



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Kingskerswell Parish

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Land west of Greenhill Road 6v137tz

Site Overview

Site Reference Number: 6v137tz / 7n13bhu

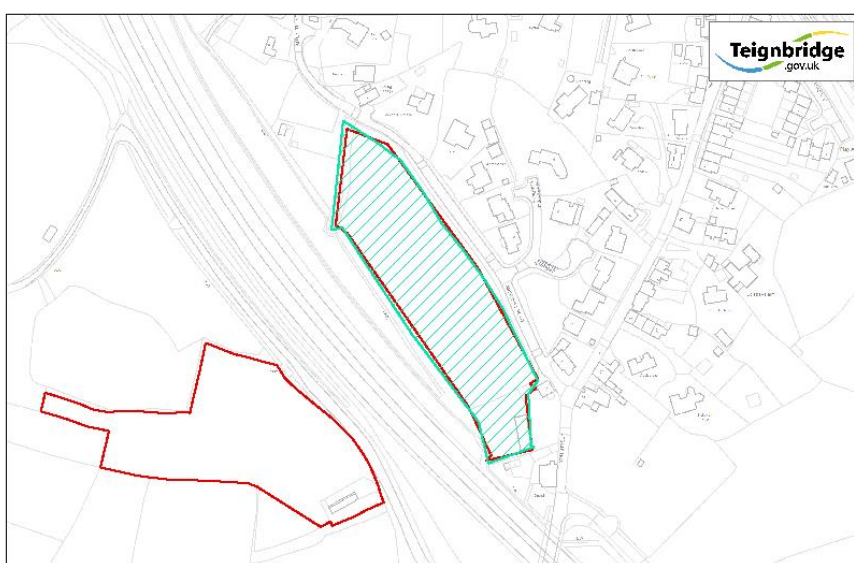
Site Name: Land west of Greenhill Road. (Greenhill Stables)

Site Description: The land is located on western side of Kingskerswell beyond the railway line and backs onto the A380 road corridor. Opposite side of Greenhill Road is lined with residential properties. Land is flat to gently sloping in character.

Total Size (ha): 0.91

Gross Size (ha): 0.86

Minimum/medium/maximum yield: 14 / 17 / 21



Kingskerswell - 6v137tz



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Suitability Assessment Stage A

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

Biodiversity: Land is part of 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: A minor strip of the site (0.04 ha) close to the northern boundary is within the flood plain

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This land is adjacent to the South Devon Link Road although any journey to access the link road would require passing through a network of relatively narrow lanes, especially Greenhill Road. The site would have to be accessed via Greenhill Road which it may be possible to achieve towards the southern end of the site, although the junction of Greenhill Road and Yon Street is quite constrained and Cars Park along the highway. There are no existing footways and highway improvements would be required.

Air Quality: The site is not within an Air Quality Management area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Kerswell Down & Whilborough Common CWS (Unimproved limestone grassland, etc) 190m northwest of site.

Priority Habitats: species-rich hedges.

Other Habitats/Features: possibly semi-improved pasture; trees; watercourses – these should be protected with buffers; buildings – a bat roost survey will be needed.

Euro Protected Species: Bats – various species are likely to be present, possibly including Greater Horseshoe Bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting.

Other Protected Species: Part of the site is within a cirl bunting breeding territory zone. A proportional compensation payment will be required. Within great crested newt consultation zone.

Invasives: Japanese Knotweed recorded on or close to the site.

Flood Risk, Water Quality and Drainage: The site lies mainly within Flood Zone 1. (a minor strip is within Flood Zone 3) It therefore has a low probability of experiencing fluvial flooding. There is a medium risk of flooding from surface water on the site. (north end) 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.

There are 2 listed buildings adjacent to the southern end of site.

No anticipated impact upon any archaeological assets.

Infrastructure: None

Landscape: No objection

Minerals: The site is within a Mineral Consultation Area for the nearby limestone resource. However, the limited size of the site and its constraint by highways and adjacent dwellings means that quarrying would not be viable, and there is no mineral objection to development.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 3. (minor splice) mostly unclassified.

Waste: No waste management constraint.

Other: Site is closely located to the A380 with possible noise and air quality impacts on the amenity of new residents.

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall. The site is within walking distance to the local centre and bus routes (c.680m) which enable access to Newton Abbot and Torbay for employment, secondary schools and other services. The village lies approx 3.2km from Newton Abbot Train Station. The site is about 1.1km from the primary school. The main access from Greenhill Road has no footway and would require highway improvements. There is a lack of cycle routes serving the site. Overall, because of the possible risk of flooding, relatively flat topography and the proximity of the site to most services, development here is considered to have a minor negative impact on climate change.

Site Potential

AMBER

The gross site area has the potential to deliver an average of 17 dwellings. The site location adjoins the built form of the village. Access into the site would be possible and although the site is adjacent to the A380 it lies at a lower level and amenity would be protected by a planted bunded boundary. The site would have moderate constraints to be overcome and is regarded as amber.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as amber.

