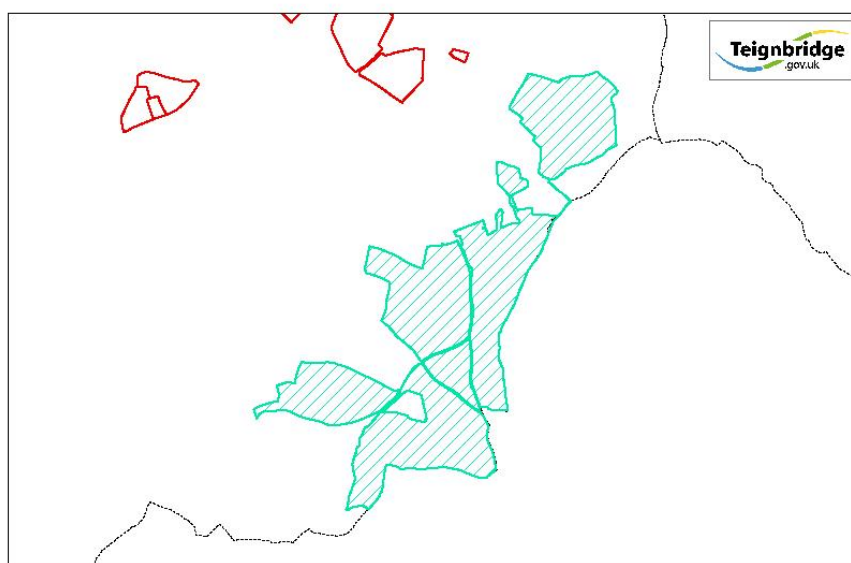
Site Name: Bulleigh Barton Farm

Site Description: Comprises of a large tract of land, including a series of extensive fields to the southeast of Ipplepen with Brownscombe Hill, Moretons Hill and Blair Hill, adjoining the Torbay boundary.

Total Size (ha): 104.53

Gross Size (ha): 58.00

Minimum/medium/maximum yield: 1079 / 1236 / 1392 / (or 58ha employment)



Ipplepen - 5h135p4



© Crown copyright and database rights 2010 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Suitability Assessment Stage A

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

Biodiversity: Site within South Hams SAC Landscape Connectivity Zone, cirl bunting and great crested newt consultation zones. No issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Significant road/junction improvements would be required and footway/cycleway connections to Totnes Road. Limited access from existing lanes. No public transport services currently exist. Public Right of Way bridleway runs through the site.

Air Quality: The site is not within an Air Quality Management Area.

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: In vicinity of Stoney Combe CWS (130m) and Compton Fields CWS (75m)

Euro Protected Species: Great Crested Newt breeds on site - mitigation/compensation will be needed, some areas will be no-go.

Other Protected Species: Cirl bunting and Great Crested Newt consultation zones. Many cirl buntings - compensation will be needed @ £74,193 per pair.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is a low risk of flooding from surface water at the southern end of the site. 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. Sustainable Drainage Systems (SuDS) should be used where possible. Not within critical drainage area. Water Framework Directive: assumption would be that the site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSO's on infrastructure. Due to the proximity of this land 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)

Heritage and Archaeology: Risk of substantial harm to the setting of Grade I listed Compton Castle. Also substantial harm to historic settlement of Combefishacre including listed buildings. Strongly advise not proceeding with this collection of sites. Not within buffer of Grade I or II* Listed Building. A couple of listed buildings adjacent to site on southwest side.

This site occupies a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. The Historic Environment Record also indicates that the site contains possibly two ditched enclosures on unknown date. Given the significance of the known archaeological deposits recently investigated on the southern edge of Ipplepen and the presence of enclosures within this site the Historic Environment Team would advise that this area is not allocated for development without the results of a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood as well as the impact of any development upon any such assets.

Infrastructure: Extent of infrastructure requirements are as yet unknown but likely to be very significant. The site is unsustainable educationally and does not have a safe walking route to existing provision.

Landscape: Medium and medium-high sensitivity.

Minerals: Parts of this large site lie within the limestone Mineral Safeguarding Area and/or its associated Mineral Consultation Area, with part being close to the operational Stoneycombe Quarry.

Under Policy M2 of the Devon Minerals Plan, there is an objection to non-mineral development that would sterilise the resource unless proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not of current or future economic value or otherwise meets the criteria of Policy M2.

Safety: A gas pipeline/buffer area covers a section to the south within the land area.

Soils and Contamination: Agricultural Land class - Grades 2 & 3.

Waste: No waste management constraint.

Other: The site comprises a variety of topographies, approximately 46.53ha of which is likely to be too steep to develop.

Climate Change Impacts: The site is remote from any defined settlement. It is approximately 1.7km away from the nearest defined settlement of Ipplepen. It is not on a bus route and lanes leading to the site are narrow. The development of such an extensive site would lead to a major increase in the reliance on the use of the private car, due to the distance from the nearest services and facilities, lack of pedestrian and cycle routes serving the site. As such, it is considered that the site would have a significant negative impact on climate change overall.

Site Potential

RED

Large scale residential development for an average of 1236 dwellings would be reliant on significant development to the west to link with main road (A381) and provide sufficient investment to upgrade entire local road network, provide new schools, etc. This is unlikely to be viable for this level of development. Ultimately, reliant on significant development to west to link with main road, or towards Torbay ring road.

This site has other significant constraints to be overcome, heritage/archaeological, ecology habitat, landscape and mineral resource issues. It is therefore not considered suitable for development.

*In terms of employment based development, given its outlying location and access constraints, it is unlikely to be suitable for this type of development either. However, further consideration of potential options for a reduced section of the land parcels may be justified. Would require comprehensive assessment of scale of demand for business development in this area and relationship with Torbay catchment amongst other matters investigated.

Availability Assessment: The site promoter has confirmed that the site will be available within a 6 - 10 year period.

Achievability Assessment: The site is considered to have such significant constraints that it prohibits development.

The HELAA Panel agrees with the officer assessment as red.