



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Kenn Parish

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Land opposite Exeter Court Hotel kg1374c

Site Overview

Site Reference Number: kg1374c

Site Name: Land opp Exeter Court Hotel

Site Description: The land is located at the southern end of Kennford. An open area of agricultural land adjoining a number of residential properties on north eastern side. There is a small portion of sloping land (of more than 1:6 grad) in the southernmost part of the site.

Total Size (ha): 19.2

Gross Size (ha): 18.46

Minimum/medium/maximum yield: 221 / 277 / 332



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: Access would be via Kenn Road a 30 MPH single carriageway, road widening and improvement, footway/cycle connection would be required. Also connection to the field south (3u137qv) could be made through this land.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: Trehill Wood (ancient & semi-natural woodland) lies 175m to east of site.

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: arable; trees; watercourse.

Euro Protected Species: Bats – Various 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 and woods. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Within Cirl Bunting 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. 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.

Water Framework Directive: In terms of sewerage infrastructure, assumption would be that this site would have a mains connection and be served by a sewage treatment works with adequate capacity. 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: Within buffer of Grade I or II* Listed Building.

Two Listed Buildings adjacent to site. (Trehill House to east and other on western side)

Infrastructure: None

Landscape: Development would introduce tension between the distinctiveness of Kenn and Kennford and erosion of the rural setting of Kenn Conservation Area. It would need to respond to the rural, historic context. Development likely to have an adverse effect on the setting of Kenn Conservation Area - Bickham House and Trehill House. Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users.

Minerals: No mineral constraint.

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 site is outlying from the main settlement of Kennford with a distance of about 950m from the centre. The village of Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship, public house and hotel in close proximity. There are frequent bus services which enable

access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have a moderate negative impact in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 277 dwellings. The site location is outlying beyond the southern end of Kennford and west of Kenn and would form a large development on the edge of a relatively small village. A key concern is the potential coalescence of the settlements of Kenn and Kennford which would need to be mitigated through sufficient buffers/boundary treatments. Supporting infrastructure and sustainable links into the centre of Kennford and Kenn would be need to be considered, as well as impact on the wider landscape. Overall, the constraints should be able to be mitigated, although given its distance from the village cores, other potential sites which are more closely related to the villages should be considered first.

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 of the site as yellow.

Land adj Frank Aller 3u137qv

Site Overview

Site Reference Number: 3u137qv

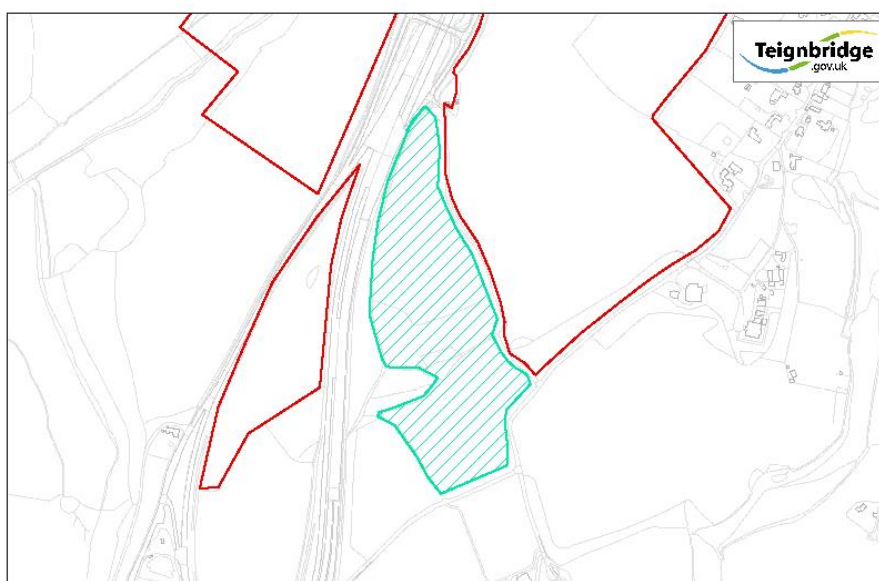
Site Name: Land adj Frank Aller

Site Description: The land is located to the west of Kenn adjoining the A38. It is flat to undulating with a slope of more than 1:6 gradient across the southern portion. A small section is wooded along the western boundary.

Total Size (ha): 8.18

Gross Size (ha): 6.36

Minimum/medium/maximum yield: 76 / 95 / 114



Kenn - 3u137qv



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Suitability Assessment Stage A

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

Biodiversity: Site 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 the functional flood plain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Highway is very narrow, with no footway or street lighting and would require highway improvements.

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

Ecology:

Statutory sites: Within South Hams SAC: Landscape Connectivity Zone, Exe Estuary SPA and Dawlish

Warren SAC: within 10km Zone: Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: Trehill Wood (ancient & semi-natural woodland) lies 320m to southeast of site.