Fluder Farm 2v13r1b

Site Overview

Site Reference Number: 2v13r1b

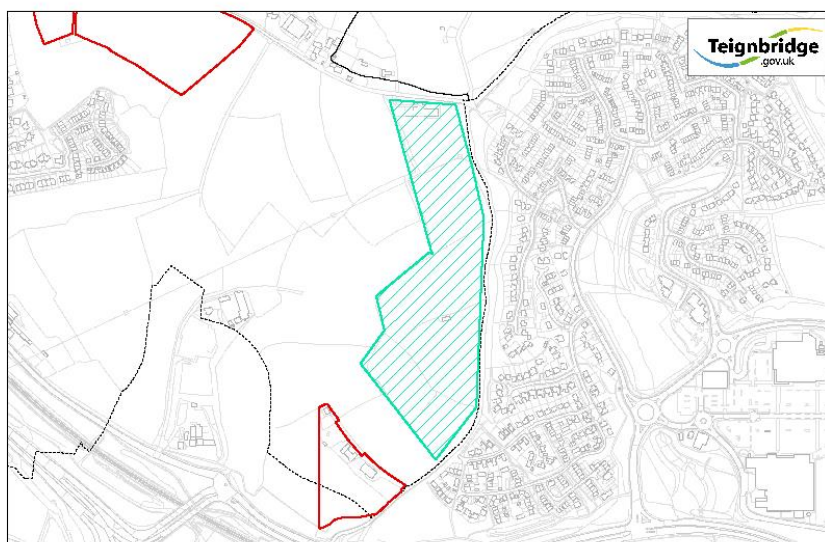
Site Name: Fluder Farm

Site Description: Agricultural land located on the southeast side of the village but separated from the built form but adjacent to an existing housing estate on the opposite side of Kingskerswell Road within Torbay administrative area. The site contains some sloping land (more than 1:6 grad) in the middle/western section.

Total Size (ha): 7.56

Gross Size (ha): 6.68

Minimum/medium/maximum yield: 80 / 100 / 120



Kingskerswell - 2v13r1b



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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: No part of the site is within the functional flood plain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Access to the land would be required via Kingskerswell Road which runs along the eastern edge of the site. Kingskerswell Road adjoins the A380 directly. Highway improvements would be required.

Air Quality: The site is not within an Air Quality Management Area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: improved pasture; possibly semi-improved pastures; trees; buildings – a bat roost survey will be needed.

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

Other Protected Species: Cirl Bunting; much of the site is within a cirl bunting breeding territory zone. A standard compensation payment will be required. Within great crested newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies mainly 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 - Ensure development does not cause deterioration. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove)

Within critical drainage area. (Southern and eastern margins) There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

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

No Listed Building within or adjacent to the site.

Some potential archaeology in medieval fields.

Infrastructure: None

Landscape: Within Strategic Open Break separating Kingskerswell from Torquay built up areas. Land sloping and elevated and likely to be visually prominent. Landscape sensitivity level is high.

Minerals: No mineral constraint.

Safety: Environmental Health Site of Potential Concern for extensive landfill/filled ground area immediately to west of site.

Soils and Contamination: Agricultural Land class - Grade 2.

Waste: No waste management constraint.

Other: N/A

Climate Change Impacts: This site's nearest destination centre is The Willows within the adjoining residential development (within the Torbay administrative area). This includes a pharmacy and supermarket. Further information relating to school catchments and capacity would need to be

obtained from Torbay Council. There are regular bus routes along the A380 for access to Torquay and Newton Abbot, although additional bus stops or links through adjacent development to existing bus stops would be required. Overall, considering the site's proximity to services and levels of flood risk on the site, development is considered to have a minor to moderate impact on climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 100 dwellings. The main constraint presented with this site relates to the land adjoining the edge of Torquay which is within the Strategic Open Break, and threatens the physical coalescence of the settlements of Torquay and Kingskerswell. However, the site is in a sustainable location with good access to a range of services and bus routes nearby and relates well to existing development. There are other minor constraints relating to critical drainage area and ecology but these should be able to be overcome. Further discussions required with Torbay Council if the site is progressed.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as yellow.

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 to the land would be required via Kingskerswell Road which runs along the eastern edge of the site. Kingskerswell Road adjoins the A380 directly. Highway improvements would be required.

Air Quality: The site is not within an Air Quality Management Area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone. Appropriate Assessment may be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: None

Other Habitats/Features: improved pasture; treelines; copse adjacent – protect copse with buffer zone; buildings – a bat roost survey will be needed.

Euro Protected Species: Bats – various species are likely to be present, possibly including Greater Horseshoe Bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; much of the site is within a cirl bunting breeding territory zone. A proportional compensation payment will be required. Within great crested newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies mainly 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. Within critical drainage area (southern end) there is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF.

Heritage and Archaeology: No heritage concerns relating to Listed Buildings and Conservation Areas. Not within buffer of Grade I or II* Listed Building.

No Listed Building within or adjacent to the site.

Infrastructure: None

Landscape: Within Strategic Open Break separating Kingskerswell from Torquay built up areas. High landscape sensitivity.

Minerals: No mineral constraint.

Safety: No known safety constraint.

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

Waste: No waste management constraint.

