



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Kingsteignton Parish

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## Abbrook Sawmills b715yo5 / rj1351g

### Site Overview

**Site Reference Number:** b715yo5 / rj1351g

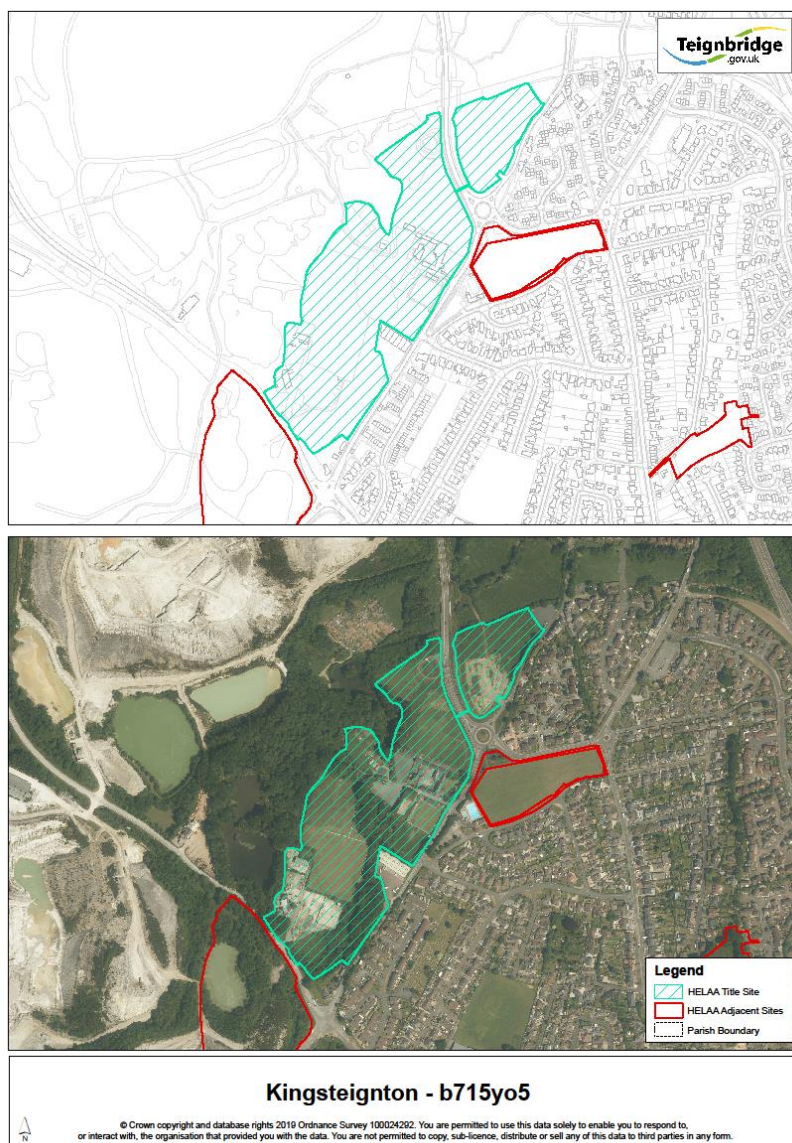
**Site Name:** Abbrook Sawmills, Exeter Road

**Site Description:** The land is located on northwest side of Kingsteignton and is previously developed. There is a small amount of sloped land (more than 1:6 grad) within the site. The southern section of the site contains recreation/sport facilities that will be retained.

**Total Size (ha):** 9.52

**Gross Size (ha):** 4.72

**Minimum/medium/maximum yield:** 88 / 101 / 113



## 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 northernmost section is within South Hams SAC sustenance 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:** There is an existing access into the site. Highway improvements may be required for a larger 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 Kingsteignton AQMA.

### Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone, north part within Chudleigh Sustenance Zone. Radio-tracked greater horseshoe bats foraging across the site, and site used as a flyway to other bat habitat. HRA required, informed by bat activity surveys: development may not be possible in such a key location.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: abuts Abbrook Pond and Woods County Wildlife Site – buffer zone needed. Part within and adjacent to Ugbrooke Stream Meadow Unconfirmed Wildlife Site – habitat must be retained and buffered.

Priority Habitats: species-rich hedges, broadleaved woodland, ponds/streams, possible unimproved grassland and wetland. Survey needed.

Other Habitats/Features: trees, scrub, bare ground, hardstanding, buildings, amenity grass, semi-improved/improved grassland. Trees and adjacent woods should be retained, with RPZs. Building surveys for bats/birds needed.

Euro Protected Species: Bats – as well as GH bats, E half of site is within grey long-eared bat home range. Several other species recorded on or near site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed.

Other Protected Species: Great Crested Newt – in zone and believed to be present very close by – surveys needed of onsite and nearby ponds. If present, mitigation and compensation will be needed.

**Flood Risk, Water Quality and Drainage:** Historical flooding to properties in Sandygate Mill and Colleybrook Close - Flooding from stream due to Road Bridge.

The site lies mainly within Flood Zone 1 with fringes of Flood Zone 2 & 3 to north and west. It therefore has a mainly low probability of experiencing fluvial flooding.

The site does include land 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 (i.e. 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. 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/medium risk of flooding from surface water in the southern half of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible.