Non-statutory designated sites: None

Priority Habitats: species-rich hedges; broadleaved woodland on site and adjacent. The woodland should be retained with buffer zones.

Other Habitats/Features: arable; grassland, possibly semi-improved; trees.

European Protected Species: Bats – Various 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 and woods. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Within Cirl Bunting 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. 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 in relation to a drainage channel in the southern half. 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.

Water Framework Directive: In terms of sewerage infrastructure, assumption would be that this site would have a mains connection and be served by a sewage treatment works with adequate capacity. 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: Within buffer of Grade I or II* Listed Building.

A single Listed Building adjacent to site beyond northern boundary.

Infrastructure: None

Landscape: Likely to have an adverse effect on the setting of Kenn Conservation Area: Bickham House and Trehill House. Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users.

Minerals: No mineral constraint.

Safety: No known safety constraint.

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

Waste: No waste management constraint.

Other: N/A

Climate Change Impacts: The site is outlying from the main settlement of Kennford with a distance of about 1km from the centre. The village of Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of

worship, public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have a moderate negative impact in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 95 dwellings. It is a predominantly flat site and has some constraints which may be able to be overcome. Because of its distance and detachment from the main settlement, any development would need to be considered alongside the development of site kg1374c which would also help to address highway/access constraints. However, this would form a large development on the edge of a relatively small village and supporting infrastructure would be need to be considered, as well as impact on the wider landscape. Overall, the constraints should be able to be mitigated, although given its distance from the village cores, other potential sites which are more closely related to the villages should be considered first.

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 of the site as yellow.

Lamacroft Farm 7a1379d

Site Overview

Site Reference Number: 7a1379d

Site Name: Lamacroft Farm, Kennford

Site Description: The land is located close to the centre of Kennford between the High Street and A38 with built development on three sides. It is gently sloping with a more than 1:6 gradient on the north western border. There are a number of buildings associated with the farm on the north eastern side near High Street.

Total Size (ha): 5.16

Gross Size (ha): 4.91

Minimum/medium/maximum yield: 59 / 74 / 88

Potential yield likely to be lower- c.60



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: Uncertain where the access will be to this land, adequate parking would be required for any development and footway and cycleway links to the existing network.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: improved grassland; trees; buildings – bat survey needed.

Euro Protected Species: Bats – Various species recorded on site, including greater and lesser horseshoe. Impacts from loss of foraging habitat/ tree roosts and from lighting impacts. Mitigation/ compensation needed. Dormouse – recorded on site. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; close to a cirl bunting breeding territory zone. Cirl bunting survey should be undertaken and compensation payment(s) made if the species is present.

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. It does border an arc of land which is within Flood Zone 3 to the north by Rayners road.

There is mainly no risk of flooding from surface water on the site, other than a small northern most strip that has a low risk. 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: There is a listed building within the site on the eastern side.

Majority of site within buffer of Grade I or II* Listed Building.

Infrastructure: None

Landscape: Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users.

Landscape Sensitivity Assessment level is medium.

Minerals: No mineral constraint.

Safety: Environmental Health Site of Potential Concern for small factory works on western edge of land.

No other known safety constraints.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: N/A

Climate Change Impacts: The village of Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship, public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service

provision within the village area, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have a minor negative impact in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 74 dwellings. However, there are constraints presented by the limited transport access to the site, ecology/landscape considerations and proximity to the A38 which are all likely to reduce the yield but should be able to be mitigated. Therefore, this site would have moderate constraints to be overcome and is regarded as yellow for a smaller development.

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 with the officer assessment of the site as yellow.

Land at Kennford (east High St) i31375j

Site Overview

Site Reference Number: i31375j

Site Name: Land at Kennford (east High St)

Site Description: The agricultural land is located on the eastern side of the High Street behind some existing residential properties. It is gently sloping with an easterly aspect and River Kenn runs in parallel to the east of the site about 65m away.

Total Size (ha): 7.52

Gross Size (ha): 7.52

Minimum/medium/maximum yield: 90 / 113 / 135

Yield likely to be at lower end - c.90 2



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: Gissons Lane has a narrow access and in places narrow throughout. No obvious access to the site. Neither Acacia Mews or Gissons Lane options acceptable, so requires further investigation with alternative from High Street by demolishing an existing unit most likely option. 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, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: grassland; arable.

European Protected Species: Bats – Various species are probably present. Potential impacts from loss of foraging habitat and lighting impacts. Mitigation/ compensation needed. Dormouse – assume present in hedges. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; the site is within a cirl bunting breeding territory zone, and may be overlapped by a second territory. Cirl bunting compensation payment(s) will be needed.

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 a low risk of flooding from surface water on the south eastern margin 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.

The Kenn area has a long history of foul sewage and drainage infrastructure capacity issues.