Other: N/A

Climate Change Impacts: This site's nearest destination centre is The Willows within the adjoining residential development (within the Torbay administrative area). This includes a pharmacy and supermarket. Further information relating to school catchments and capacity would need to be obtained from Torbay Council. There are regular bus routes along the A380 for access to Torquay and Newton Abbot, although additional bus stops or links through adjacent development to existing bus stops would be required. Overall, considering the site's proximity to services and levels of flood risk on the site, development is considered to have a minor to moderate impact on climate change.

Site Potential

YELLOW

The gross site area has the potential to deliver an average of 8 dwellings. The main constraint presented with this site relates to the land adjoining the edge of Torquay which is within the Strategic Open Break, and threatens the physical coalescence of the settlements of Torquay and Kingskerswell. However, the site is in a sustainable location with good access to a range of services and bus routes nearby and relates well to existing development. There are other minor constraints relating to critical drainage area and ecology but these should be able to be overcome. Yield likely to be reduced due to slopes. Further discussions required with Torbay Council if the site is progressed.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as yellow.

Zig Zag Quarry zato32x

Site Overview

Site Reference Number: zato32x

Site Name: Zig Zag Quarry, Aller Brake Road

Site Description: Site lies at northern end of Kingskerswell, bounded by Torquay Road to west and Underway to south. Consists of quarry area with existing storage and distribution yard and land to rear and extending to Milber Lane with sloping profile (more than 1:3 gradient in places).

Total Size (ha): 9.10

Gross Size (ha): Unknown area developable

Minimum/medium/maximum yield: Approx 74-96 units



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 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: Torquay Road is a C Class County road restricted to 40mph. There has been one “serious” collision at the junction with Aller Brake Road.

There are footway/ cycleway links to both Newton Abbot and Torquay, and the area is street lit.

There is an existing access into the quarry which may need to be improved but should be achievable.

Air Quality: The site is within an Air Quality Management Area. Following Kingskerswell bypass completion there is no impact on air quality expected.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: Aller SandPit (Aller gravels) 430m to north

Ancient Woodland: none

Non-statutory designated sites: Harpins Brake UWS (Broadleaved woodland) 190m to southeast.

Priority Habitats: Broadleaved woodland – retain as far as possible.

Euro Protected Species: **Bats – Some species likely to be associated with treed areas.** Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse present nearby and possibly in woods. Impacts from loss of woods from cat predation and from lighting. Mitigation/ compensation needed.

Other Protected Species: Great Crested Newt: in GCN zone – present nearby, may use ponds within the quarry. Within Cirl Bunting consultation zone.

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

There are drainage complications as the pond on site discharges across the road to land at the Barn Owl and there is a further outlet on the park home site to the north. The Drainage Strategy as part of the ROMP requires a new sewer connection to Torquay Road. The scale and exact location of drainage infrastructure will need to be investigated and the off-site connection secured. Vital consideration will be whether the Drainage Strategy as part of the ROMP can be adhered to for the future proposed development and overall practicality of moving between existing quarrying operations to new residential context within a reasonable timeframe.

Heritage and Archaeology: No known heritage interest.

No heritage concerns relating to Listed Buildings and Conservation Areas.

Infrastructure: None

Landscape: Landscape sensitivity assessment level is high. Within the area designated as Strategic Open Break.

Minerals: Site is located in a MSA and MCA (Aggregates) and also part of the operational Zig Zag Quarry, so DCC would object to the development of this site currently. However, the quarry has a limited life, and there would be no objection to development once extraction has been completed.

Safety: Environmental Health Site of Potential Concern - Quarry Pit.

Soils and Contamination: Requirement for Soils and Contamination Phase 1 Assessment.

Waste: No waste management constraint. Site not located in a WCZ.

Other: n/a

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall.

There are some frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services and the village lies only 3.2km from Newton Abbot Train Station. The site is about 1.3km away from the village centre and the primary school. Given the existing status of previously developed land in relation to the quarrying operation there are potential beneficial impacts for reuse and enhancement of the physical environment.

Overall, because of low risk of flooding and distance to most services, development here is considered to have a moderate negative impact on climate change

Site Potential

AMBER

The site location is adjoining the built form of Kingskerswell. Access would be possible and ecology mitigation is likely to be able to be provided on site as part of a restoration plan. Landscape impacts would need to be considered, as the site reduces the physical separation between Aller and Kingskerswell. There are drainage complications and the scale and exact location of drainage infrastructure will need to be investigated and an off-site connection secured. On balance the site is assessed as amber, as it would provide for a logical expansion of Kingskerswell, although there would be constraints to be overcome.

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

Achievability Assessment:

The HELAA Panel agrees assessment of the site as amber.