Not within critical drainage area.

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

There are 3 listed buildings adjacent to the eastern side of site.

**Infrastructure:** There are phasing requirements for the provision of highway infrastructure detailed in the local plan.

**Landscape:** Medium - high sensitivity.

**Minerals:** This site is within the Mineral Safeguarding Area for ball clay, but is unlikely to be required for future mineral development and is allocated for mixed use development as KS3 in the Teignbridge Local Plan.

There is no objection on mineral grounds.

**Safety:** EH Sites of Potential Concern for old quarry pit covering majority of land and factory works at southern end.

All of site within Gas Pipe Buffer and pipeline runs along Strap Lane to the east.

**Soils and Contamination:** Agricultural Land class - Grade 5.

**Waste:** No waste management constraint.

**Other:** Site is allocated in Teignbridge District Local Plan (Policy KS3) for mixed use development including 120 dwellings.

**Climate Change Impacts:** The site is within the settlement boundary of Kingsteignton and comprises previously developed land for the majority of the site and adjacent to residential development along Strap Lane. Retention of a mix of recreation facilities, such as playing fields and sports and social club in the southern half of the site will continue to provide an important resource for the new development and town as a whole (as established in Policy KS3 of the Teignbridge Local Plan).

Due to the distance from some services and facilities, improvements to pedestrian/cycle links through the site towards the town centre will be required. In addition, other factors include potential negative impact on Air Quality Management Area, need for ecology habitat protection and mitigation, particularly for nearby county wildlife site and flood risk mitigation. As such, the site would have a minor negative impact on climate change overall.

## Site Potential

### YELLOW

The gross site area has the potential to deliver an average of 101 dwellings. The site location is within the built form of Kingsteignton. Due to the constraints presented by flood risk/drainage mitigation, safety aspect for old quarry pit and gas pipe buffer and highway improvements this site would have some 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:** The HELAA Panel agrees assessment of the site as yellow.



## Bickley Ball f714xn9

### Site Overview

**Site Reference Number:** f714xn9

**Site Name:** Bickley Ball

**Site Description:** The land is located east of Kingsteignton and A380 road corridor and north of Colladown. Part of the site is a former landfill waste site. Southern section in particular is steeply sloped (more than 1:3 grad)

**Total Size (ha):** 9.67

**Gross Size (ha):** 6.28

**Minimum/medium/maximum yield:** 75 / 94 / 113



## 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. An area of Ancient Woodland borders the southeast corner of the site. The site is within a South Hams SAC landscape connectivity zone. No issues that would rule out site at Stage A

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Depending on location of access there are areas where the highway is very narrow, with no footway or street lighting and would require highway improvements. Site is remote from existing facilities and services.

**Air Quality:** The site is not within an Air Quality Management Area. (AQMA)

The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Kingsteignton AQMA.

Moderate potential impact on AQMA.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone. Appropriate Assessment needed. The site contains a known roost for SAC bats. It may be possible to develop part of the site, with careful mitigation, but the cave roost and a large area around it must not be developed and must be maintained to provide commuting and foraging habitat.

SSSI: None

Ancient Woodland: Colladown/Bickley Ball (Ancient & semi-natural woodland) immediately to south and ancient replanted woodland bordering to north.

Non-statutory designated sites: Part in, and adjacent to Colladown & Bickley Ball Unconfirmed Wildlife Site – woodland. A Potential Regionally Important Geological Site is wholly within the site – this includes the cave.

Priority Habitats: Cave; broadleaved woodland; species-rich hedges.

Other Habitats/Features: semi-improved grassland.

Euro Protected Species: Bats – Bickley Ball Cave Coombeshead Cavern is a known bat roost, supporting several species in good numbers. As well as greater horseshoe bats, lesser horseshoe and barbastelle roost here. The site is within the home range of Grey Long-eared Bats from Bishopsteignton House: one of only 8 known breeding colonies in Britain. The whole site is likely to provide foraging and commuting habitat for bats including those that roost in the cave here.

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 lighting. Mitigation/ compensation needed.

Other Protected Species: Within Great Crested Newt consultation zone.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. Not within critical drainage area.

**Heritage and Archaeology:** No anticipated heritage impact

Within buffer of Grade I or II\* Listed Building. No Listed Building within or adjacent to site.

**Infrastructure:** None

**Landscape:** Although not far from existing development the site does feel extremely separate and in open countryside. It is separated from existing development by the A380 which forms a natural barrier to the settlement of Kingsteignton.

Landscape sensitivity assessment level is medium.

**Minerals:** The site is within a Mineral Safeguarding Area for the limestone resource within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the mineral resource. The site has previously been worked for limestone and subsequently landfilled, and there is



unlikely to be a viable resource remaining within the site. However, there would be an objection to development of the site for housing if this were to constrain future working of limestone on nearby land.

**Safety:** EH Sites of Potential Concern for landfill and refuse tips covering majority of land

**Soils and Contamination:** Agricultural Land class - Grade 4.

**Waste:** The site contains an operational waste transfer station, and there is an objection to development unless a replacement transfer facility will be provided. Part of the site is a former landfill site and investigations for landfill gas, contamination and land stability are advised.