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

There are 2 Listed Buildings adjacent to site (on north western side)

Infrastructure: None

Landscape: Development would introduce tension between the distinctiveness of Kenn and Kennford and erosion of the rural setting of Kenn Conservation Area. It would need to respond to the rural, historic context. Part of western field is a former orchard site.

Landscape sensitivity assessment level is medium.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2 with small portion of Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The village of Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship,

public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have a minor negative impact in relation to climate change.

Site Potential

AMBER

The gross site area has the potential to deliver an average of 113 dwellings. The site adjoins the eastern edge of the village and is close to the centre. There are some constraints presented by loss of green space with ecology/landscape/historic environment mitigation requirements, but these should be able to be overcome. However, it is difficult to see how an effective access could be achieved. The potential yield of the site will determine whether an option such as removing an existing dwelling to enable access is viable. i.e. a yield of c.90 may make the development viable but any less is likely to be unattractive/unviable to a developer. Larger development will also help to address foul sewage capacity improvements. It is because of these moderate constraints that 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: 6-10 years - subject to constraints being overcome.

The HELAA Panel shared concerns over lack of access and agrees assessment of the site as amber, for a yield in the range of 90 units.

Land at Gissons Hotel 4s13umk

Site Overview

Site Reference Number: 4s13umk

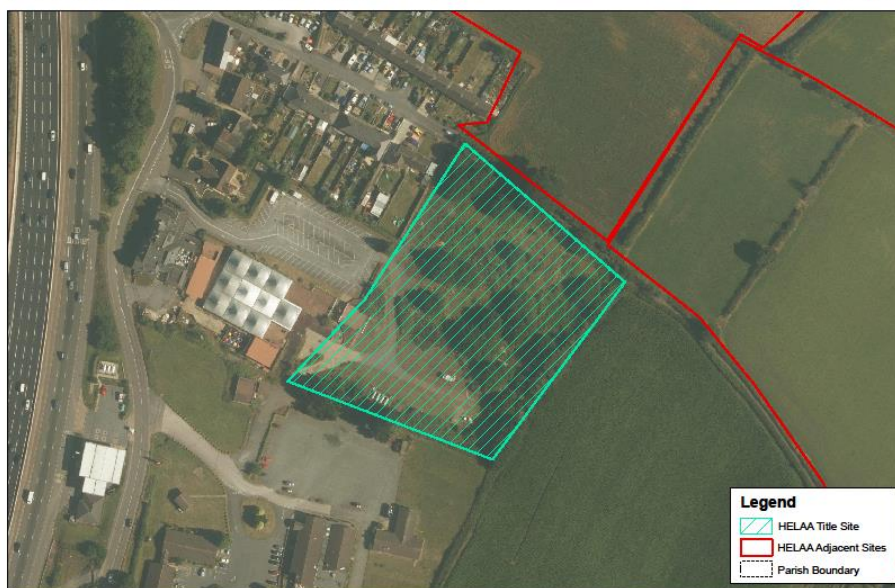
Site Name: Land at Gissons Hotel, Kennford

Site Description: Site lies to the south of Gissons Lane on the southern end of Kennford. There are several existing trees on the boundary and within the field area and the topography is gently sloping. Contains existing hardstanding on western side for access way from parking area for hotel.

Total Size (ha): 1.11

Gross Size (ha): 1.11

Minimum/medium/maximum yield: 18 / 22 / 27



Kenn - 4s13umk



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Suitability Assessment Stage A

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

Biodiversity: Site within a Cirl Bunting consultation area. 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: Access most likely to be achieved via the Gissons Hotel car park. Gissons Lane has a narrow access and in places narrow throughout and highway improvements would be required if accessed from this lane.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: Trees/scrub; rough grassland.

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

Mitigation/ compensation needed.

Other protected species: Cirl Bunting; the site is within a cirl bunting breeding territory zone. Cirl bunting compensation payment(s) will be needed.

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 a low risk of flooding from surface water on the site at a couple of small points on the perimeter. 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 site.

Infrastructure: None

Landscape: Land integrates well with the existing settlement. Potential for cumulative erosion of the rural/historic character of the settlement.

Landscape sensitivity assessment level is medium.

Minerals: No mineral constraint.

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 Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship, public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, and the availability of public transport, and the lack of flooding, it is

considered that the development of the site would have a moderate negative impact in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 22 dwellings. Subject to an adequate access being achieved via the hotel car park and safe pedestrian links being provided into the village centre, this site could be sustainably developed. There are some constraints presented by impacts on ecology resource and landscape character but these should be able to be overcome.

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 with the officer assessment of the site as yellow.