Edginswell Lane I315yfs

Site Overview

Site Reference Number: I315yfs

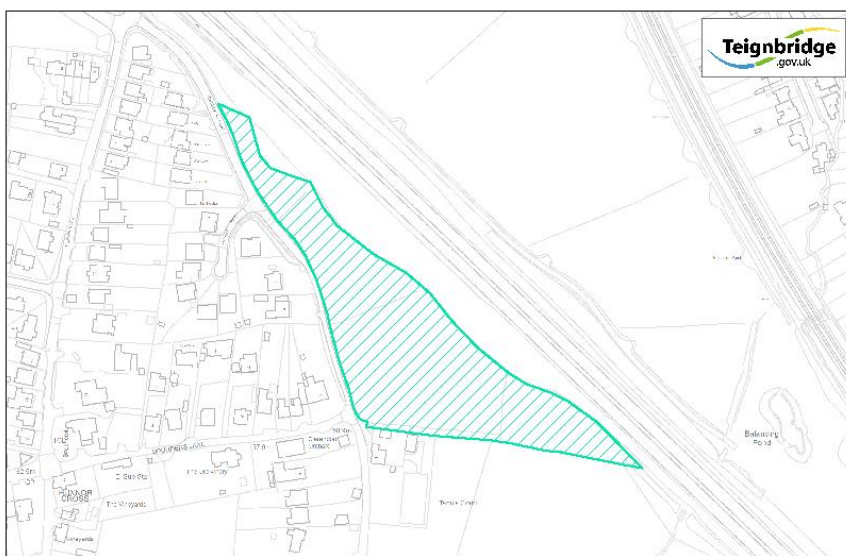
Site Name: Edginswell Lane opposite Hayley Park

Site Description: The land is located to the west of the settlement and bordered by A380 and Edginswell Lane. There is a very limited amount of sloping land within the site in the northern section. (More than 1:6 grad)

Total Size (ha): 1.57

Gross Size (ha): 1.52

Minimum/medium/maximum yield: 24 / 30 / 36



Kingskerswell - I315yfs



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Suitability Assessment Stage A

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

Biodiversity: Land 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: This land is adjacent to the South Devon Link Road although any journey to access the link road would require passing through a network of relatively narrow lanes, especially Edginswell Lane. The site would have to be accessed via Edginswell Lane which it may be possible to achieve at the northern end of the site. There are no existing footways and highway improvements would be required.

Air Quality: The site is not within an Air Quality Management area. Following Kingskerswell bypass completion there is no impact on air quality expected.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: possibly semi-improved pasture; treelines.

Euro Protected Species: Bats – various species are likely to be present, possibly including Greater Horseshoe Bats. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting.

Mitigation/ compensation needed.

Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

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

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. There is a low risk of flooding from surface water on the site. (north west end) 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.

The proposed development site lies in an area where archaeological investigations have demonstrated the presence of previously unrecorded medieval and post medieval settlement. Any impact upon below ground archaeological deposits 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 concern.

Infrastructure: No comments

Landscape: The site will add to the cumulative fragmentation and urbanisation of the countryside setting of Kingskerswell and North Whilborough and potentially will be visually prominent from the A380.

Landscape sensitivity level is medium.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 2.

Requirement for Soils and Contamination Phase 1 Assessment.

Waste: No waste management constraint.

Other: Site is closely located to the A380 with possible noise and air quality impacts on the amenity of new residents.

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall. The site, however, is about 970m away from the village centre and 1.4km from the primary school. As such the main access from Edginswell Lane has no footway and would require highway improvements. There is a lack of cycle routes and public transport serving the site. Overall, because of the low risk of flooding, relatively flat topography and the proximity of the site to most services, development here is considered to have a moderate negative impact on climate change.

Site Potential

RED

The gross site area has the potential to deliver an average of 30 dwellings. However, its position immediately adjacent to A380 and sloping down towards it would result in extremely low property prices only being achievable. In addition, the requirement for a buffer along A380 for amenity would reduce the yield of the site. It provides a green buffer along the A380 and is separated from the main part of the village by the A380. Overall, due to the low value and likely low yield of the site, it is not considered viable and is assessed as red.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as red.

Land adj South Hill xu137lu

Site Overview

Site Reference Number: xu137lu

Site Name: Land adj South Hill

Site Description: The pasture land is located on the southern side of the settlement and is to the rear of a residential property. Land sloping, particularly in central section with more than 1:6 gradient.

Total Size (ha): 0.73

Gross Size (ha): 0.31

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



Kingskerswell - xu137lu



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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 South Hams SAC Landscape Connectivity Zone, Cirl Bunting 2km consultation zone.

No issues that would rule out site at Stage

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Very narrow road and footway in this area. Highway improvements would be required, although this area would be unsuitable for a large development.

Air Quality: The site is not within an Air Quality Management Area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

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

European Protected Species: Bats – various species are likely to be present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; the site is within two cirl bunting breeding territory zones. A proportional compensation payment will be required. Within great crested newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies mainly 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: Not within buffer of Grade I or II* Listed Building.

No Listed Building within or adjacent to the site.

No anticipated impact upon any archaeological assets.

Infrastructure: None

Landscape: Within Strategic Open Break. Development of the area would erode the separation and distinctiveness of Kingskerswell and Torbay. Sloping and elevated and likely to be visually prominent, however reasonably well integrated with existing development. Landscape sensitivity level is high.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class - Grades 3 & 5.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall.

There are some frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services and the village lies only 3.2km from Newton Abbot Train Station. The site is about 750m away from the village centre and 935m from the primary school. Overall, because of no identified risk of flooding and the proximity of the site to most services, development here is considered to have a minor negative impact on climate change.

Site Potential

YELLOW

Only part of the site is developable due to slopes, giving the gross site area the potential to deliver an average of 8 dwellings. The site location is adjoining the built form of Kingskerswell. Due to the constraints presented by the narrow highway access serving the site, potential negative impacts on ecology habitat and landscape sensitivity with regard to Strategic Open Break position; this site would have minor constraints to be overcome and is regarded as yellow for a small development only.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as yellow.