**Other:** none

**Climate Change Impacts:** This site, has an outlying position of approximately 1.75km away from the town central area and primary school. There are no convenient public transport links and road at Coombes End is narrow with no footpath links which would discourage trips being made by foot or cycle. Development of the site would therefore lead to an increase in the reliance on the use of the private car for journeys in and around Kingsteignton. Overall, because of the extended distance of the site to services, sloping topography of site, ecology resource sensitivity and potential negative impact on Air Quality Management Area, development here would have a significant negative impact on climate change.

## Site Potential

### RED

The site location is separated from the built form of Kingsteignton by the A380 transport corridor. Due to the constraints presented by the limited highway access serving the site, mineral resource sensitivity, potential negative impacts on landscape character, loss of ecology habitat and landfill safety status, 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 HELAA Panel agrees assessment of the site as red.

## East Golds Quarry I6135xe / zh15ypk

### Site Overview

**Site Reference Number:** I6135xe / zh15ypk

**Site Name:** East Golds Quarry

**Site Description:** Site lies on the western side of Kingsteignton and is bounded by Exeter Road to the north and former Stover Canal / Templer Way to west. Parts of the site are sloping to at least 1:6 gradient. (1.07 ha) Former quarry operation.

**Total Size (ha):** 15.91

**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:** Within South Hams SAC landscape connectivity zone and partially within Cirl Bunting 2km consultation zone. (north west segment) No issues that would rule out site at Stage A.

**Flood Zone 3b:** The western border of the site lies within the functional flood plain. (1.51 ha 3b) The site lies mainly within Flood Zone 3.

**Conclusion:** Not Suitable due to flood constraint reducing the developable area.

# Higher Sandygate zn15yva

## Site Overview

Site Reference Number: zn15yva / 2k141vy

Site Name: Higher Sandygate

**Site Description:** The open land is located north of Kingsteignton, west of A380 and bounded by a stream to the west. There is residential development bordering the land at Sandygate.

Total Size (ha): 1.34

Gross Size (ha): 1.34

Minimum/medium/maximum yield: 21 / 27 / 32



## Kingsteignton - zn15yva



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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 South Hams SAC sustenance zone, also 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 although it does border a floodplain immediately to the west. (FZ 3)

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access would be via existing estate roads which are generally dual width with on street parking. Highway improvements may be required. There are pavements leading through the estate to the rest of Kingsteignton.

**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 Kingsteignton AQMA.

### Ecology:

European sites: within South Hams SAC: Chudleigh Sustenance Zone. SAC bats radio-tracked following the Ugbrooke stream. The river corridor and woodland must remain undeveloped with a wide, dark flyway for the SAC bats. The field may generate insect prey for the SAC bats. Appropriate Assessment will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Lappathorn Copse Unconfirmed Wildlife Site (Broadleaved woodland) 140m to west of site.

Priority Habitats: Rivers; broadleaved woodland; species-rich hedges.

Other Habitats/Features: semi-improved grassland.

Euro Protected Species: Bats - Within the home range of Grey Long-eared Bats from Bishopsteignton House: one of only 8 known breeding colonies in Britain. Greater horseshoes present. Various other species likely to be present, including greater horseshoes. 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 lighting. Mitigation/ compensation needed.

Other Protected Species: Within Great Crested Newt consultation zone.

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

Not within critical drainage area.

**Heritage and Archaeology:** The site lies in an area of archaeological potential adjacent to the alignment of a Roman road. 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.

Not within buffer of Grade I or II\* Listed Building.

No Listed Building within or adjacent to site.

**Infrastructure:** None

**Landscape:** Part moderate/high sensitivity - no objection.

**Minerals:** The site straddles Mineral Safeguarding Areas for ball clay and sand and gravel, with Policy M2 of the Devon Minerals Plan presuming against sterilisation of these minerals. There is an objection under Policy M2 to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

**Safety:** EH site of potential concern for a refuse tip on the northwest edge of the land.

A gas pipeline runs through the eastern side of the site. Whole site within gas pipe buffer.

**Soils and Contamination:** Agricultural Land class - Grade 5.

**Waste:** No waste management constraint.

**Other:** none

**Climate Change Impacts:** The site, is at the northern end of Kingsteignton, a fair way distant from the main part of the town, lying about 2.2km from the town centre. There are lit footways connecting the site to the rest of the estate but there is a lack of dedicated cycle routes and public transport serving the site. The distance is likely to lead to a reliance on the car for most trips to nearby services. There would also be a consequent potential negative impact on the local Air Quality Management Area and adverse outcomes for identified ecology habitat in the area. 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 adjoining the built form of Kingsteignton but is a reasonable distance from existing services and facilities. This, combined with the other constraints presented - notably the mineral safeguarding restriction, loss of ecology habitat (and location within the sustenance zone), potential contamination from refuse tip, and significantly reduced yield due to the site lying within the gas pipeline buffer. As such, 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 HELAA Panel agrees assessment of the site as red.



## Ideford Picnic Site 1y137u0

### Site Overview

**Site Reference Number:** 1y137u0

**Site Name:** Ideford Picnic Site, Higher Sandygate

**Site Description:** The land is located east of Higher Sandygate between the A380 and B3195. It is an open area generally flat in character. Contains extensive tree cover.