St Andrews Close, Kenn zat052x

Site Overview

Site Reference Number: zat052x

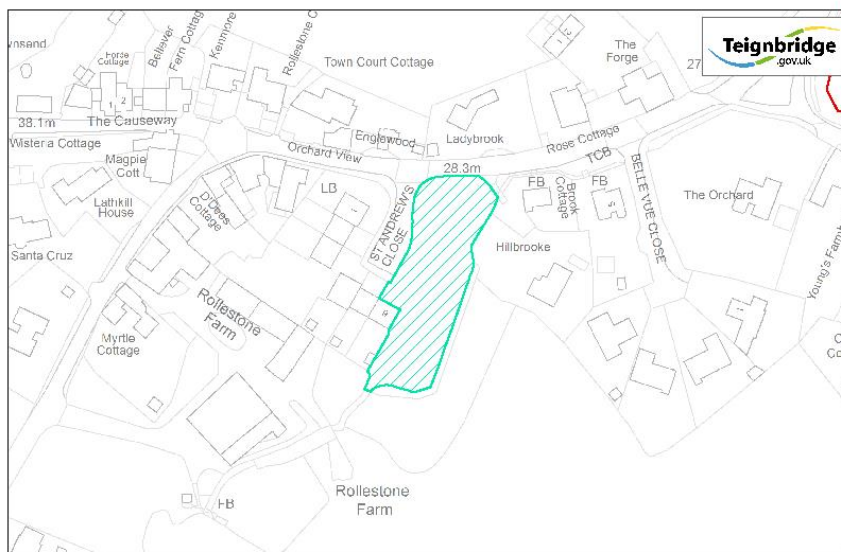
Site Name: St Andrews Close, Kenn

Site Description: Site lies in central position of the village bounded by stream on eastern side and existing residential use at St Andrews Close. It comprises a grassed open area with some trees particularly on eastern edge.

Total Size (ha): 0.15

Gross Size (ha): 0.15

Minimum/medium/maximum yield: 3 / 4 / 5



Kenn - zat052x



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Suitability Assessment Stage A

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

Biodiversity: The site lies within a South Hams SAC Landscape Connectivity Zone, Cirl Bunting consultation zone, Dawlish Warren SAC recreation buffer and Exe Estuary SPA recreation buffer. There are no issues to rule out the site from stage A.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Access to be achieved via the adjoining highway which should be suitable for a small development.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: none

Ancient Woodland: Trehill Wood (ancient & semi-natural woodland) located 105m south of site.

Non statutory sites: Kenn - Kenton Bridge Marsh UWS (floodplain grazing marsh) 82m northeast of site.

Priority Habitats: none

Other Habitats/Features: Trees and stream.

Euro Protected Species: none

Other protected species: Within Cirl Bunting 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 medium risk of flooding from surface water along the south and east boundary 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.

A single Listed Building adjacent to site on eastern frontage to highway. (Brook Cottage)

Infrastructure: None

Landscape: Landscape sensitivity assessment level is medium.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: None

Climate Change Impacts: The site is within the settlement of Kenn but outlying from the main settlement of Kennford where the main services are located, with a distance of about 1.3km from the centre. The village of Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship, public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have some negative impact in relation to climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 4 dwellings. The site location is separated from the built form of Kennford but within the centre of Kenn. Due to limited level of constraints presented by flood risk implications, potential negative impacts on ecology resource and historic character, this site would have minor constraints to be overcome and is regarded as yellow.

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 of the site as yellow.

Browns Farm br14yqq

Site Overview:

Site Reference Number: br14yqq

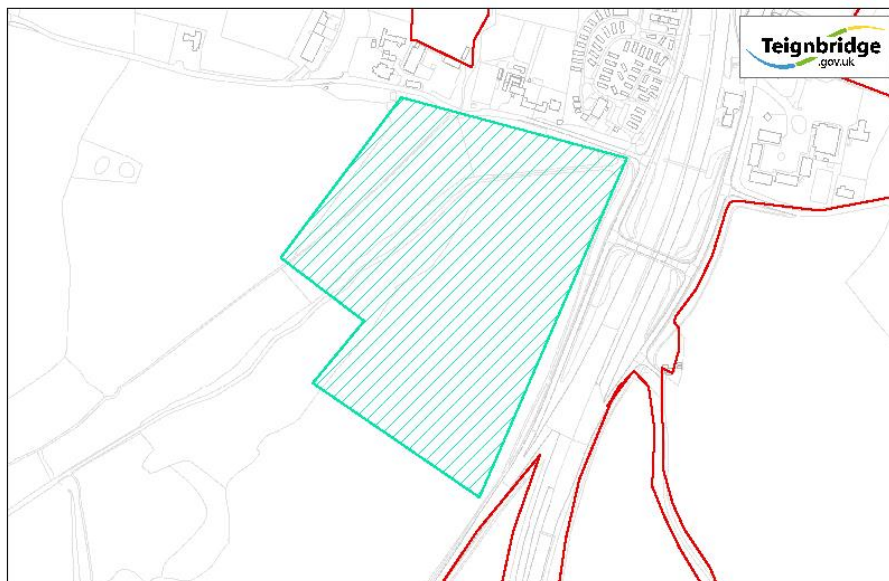
Site Name: Browns Farm

Site Description: The open land is located west of A380 and south of Splatford Barton. A wooded area runs through the central section of the site (Pope's Copse) which is sloped (more than 1:3 grad) .