Land at Fluder Hill 9m135ah

Site Overview

Site Reference Number: 9m135ah

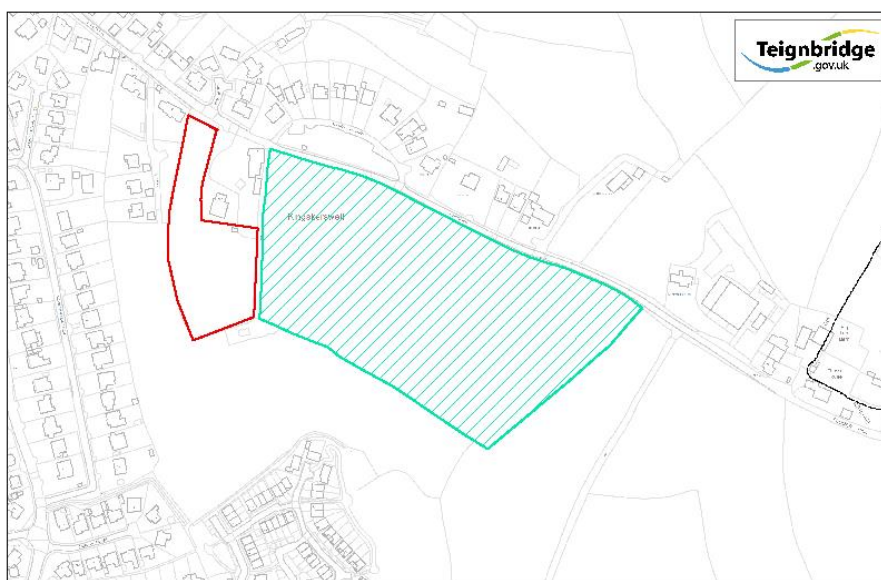
Site Name: Land at Fluder Hill

Site Description: The site is located on the south eastern side of Kingskerswell south of Fluder Hill. An open field area with existing residential properties to the north, including Fluder Crescent. The majority of the land is sloped by more than 1:6 gradient.

Total Size (ha): 3.54

Gross Size (ha): 0.57

Minimum/medium/maximum yield: 9 / 11 / 14



Kingskerswell - 9m135ah



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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 South Hams SAC Landscape Connectivity Zone, 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: Fluder Hill is narrow and has a narrow and unsuitable footway for further development. It is unclear where access to the site would be achieved.

Air Quality: The site is not within an Air Quality Management Area. Following Kingskerswell bypass completion there is no impact on air quality expected.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture; trees; scrub.

Euro Protected Species: Bats – various species are likely to be present. Potential impacts from loss of foraging habitat and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; the site is within a cirl bunting breeding territory zone. A proportional compensation payment will be required. Within great crested newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies mainly within Flood Zone 1. 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.

No Listed Building within or adjacent to the site.

No anticipated archaeological impact.

Infrastructure: None

Landscape: Landscape sensitivity level is high.

Within the area designated as strategic break. Development of the area would erode the separation and distinctiveness of Kingskerswell and Torbay. Sloping and elevated and likely to be visually prominent, however reasonably well integrated with existing development.

Minerals: No mineral constraint.

Safety: A gas pipeline runs through the eastern corner of site.

Gas pipe buffer covers two-thirds of site from eastern boundary.

Soils and Contamination: Agricultural Land class - Grade 3 with minor section of Grade 5 on western side.

Soils and Contamination Phase 1 Assessment required.

Waste: No waste management constraint.

Other: The site does adjoin another HELAA site to west, Land adj South Hill. (ref xu137lu)

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall.

There are some frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services and the village lies only 3.2km from Newton Abbot Train Station. The site is about 920m away from the village centre and 1.1km from the primary school.

Overall, because of no identified risk of flooding and reasonable proximity of the site to most services, development here is considered to have a minor negative impact on climate change.

Site Potential

RED

A significant part of the site is undevelopable due to steep slopes and gas pipe buffer. This results in the gross site area having the potential to deliver only around 11 dwellings. Due to the constraints presented by the narrow highway access serving the site and the required highway improvements and the low yield achievable due to topography and other constraints, the site is not considered to be viable and is assessed as red.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as red.