**Total Size (ha):** 1.70

**Gross Size (ha):** 1.70

**Minimum/medium/maximum yield:** 27 / 34 / 41



### Kingsteignton - 1y137u0



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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 South Hams SAC sustenance 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:** Road very narrow no footway in this area, the access to the land is not apparent. Highway improvements would be required.

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

**Ecology:**

European Sites: Within South Hams SAC Chudleigh Sustenance Zone. SAC bats radio-tracked using nearby areas. As broadleaved woodland, this site is likely to be good SAC bat habitat. It should not be developed. Appropriate Assessment will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: southern part of site is within 'A380 Road Verge' Unconfirmed Wildlife Site.

Priority Habitats: broadleaved woodland. This site should not be developed.

Other Habitats/Features: none

Euro Protected Species: Bats - Within the home range of Grey Long-eared Bats from Bishopsteignton House: one of only 8 known breeding colonies in Britain. Various other species likely to be present, including greater horseshoes. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed. Dormouse – recorded on site or adjacent woodland.

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

Other Protected Species: Great Crested Newt consultation zone.

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

**Infrastructure:** None

**Landscape:** Potentially highly visible from the A380 and fragmenting and extending the Kingsteignton settlement. Landscape sensitivity assessment level is medium. It is separated from existing development by the A380 which forms a natural barrier to the settlement of Kingsteignton. Landscape sensitivity assessment level is medium.

**Minerals:** The site is within a Mineral Safeguarding Area for sand and gravel. However, the site is too small and constrained by existing highways to be viable for mineral extraction, and there is no objection to development of this site.

**Safety:** EH site of potential concern for filled ground in central section.

No other known safety constraints.

**Soils and Contamination:** Agricultural Land class - Grade 5.

**Waste:** No waste management constraint.

**Other:** Directly adjacent to the A380. Likely noise and air pollution issues.

**Climate Change Impacts:** The site, is at the northern end of Kingsteignton, a fair distance from the main part of the town, lying about 2.2km from the town centre. As such, access from the adjoining highway is narrow and without footway access. There is a lack of cycle routes and public transport serving the site. It is likely to lead to a reliance on the car for most trips to nearby services. In addition, other factors include loss of ecology resource, tree cover and potential negative impact on Air Quality

Management Area. As such, the site would have a significant negative impact on climate change overall.

## Site Potential

### RED

The site location is detached from the built form of Kingsteignton. Due to the constraints presented by the limited highway access serving the site, mineral safeguarding restriction, high scale of potential loss of ecology habitat (and location within the Sustenance Zone), proximity to the A380, detrimental landscape impact and safety matters, 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 HELAA Panel agrees assessment of the site as red.

## Land west of Broadway Avenue u815y8j

### Site Overview

**Site Reference Number:** u815y8j / op12fiw / fq135hn

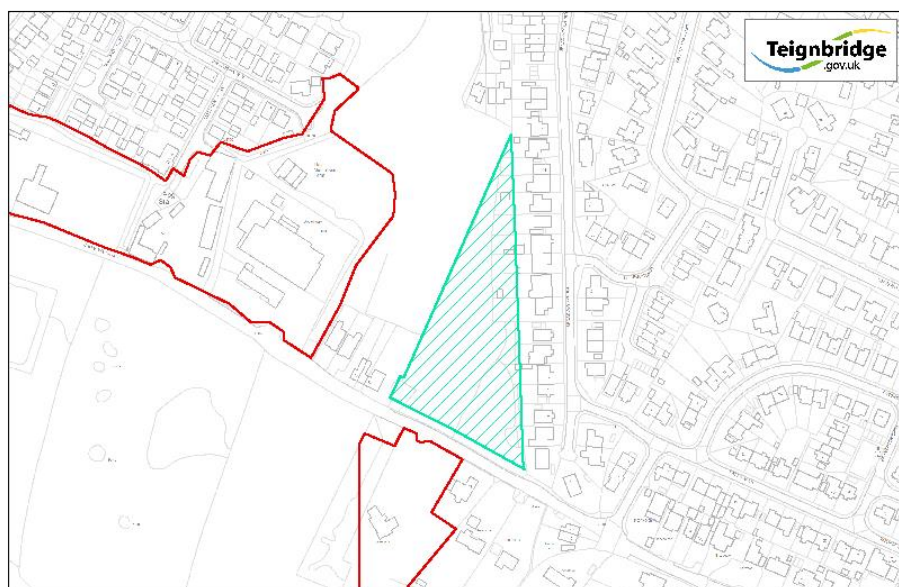
**Site Name:** Land west of Broadway Avenue (also named Land north side of Broadway Road)

**Site Description:** The land is located on the western side of Kingsteignton. Extensive tree cover within the mainly flat site. Adjoins existing residential use on three sides.

**Total Size (ha):** 0.84

**Gross Size (ha):** 0.84

**Minimum/medium/maximum yield:** 13 / 17 / 20



### Kingsteignton - u815y8j



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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, Great crested newt consultation zone and SAC landscape connectivity zone. No issues that would rule out site at Stage A

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Broadway Road has no footway and is narrow in parts. Highway improvements would be required.