Total Size (ha): 9.45

Gross Size (ha): 5.18

Minimum/medium/maximum yield: 5.18 ha employment



Kenn - br14yqq



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Suitability Assessment Stage A

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

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

Flood Zone 3b: A relatively small section of the site is within the flood plain associated with a stream on the western border.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This site would be accessed opposite the Kennford International Holiday Park and then directly on to the A380. The safety issues would need to be assessed being this close to the A380.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges; watercourse; broadleaved woodland. The woodland and watercourse should be retained with buffer zones and lighting limits.

Other Habitats/Features: arable; improved grassland; trees.

European Protected Species: Bats – Various 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 and woods. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Within Cirl Bunting consultation zone.

Flood Risk, Water Quality and Drainage: The majority of the site lies within Flood Zone 1. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

Part of the western section along a stream is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (ie 3b).

Residential and economic development are not acceptable in Flood Zone 3b, as set out in the NPPG. Therefore this part of the site is discounted from having any potential for residential or economic development.

There is a low risk of flooding from surface water on 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.

Water Framework Directive: In terms of sewerage infrastructure, assumption would be that this site would have a mains connection and be served by a sewage treatment works with adequate capacity. 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 significant heritage assets.

Within buffer of Grade I or II* Listed Building.

No Listed Buildings within or adjacent to site.

Infrastructure: None

Landscape: Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users.

Landscape sensitivity assessment level is medium - high.

Minerals: No mineral constraint.

Safety: Environmental Health Site of potential concern for filled ground and landfill at northern end adjoining road bordering the land.

Soils and Contamination: Agricultural Land class - mix of Grade 2, on eastern side and Grade 3, on western side.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The site is detached from main settlement of Kennford, separated by main A38/A380 highway corridor with a distance of 980m from the centre. The village of Kennford has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school and public house and hotel in close proximity. Nevertheless, the outlying nature of the site across the main highway means that many trips are likely to be made by the private car and the nearest stopping place for bus services is within the village centre. There is a lack of pedestrian and cycle routes serving the site. As such, it is considered that the site would have a moderate negative impact on climate change overall.

(*The site is relatively close to a bus route with frequent services to Exeter and Newton Abbot in particular)

Site Potential

AMBER

Due to its separated location from the main settlement of Kennford and sustainable issues with accessing village services, the site is not considered suitable for residential development. However, whilst there are some constraints relating to limited transport options serving the site, ecology and landscape matters, these should be able to be mitigated for employment development. It relates well to existing businesses near the southern end of the village. Therefore, overall regarded as amber for employment development.

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 assessment of the site as amber.

Land adj Gissons Lane 18137ru

Site Overview

Site Reference Number: 18137ru

Site Name: Land adj Gissons Lane, Kenn

Site Description: The land is located on the north side of Gissons Lane. It is an open area of land with no built development adjoining and gently sloping in character.

Total Size (ha): 2.98

Gross Size (ha): 2.98

Minimum/medium/maximum yield: 36 / 45 / 54



Suitability Assessment Stage A

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

Biodiversity: Site within a Cirl Bunting consultation area. 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: No obvious access to the site as Gissons Lane is too restricted. The site may have potential if it could be connected with the adjacent site (i31375j) which also has access issues but this would be longer term and potential access ransoms involved. 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, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: none

Ancient Woodland: none

Non statutory sites: adjacent to the Kenn to Kenton Bridge Marsh Unconfirmed Wildlife Site (possible floodplain grazing marsh).

Priority Habitats: species-rich hedges. Adj to a Traditional Orchard.

Other Habitats/Features: improved grassland.

Euro Protected Species: Bats – Various species are probably present. Potential impacts from loss of foraging habitat and lighting impacts. Mitigation/ compensation needed. Dormouse – assume present in hedges. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; the site is within a cirl bunting breeding territory zone, and may be overlapped by a second territory. Cirl bunting compensation payment(s) will be needed.

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.

Long history of foul sewage and drainage infrastructure capacity issues in the Kenn area.

Not within critical drainage area.

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

No Listed Building within or adjacent to site.

Infrastructure: None

Landscape: Introduces tension between the distinctiveness of Kenn and Kennford and erosion of the rural setting of Kenn Conservation Area. Development would need to respond to the rural, historic context. Western parcel of land is a former orchard site.

Landscape sensitivity assessment level is medium.

Minerals: No mineral constraint.