Land at the Barn Owl xh13usl

Site Overview

Site Reference Number: xh13usl

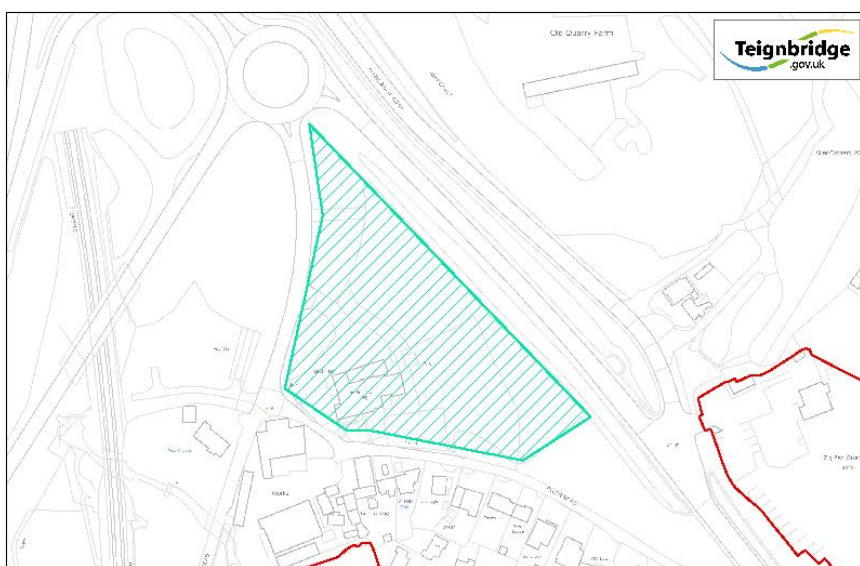
Site Name: Land at the Barn Owl, Aller Road

Site Description: The land is located on the northern side of Kingskerswell and is bounded by Aller and Torquay Roads. There is some sloping profile.

Total Size (ha): 1.15

Gross Size (ha): 1.15

Minimum/medium/maximum yield: 18 / 23 / 28



Kingskerswell - xh13usl



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Suitability Assessment Stage A

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

Biodiversity: Falls 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: The land has already come forward for development.

Air Quality: The site does adjoin an Air Quality Management Area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Allerbridge Marsh Unconfirmed Wildlife Site to west of site.

Priority Habitats: None

Other Habitats/ Features: None

Euro Protected Species: None

Other Protected Species: Within cirl bunting and great crested newt consultation zones.

Flood Risk, Water Quality and Drainage: The site lies mainly 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: Not within buffer of Grade I or II* Listed Building.

There is a single Listed Building within the site.

The proposed development site lies in an area where archaeological investigations have demonstrated the presence of previously unrecorded possible prehistoric activity here. Any impact upon below ground archaeological deposits may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted.

Infrastructure: None

Landscape: Landscape sensitivity assessment level is mainly high.

Minerals: No mineral constraint.

Safety: Environmental Health Site of Potential Concern for factory works immediately to the south of the site.

No other known safety constraint.

Soils and Contamination: Agricultural Land class - Grade 5.

Waste: No waste management constraint.

Other: The site has been allocated for residential use in the Teignbridge Local Plan under Policy KK3 for at least 30 dwellings. Outline permission for 23 dwellings was granted on the majority of the land in July 2018.

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall. There are some frequent bus services which enable access to Newton Abbot and Torbay area for employment, secondary schools and other services. 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 limited negative impacts in relation to climate change.

Site Potential

GREEN

The gross site area has the potential to deliver an average of 23 dwellings and has planning permission for development. The site location is within the built form of Kingskerswell. Due to the limited constraints presented by heritage mitigation and safety aspect for nearby factory works, this site would have minimal constraints to be overcome and is regarded as green.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as green.

Land off Embury Close c1151d0

Site Overview

Site Reference Number: c1151d0

Site Name: Land off Embury Close

Site Description: The open land is located close to the centre of the village and bounded by a stream to the north. Majority of the land is sloped with more than 1:3 & 1:6 gradient.

Total Size (ha): 0.53

Gross Size (ha): 0.10

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: 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: The majority of the site is within the flood plain (FZ 3b) associated with the stream running along the site northern boundary.

Conclusion: Not suitable - the site has only a very small developable area which falls below the minimum size threshold for inclusion and consideration under Stage B.

Land south of Langford Bridge hv13be8

Site Overview

Site Reference Number: hv13be8

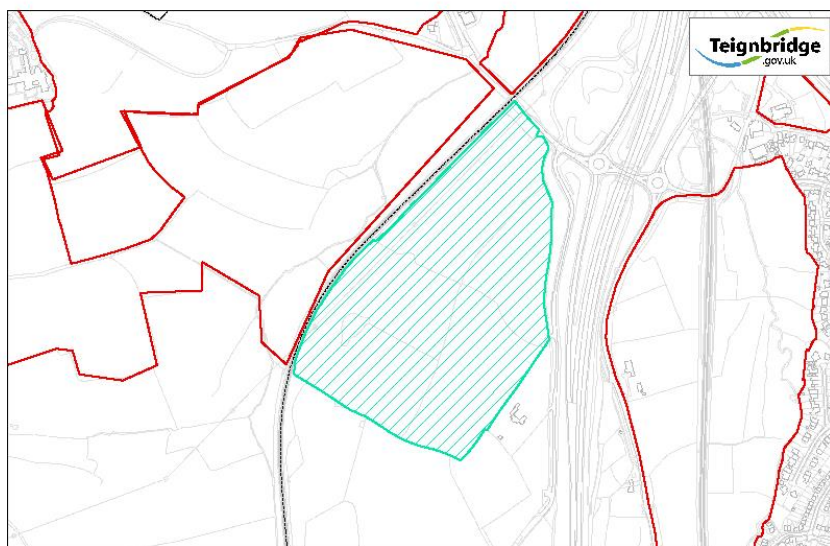
Site Name: Land south of Langford Bridge

Site Description: Site lies between railway line and South Devon Link Road to the west of Kingskerswell. Topography is sloping in character with an extensive area of land of more than 1:6 gradient, mainly within central sections.