**Air Quality:**

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

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone - Appropriate Assessment may be needed, falls just outside the Chudleigh Sustenance Zone.

SSSI: none

Ancient Woodland: none

Non statutory sites: 'Other Site of Wildlife Interest' for broadleaved woodland.

Priority Habitats: broadleaved woodland.

Other Habitats/Features: semi-improved grassland; copse.

Euro Protected Species: Bats - Within home range of Grey Long-eared Bats from Bishopsteignton House: one of only 8 known breeding colonies in Britain. Various other species likely to be present, including greater horseshoes.

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 lighting. Mitigation/ compensation needed.

Other Protected Species: Within great crested newt consultation zone.

**Flood Risk, Water Quality and Drainage:** Broadway Road regularly floods - source unknown. The site lies within Flood Zone 1. 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. No anticipated impact upon any archaeological assets.

**Infrastructure:** None

**Landscape:** Part moderate/high sensitivity and part very low sensitivity. Surrounded by built development.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

**Soils and Contamination:** Agricultural Land class - Grade 5.

**Waste:** No waste management constraint.

**Other:** Land is covered by Tree Preservation Order which extends to wider area beyond the site to northwest.

**Climate Change Impacts:** The land is within the settlement area and is well located in terms of access to facilities. The site lies about 550m from the town centre and primary school. The site is convenient for access to services by public transport. Although pedestrian and cycle options are more limited given the narrow nature of Broadway Road. Other factors comprise potential loss of green space/tree cover, need for ecology habitat mitigation, possible flood mitigation and potential negative impact on Air Quality Management Area. In total the site would have a moderate negative impact on climate change overall.

## Site Potential

### RED

The gross site area has the potential to deliver an average of 17 dwellings. The site location is within the built form of Kingsteignton. Due to the constraints presented by highway access, impact on green space with protected tree cover, ecology habitat and nearby flood dimension, this site would have significant constraints to be overcome and would not be viable for such a small scale of development. It is therefore 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 the assessment of the site as red.



## Land at Broadway xp15y5c

### Site Overview

**Site Reference Number:** xp15y5c

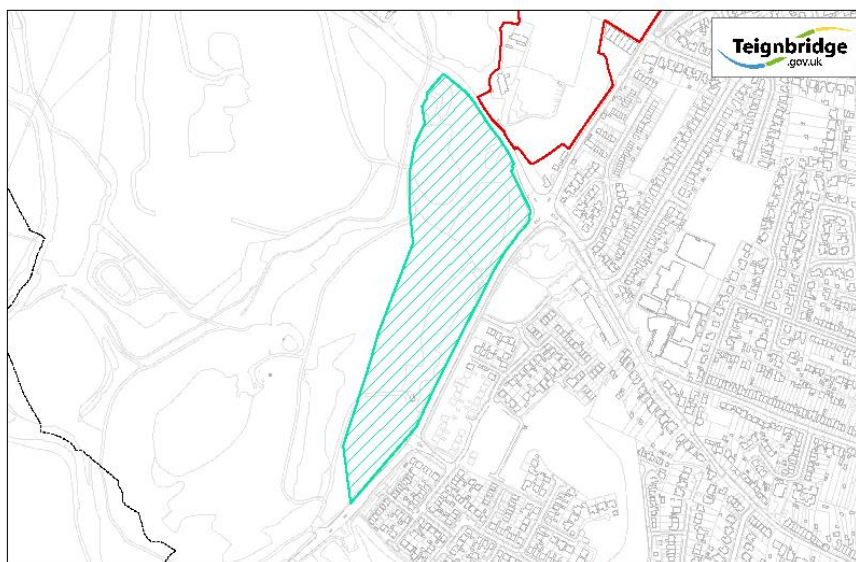
**Site Name:** Land at Broadway

**Site Description:** Site lies to the west of Kingsteignton adjoining Exeter Road, south of New Cross. It covers an area previously used for mineral working and a clay processing works. The land has been submitted for formal open space linked to Abbrook Sawmills site development (ref b715yo5) not residential or employment forms of development.

**Total Size (ha):** 6.70

**Gross Size (ha):** 6.70

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



### Kingsteignton - xp15y5c



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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 South Hams SAC landscape connectivity zone, Great Crested Newt consultation zone. A County Wildlife Site is located in the northwest section of the site.