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 site is outlying from the main settlement of Kennford with a distance of 820m from the centre. The village, with nearby Kenn, has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship, public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, the availability of public transport, the lack of flooding, and the site's location,

it is considered that the development of the site would have a moderate negative impact in relation to climate change.

Site Potential

RED

The gross site area has the potential to deliver an average of 45 dwellings. The site location is separated from the built form of the village. Because of its distance and detachment from the main settlement, any development would need to be considered alongside the development of site i31375j. However, highway constraints affecting both sites are likely to limit the yield to such an extent that the development of this site would not be achievable. There are other constraints presented by impacts on ecology resource and landscape character. Due to the significant access constraints, the site is assessed as red.

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 the assessment of the site as red, due to access constraints.

Land at Splatford Split bn137xu

Site Overview

Site Reference Number: bn137xu

Site Name: Land at Splatford Split, Kenn

Site Description: The land is located outside Kenn on the southern approach and separated from the settlement by open land. It is bounded by the A380 and A38. There is some land of moderate steepness (more than 1:6 grad) close to A38.

Total Size (ha): 3.97

Gross Size (ha): 3.76

Minimum/medium/maximum yield: 45 / 56 / 68



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: Access looks to be either A380 or A38. This would need highway improvements to make safe. Safe pedestrian access to Kennford would have to be achieved via a bridge.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: arable; trees/treelines.

European Protected Species: Bats – Various 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 and woods. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Within Cirl Bunting 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.

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 medium risk of flooding from surface water on the site at a couple of small sections within central positions. 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 site.

Infrastructure: None

Landscape: Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users.

Landscape sensitivity assessment level is medium - high.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: Located between 2 major road networks. Likely environmental health issues.

Climate Change Impacts: Although Kennford has a reasonable level of services for its size, the site is approximately 1.3km from the centre of the village and safe pedestrian access would be difficult to achieve. This distance of separation 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 location is well outside the built form of both Kenn and Kennford. It is surrounded by major networks which would result in significant amenity issues for residents. Due to the constraints presented by the safety of the highway serving the site, limited opportunities for safe and sustainable links, negative impacts on ecology resource and landscape character, this site would have significant constraints to be overcome and is regarded as red.

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

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

Land opposite Little Grattons ui137zb

Site Overview

Site Reference Number: ui137zb

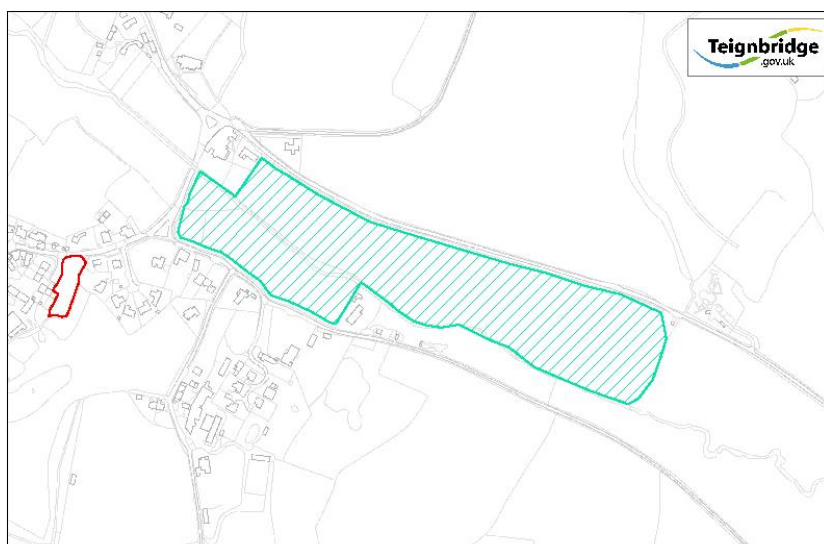
Site Name: Land opposite Little Grattons

Site Description: Open agricultural land located on the eastern side of Kenn and bounded by roads to north and south. Land is a combination of gently sloping and flat. River Kenn runs through the central part of the site and a major part of the site is within the flood plain associated with River Kenn, identified as Flood Zone 3. A gas pipe buffer area covers an area of 2.74 ha within eastern side of site.

Total Size (ha): 6.17

Gross Size (ha): 0.6

Minimum/medium/maximum yield: 17 / 21 / 25



Kenn - ui137zb



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Suitability Assessment Stage A

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

Biodiversity: The site is within the Cirl Bunting 2km consultation zone. Within Exe Estuary SPA Recreation Buffers.

No issues that would rule out site at Stage A.

Flood Zone 3b: A major part of the site, including the access, is within the flood plain associated with River Kenn, identified as Flood Zone 3.

Conclusion: Unsuitable due to majority of site being located within Flood Zone 3 or gas pipe buffer which significantly reduces developable area.