Total Size (ha): 15.14

Gross Size (ha): 13.91

Minimum/medium/maximum yield: Reduced yield of approx 500 units when combined with if13b9q (Newton Abbot/Abbotskerswell) and uj137p9. (Abbotskerswell).



Kingskerswell - hv13be8



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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 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: A small corner of the site is within Flood Zone 3 of about 0.15 ha.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Langford Bridge would require improvements and a footway /cycleway connection. Cycle links are fairly good from Newton Abbot to Langford Bridge. Pedestrian access and public transport are likely to require consideration and enhancement if possible.

Air Quality: The site is not within an Air Quality Management Area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Forde Fields CWS (Unimproved wet neutral grassland) 220m to north of site. Allerbridge Marsh Unconfirmed Wildlife Site (Possible floodplain grazing marsh) 165m to northeast.

Priority Habitats: None

Other Habitats/ Features: None

Euro Protected Species: Bats – various species are likely to be present.

Other Protected Species: Within cirl bunting and great crested newt consultation zones.

Flood Risk, Water Quality and Drainage: In addition to land in flood zone 3, the site includes land within flood zone 2 which has a medium probability of experiencing fluvial flooding. Those elements of the site within flood zone 2 only have the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to.

Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible.

Water Quality: Assumption would be that this site would have a mains connection and be served by Newton Abbott STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove).

Not within critical drainage area.

Development may need to investigate the need to improve the existing culvert under the bridge and railway line and work with Network Rail to achieve acceptable solution to preventing flood risk to Kingskerswell Road.

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

No Listed Building within or adjacent to the site.

No heritage assets, except a small unscheduled 'ring ditch' at the top of the site.

Infrastructure: Highways: the site would require significant access upgrades, including highway access.

Landscape: Landscape sensitivity level is high.

Within the area designated as strategic break. Development of the area would erode the separation and distinctiveness of Kingskerswell and Torbay.

Minerals: No mineral constraint.

Safety:

Environmental Health Site of Potential Concern for railway line to west of site.

No other known safety constraint.

Minerals: the site is within a Minerals Consultation zone (sand and gravel).

Soils and Contamination: Agricultural land class - mix of Grades 2 and 4.

Waste: The southern part of the site lies within the Waste Consultation Zone associated with the adjoining inert landfill and recycling facility. However, that facility has a limited remaining life to 2022 and may not preclude development subject to considering the relationship between the waste facility and noise/dust sensitive properties.

Other: The site adjoins another site submitted in the HELAA, Land at Langdon Bridge, Abbotskerswell (ref uj137p9) to the west beyond the railway line.

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall. The site is separated from Kingskerswell by the South Devon Link Road and railway line to Torbay and lies approximately 1.6km from the village centre. Pedestrian access and public transport are limited although cycle links are fairly good from Newton Abbot to Langford Bridge. For a wider catchment, the distance to Newton Abbot town centre is only about 3km away.

Overall, because of the partial risk of flooding, sloping topography and lack of capacity within the local primary school that may lead to children needing to attend other, further away schools, it is considered that the development of the site would have a significant negative impact on climate change.

Site Potential

AMBER

The site location is separated from the built form of Newton Abbot in a relatively open position. However, it adjoins HELAA site uj137p9 and if combined with this site, could make a logical extension south of the town. Timing is a major constraint, as any development to the south of Priory Road and beyond will be dependent on the building out of NA3 and its infrastructure. Access constraints and flood related issues will need to be overcome and ecology impacts mitigated. On balance, the site is assessed as amber, in combination with adjacent sites uj137p9 and if13b9q, due to the moderate constraints that need to be overcome, but its potential to provide a logical southern extension to the town.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as amber, in combination with adjacent sites uj137p9 Land at Langford Bridge and if13b9q Land south of Priory Road.

Rock House i6168k2

Site Overview

Site Reference Number: i6168k2

Site Name: Rock House

Site Description: Site lies on the western side of Kingskerswell adjoining the built form of the village. It is bounded by Maddacombe Road to the north and A380 road corridor to west. The land consists of an existing garden area for Rock House. A section of the western side of the site is sloped. (more than 1:6 grad)

Total Size (ha): 0.13

Gross Size (ha): 0.10

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



Kingskerswell - i6168k2



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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 zone (2 km) 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: Not suitable and discounted due to small site area and sloping topography which further reduces developable area to well below minimum size threshold of 0.15ha.