No issues that would rule out site at Stage A

**Flood Zone 3b:** The northwest section of the land is within Flood Zone 3b. The wider site is defined as Flood Zone 1.

**Conclusion:** Suitable for open space provision as proposed.

## Land at Rackerhayes qq15yu8 / y5141gg

### Site Overview

**Site Reference Number:** qq15yu8

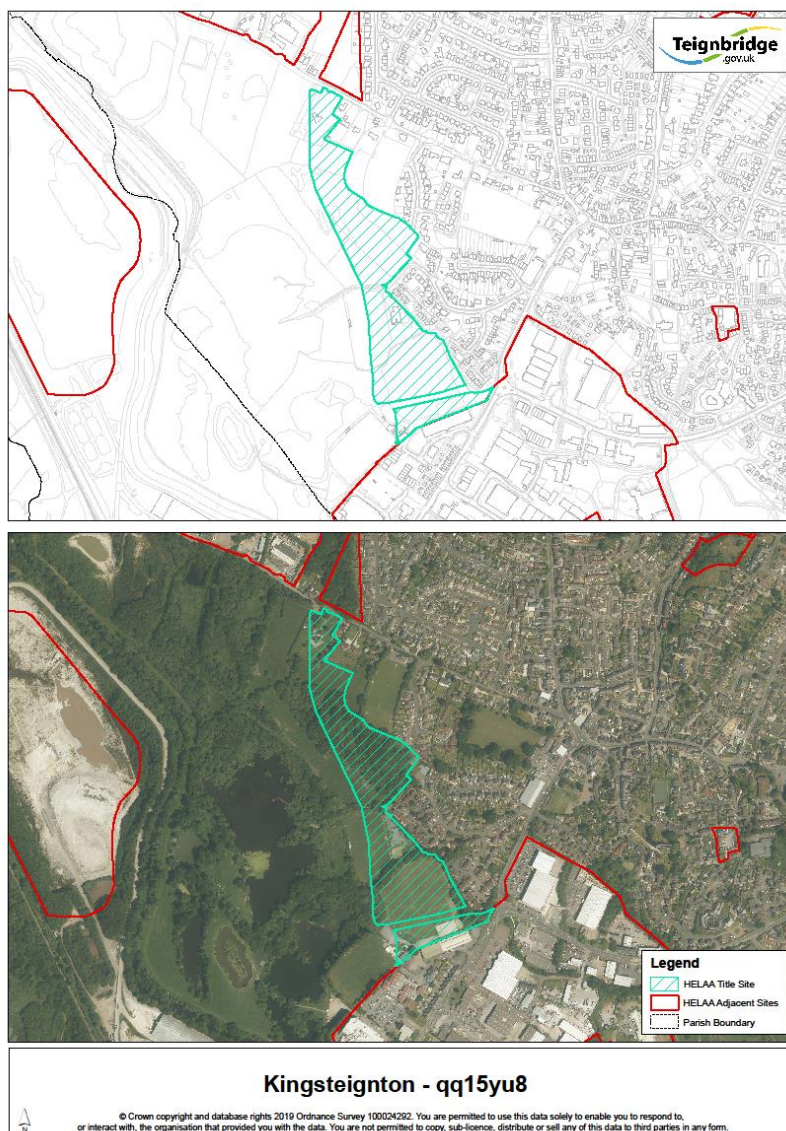
**Site Name:** Land at Rackerhayes

**Site Description:** This generally flat land is located on the southern side of Kingsteignton forming a number of fields and other parcels south of Broadway Road towards Newton Road.

**Total Size (ha):** 6.58

**Gross Size (ha):** 0.92

**Minimum/medium/maximum yield:** 23 / 26 / 29



## 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. Great Crested Newt consultation zone. South Hams SAC landscape connectivity zone. The mid-section is a county wildlife site. No issues that would rule out site at Stage A.

**Flood Zone 3b:** A large part of the site covering the middle and southern sections is within Flood Zone 3.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The access to this site is difficult but should aim to be achieved from the rugby club end rather than Broadway Road. The latter is narrow and without footways along most of its length making links to Kingsteignton unattractive. There may be some merit in adding an extra arm to the roundabout should a suitable development come along.

The use of the site as a footway/cycleway link may be more beneficial.

**Air Quality:** Site is close to public transport links, and car access to the area could be limited which would make it sustainable in air quality terms. 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 Kingsteignton AQMA.

### **Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone and Strategic Flyway. HRA needed, based on bat surveys.

SSSI: none

Ancient Woodland: none

Non statutory sites: Part within and part adjacent to Rackerhayes County Wildlife Site (ponds, wetland, woodland, dragonflies). The CWS must not be developed and must be protected and buffered from development works and operational impacts.

Priority Habitats: ponds, wetland habitats, wet wood, broadleaved woodland, streams, possibly unimproved grassland. Surveys needed. All priority habitats should be retained and protected/buffered from impacts.

Other Habitats: semi-improved grassland, amenity grassland, hardstanding, buildings (bat survey of buildings needed).

Protected Species: Bats – within the grey long-eared bat home range: probably used by several species is likely. Potential impacts from loss of tree roosts, foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse probably present. Impacts from loss of woods from cat predation and from lighting. Mitigation/ compensation needed.

Other Protected Species: Great Crested Newt: in GCN zone - may be present in ponds, which should be surveyed. If present, mitigation / compensation will be needed.

**Flood Risk, Water Quality and Drainage:** Historical Flooding to properties in Pottery Cottages, Newton Road - Highway water unable to drain into minor stream. Oakmead Park flooding from Rydon Stream - EA Main River.

The site lies mainly within Flood Zone 3 with a smaller section of Flood Zone 1 at northern end. It therefore has a medium probability of experiencing fluvial flooding.

There is a low/medium risk of flooding from surface water in places across 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:** This site lies within a landscape where evidence of prehistoric activity has been identified through find spots of artefactual material. As such, any planning application for development here should include sufficient information on the presence and significance of any



heritage assets with archaeological interest within the proposed development site. No anticipated heritage impact.