Land opposite Old Dawlish Road kp1376o

Site Overview

Site Reference Number: kp1376o

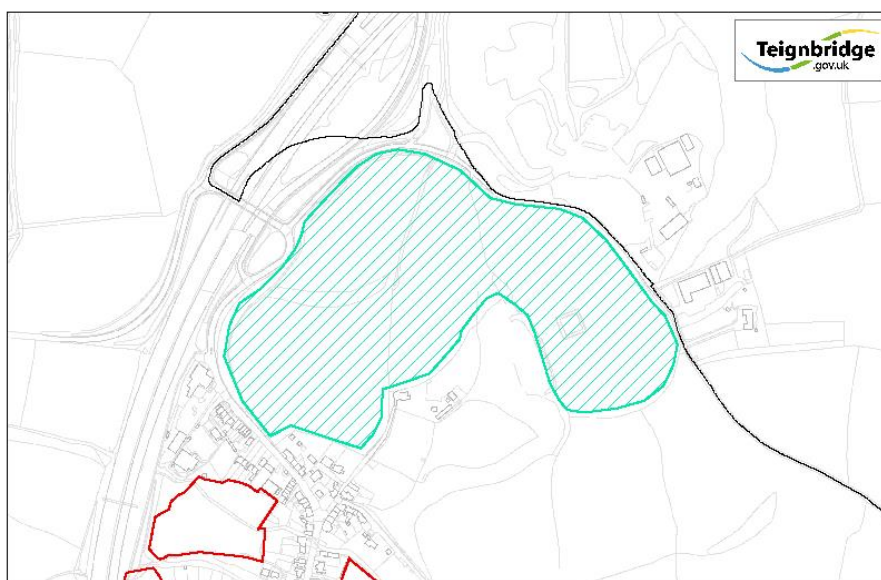
Site Name: Land opposite Old Dawlish Road

Site Description: The land is located on the northern side of Kennford and is bounded by A38 on western boundary and Old Dawlish Road to north. An old reservoir is contained in the site. The majority of outer areas of the land are sloped to more than 1:6 gradient.

Total Size (ha): 12.28

Gross Size (ha): 7.53

Minimum/medium/maximum yield: 90 / 113 / 135



Kenn - kp1376o



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Suitability Assessment Stage A

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

Biodiversity: The site is within the Cirl Bunting 2km consultation zone, within the South Hams SAC Landscape Connectivity Zone and within Exe Estuary SPA Recreation Buffers. 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: This land could be accessed opposite the Kennbury Wood recycle centre but the land gradients are very steep. Access visibility splays would need to be of significant size due to the outswing of Old Dawlish Road. Road improvement and cycle/pedestrian connections 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, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: Kenbury Wood (ancient & semi-natural woodland) lies 26m away on opposite side of Old Dawlish Road.

Non-Statutory Sites: None

Priority Habitats: Species-rich hedges; broadleaved woodland. Wooded road verges also present.

Other Habitats/Features: grassland - improved or semi-improved; arable; scrub.

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

Other protected species: Within Cirl Bunting 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.

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 particular risk of flooding from surface water on the site.

Water Framework Directive: In terms of sewerage infrastructure, assumption would be that this site would have a mains connection and be served by a sewage treatment works with adequate capacity. 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: Majority of site outside buffer of Grade I or II* Listed Building. (Edge of site on southern side inside)

No Listed Building within or adjacent to site.

Infrastructure: None

Landscape: Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users. Close proximity to Kenbury House and its designed landscape.

Landscape sensitivity level is medium.

Site raised up and would appear detached from the village, exacerbated by its elevation.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 3.

Waste: No waste management constraint.

Other: Steep gradients within the site would present development issues.

Climate Change Impacts: The village of Kennford with nearby Kenn has a reasonable level of service provision for its size, including a post office/shop, community hall, a primary school, place of worship, public house and hotel in close proximity. There are frequent bus services which enable access to Newton Abbot and Exeter for employment and other services. Overall, considering the level of service provision within the village area, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have a moderate negative impact in relation to climate change.

Site Potential

RED

The gross site area has the potential to deliver an average of 113 dwellings. Its proximity to the A38 may reduce the yield in order to ensure a good level of amenity for residents. Due to particular concerns about access to the site, coupled with other constraints including the steep gradient and potential negative impacts on ecology resource and landscape character, this site would have significant constraints to be overcome and is regarded as red.

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

Achievability Assessment: 11 - 15 years - subject to constraints being overcome.
The HELAA Panel Agrees with the site's assessment as red.

Splatford Barton cq141ui

Site Overview:

Site Reference Number: cq141ui

Site Name: Splatford Barton

Site Description: Largely flat meadow site with stream running north/south. Located to the rear of farm buildings on road frontage. Land to the west of A38 junction and separated from Kennford, adjoining mixed development of farm and commercial uses, including camping & Caravan Park.