Land at Churchway Lane 2p13be8

Site Overview

Site Reference Number: 2p13be8

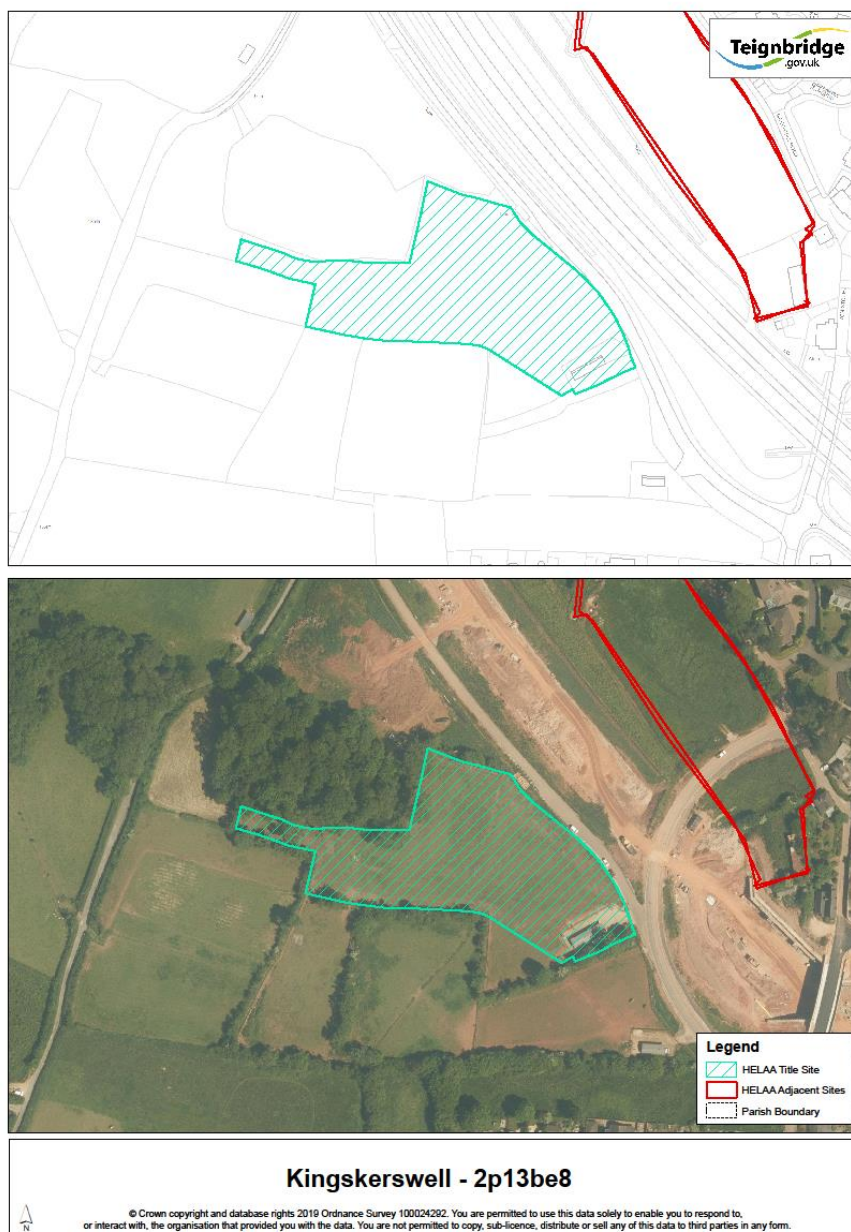
Site Name: Land at Churchway Lane

Site Description: Site lies to the west of the village consisting of fields which border A380 highway on eastern side. Flat to gently sloping topography. Outlying location away from built form of Kingskerswell.

Total Size (ha): 0.82

Gross Size (ha): 0.82

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



Suitability Assessment Stage A

Strategic Policy

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

Biodiversity

Within 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 flood plain.

Conclusion

Proceed to Stage B.

Suitability Assessment Stage B

Access: Access looks to be via Churchway Lane, the road network in this area is narrow, and highway improvements would be required although this would not be a suitable area for large development.

Air Quality: The site is not within an Air Quality Management Area. Following Kingskerswell bypass completion there is no impact on air quality expected.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Kerswell Down & Whilborough Common CWS (Unimproved limestone grassland etc), 75m to west and Kerswell Down Hill Fields UWS (Unimproved/semi-improved grassland & scrub on limestone) 85m to northwest.

Priority Habitats: species-rich hedges; broadleaved woodland adjacent, which should be protected with buffer zones.

Other Habitats/ Features: pasture, possibly semi-improved; trees; building – bat and bird survey required.

Euro Protected Species: Bats Potential impacts from loss of (building or) tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present.

Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; partly within a cirl bunting breeding territory zone. Survey and proportional compensation payment will be required. Within great crested newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies mainly within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is low/medium risk of flooding from surface water on the central area 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 lies in an area of archaeological potential with regard to known prehistoric 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 assessment level is high. Within the area designated as strategic break.

Minerals: The site is within the Mineral Consultation Area and adjoins the Mineral Safeguarding Area. There is an objection 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: : Although Kingskerswell has a good range of service provision reflective of a larger village, the site is approximately 820m away from the village centre and 1.3km from the primary school. As such the potential access from Churchway Lane has no footway and would require highway improvements. The distance of separation between the site and nearby services means that there is likely to be a reliance on the car for most trips. It is therefore considered that the development of the site would have significant negative impacts in relation to climate change.

Site Potential

RED

The site location is separated from the built form of Kingskerswell. Due to the constraints presented by the limited highway access serving the site, flooding dimension, mineral resource and potential negative impacts on landscape character, including strategic open break position, this site would have significant constraints to be overcome and is not considered suitable for development.

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

Achievability Assessment: The HELAA Panel agrees assessment of the site as red.