**Infrastructure:** None

**Landscape:** Landscape sensitivity assessment level is low. Abutting Newton Abbot, low lying and concealed behind existing frontages. No concerns.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

**Soils and Contamination:** Agricultural Land class - Grade 4.

**Waste:** No waste management constraint.

**Other:** Outline planning permission for residential development (approval sought for means of access), April 2014. Covering northern sections of site with access from Broadway Road.

**Climate Change Impacts:** The land adjoins the urban area and has a well located position in terms of access to facilities. The site lies about 500m from the town centre and primary school. The site is convenient for access to services by public transport, although pedestrian and cycle options are more limited given the narrow nature of Broadway Road. There is a specific flood risk aspect in relation to the majority of the site. Other factors comprise the loss of green space, ecology habitat sensitivity and potential negative impact on Air Quality Management Area. In total the site would have a moderate negative impact on climate change.

## Site Potential

### RED

The vast majority of site within FZs 2 and 3. The new flood modelling being done by the EA is likely to make this situation even worse. The site has poor links to Kingsteignton town centre and would require a long section of new road to serve a small number of houses, which would make it unviable. Overall, the site is assessed as red, as it would be unviable due to constraints of access and flooding.

**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 Strap Lane er14y0x

### Site Overview

**Site Reference Number:** er14y0x

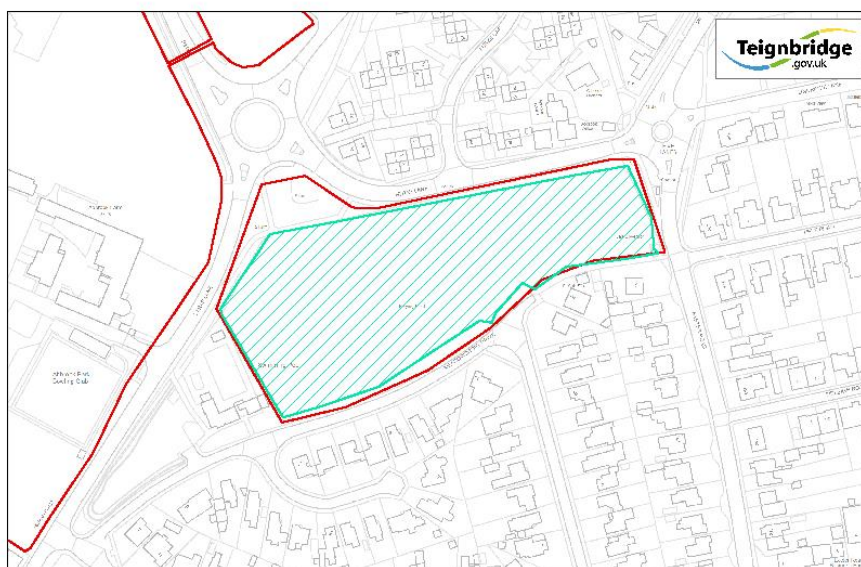
**Site Name:** Land at Strap Lane

**Site Description:** Land lies to the northern side of Kingsteignton. It comprises of a playing field area used for sport such as rugby and has a generally flat topography. Residential properties adjoin the site on three sides.

**Total Size (ha):** 1.32 ha

**Gross Size (ha):** 1.32 ha

**Minimum/medium/maximum yield:** 21 / 26 / 32



### Kingsteignton - er14y0x



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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 South Hams SAC landscape connectivity zone, Great Crested Newt 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 improvements would be required although this may not be suitable 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 Kingsteignton AQMA.

**Ecology:**

European sites: South Hams SAC: within Sustenance Zone of Chudleigh roost, however, well lit, so unlikely to be used by South Hams SAC bats.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: West Abbrook Pond & Woodland County Wildlife Site, 200m to west.

Priority Habitats: none

Other Habitats/Features: Amenity grassland - very low wildlife value.

Euro Protected Species: Bats Within Grey long-eared bat home range, but well lit, so unlikely to be used by this light-sensitive species. May be used by pipistrelle or other light-tolerant species.

Mitigation/ compensation may be needed.

Other Protected Species: Within Great Crested Newt consultation zone.

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

The proposed development site lies adjacent to a Roman road and in an area where the Historic Environment Record shows prehistoric and Roman activity in the surrounding landscape. The Historic Environment Team would therefore advise that any new 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 low. Abutting and well embedded in existing built development at the edge of Kingsteignton. No concerns.

**Minerals:** No mineral constraint.

**Safety:** Within gas pipe buffer. Pipeline runs along Strap Lane just outside the site on western edge. No other known safety constraint.

**Soils and Contamination:** Agricultural Land class - Grade 5.

**Waste:** Not assessed

**Other:** The site has been identified as recreational land on the Policies Map in the Teignbridge Local Plan.

**Climate Change Impacts:** The site is within the northern part of the settlement about 1.45km away from the town centre and 550m from the primary school. It has reasonable connectivity in terms of footway access and public transport routes along Exeter Road and Strap Lane. Although, development would lead to loss of well-located green space. Overall, because of the 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

### AMBER

The gross site area has the potential to deliver an average of 26 dwellings. The site location is within the built form of Kingsteignton. Due to the constraints presented by, loss of green space/recreational land, archaeology mitigation and safety requirements, this 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.