Total Size (ha): 0.86

Gross Size (ha): 0.53

Minimum/medium/maximum yield: 0.53 ha employment



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: The eastern section of the site is within flood zone 3.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This land has already come forward for development.

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

Ecology:

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-Statutory Sites: None

Priority Habitats: species-rich hedges; watercourse.

Other Habitats/Features: grassland - improved or semi-improved; low-lying/flooding area associated with watercourse – no development should occur here.

European Protected Species: Bats – Various 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 and woods. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Within Cirl Bunting consultation zone.

Flood Risk, Water Quality and Drainage: The eastern strip of the site lies within Flood Zone 3.

Residential and economic development are not acceptable in Flood Zone 3b, as set out in the NPPG. Therefore this part of the site is discounted from having any potential for residential or economic development.

There is a low risk of flooding from surface water on the western edge 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: The proposed development site lies in an area where the Historic Environment Record shows prehistoric activity in the wider landscape. The site itself lies on the lower slopes of the hill and would have been attractive for early farming and settlement. Any impact upon below ground archaeological deposits associated with this industry may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted. No heritage concerns.

Site partially within buffer of Grade I or II* Listed Building. (in southeast sector)

No Listed Building within or adjacent to site.

Infrastructure: None

Landscape: No objection. Landscape Sensitivity Assessment level is medium.

Minerals: No mineral constraint

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 3.

Waste: No waste management constraint.

Other: Planning permission granted for 4 business units on western side of site. (17/03029/OUT & 18/01212/MAJ)

Climate Change Impacts: The site is detached from main settlement of Kennford, separated by main A38/A380 highway corridor with a distance of 1.4km from the centre. The village of Kennford has a

reasonable level of service provision for its size, including a post office/shop, community hall, a primary school and public house and hotel in close proximity. Nevertheless, the outlying nature of the site across the main highway means that many trips are likely to be made by the private car and the nearest stopping place for bus services is within the village centre. There is a lack of pedestrian and cycle routes serving the site. As such, it is considered that the site would have a moderate negative impact on climate change overall.

Site Potential

GREEN

The site location is west of the village. (Opposite side of A38 corridor). There are some constraints to be overcome and development would need to avoid flood zone 3 and mitigate for any associated flood risk. However, the site already has the benefit of planning permission and is therefore considered suitable for employment development. Because of its separation from the rest of Kennford by the A38 and subsequent sustainability issues, the site is not considered suitable for residential development.

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

Achievability Assessment: 0 - 5 years - subject to constraints being overcome.
The HELAA Panel agrees with the officer assessment of the site as green.

Land at Kennford (east) 3u1373t

Site Overview

Site Reference Number: 3u1373t

Site Name: Land at Kennford (east)

Site Description: The land is located on the eastern side of Kennford and bounded by the school to the west and River Kenn to north. It is flat in character.

Total Size (ha): 3.65

Gross Size (ha): 0.30

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



Suitability Assessment Stage A

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

Biodiversity: Site within Cirl Bunting consultation zone. No issues that would rule out site at Stage A

Flood Zone 3b: The majority of the site is within the flood plain associated with the River Kenn. (Flood Zone 3)

Conclusion: Unsuitable due to majority of site being located within Flood Zone 3 which significantly reduces developable area.

Land at Kennford (Brookside) 6u137jt

Site Overview

Site Reference Number: 6u137jt

Site Name: Land at Kennford (Brookside)

Site Description: The land is located on eastern side of Kennford and bounded by a stream and road towards Brookside Thatch. A significant part of the site is sloping with a westerly aspect (more than 1:6 grad).

Total Size (ha): 0.22

Gross Size (ha): 0

Minimum/medium/maximum yield: 0 / 0 / 0



Kenn - 6u137jt



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Suitability Assessment Stage A

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

Biodiversity: The site is within the Cirl Bunting 2km consultation zone. Exe Estuary SPA Recreation Buffers. 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: Not suitable. Due to the topography of the site being sloped reduces the development area to below the minimum site size for inclusion of 0.15 hectare.

Land at Kennford (north) vb137nu

Site Overview

Site Reference Number: vb137nu

Site Name: Land at Kennford (north)

Site Description: Open land located within the built up area of Kennford. River Kenn crosses the site in diagonal direction. Sloping land (more than 1:6 grad) follows the river.

Total Size (ha): 1.21

Gross Size (ha): 0

Minimum/medium/maximum yield: 0 / 0 / 0



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. Within Exe Estuary SPA Recreation Buffers No issues that would rule out site at Stage A.

Flood Zone 3b: The whole site is within the flood plain of the River Kenn corridor. (Identified as Flood Zone 3)

Conclusion: Unsuitable due to whole site being located within Flood Zone 3 which removes developable area.