## Land east of Rydon pk14x8s

### Site Overview

**Site Reference Number:** pk14x8s

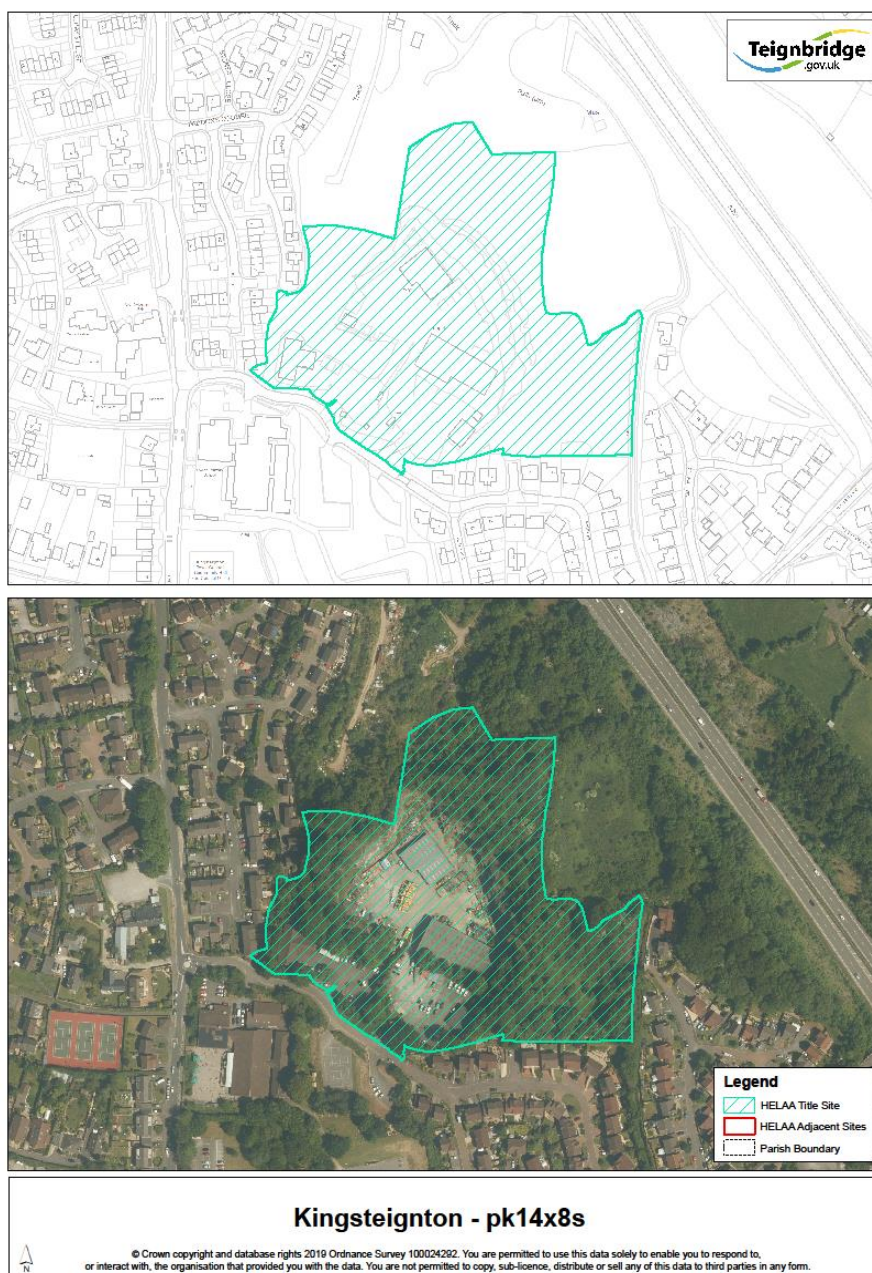
**Site Name:** Land east of Rydon

**Site Description:** Site lies on the eastern side of Kingsteignton close to the A380 road corridor. Part of the land is a former quarry. Most recent use as a salt depot for highways purpose. The eastern side of the site is sloped by more than 1.6 gradient.

**Total Size (ha):** 3.15 ha

**Gross Size (ha):** 1.40

**Minimum/medium/maximum yield:** 22 / 28 / 34



## 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 South Hams SAC landscape connectivity zone, Cirl Bunting 2km consultation zone and Great Crested Newt 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:** Part of the site is already allocated in the Local Plan. There is an existing access to the depot via Avery Hill.

**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 Kingsteignton AQMA.

### Ecology:

European sites: South Hams SAC: part within Sustainment Zone of Chudleigh roost. Old record of greater horseshoe bats on site. Surveys needed, as South Hams bats may still use the site.

Development may be unacceptable.

SSSI: None

Ancient Woodland: Buckley/Kings Woods (Ancient replanted woodland), 200m to north beyond A380.

Non-statutory designated sites: part of the 'A380 Verge West' Unconfirmed Wildlife Site, identified for semi/unimproved grassland on limestone. The UW site should not be developed.

Priority Habitats: none

Other Habitats/Features: woodland, scrub and limestone grassland.

European Protected Species: Bats various species recorded on site. Impacts from loss of tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse recorded on site. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Common lizard and slow worm recorded onsite. Translocation needed.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. 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. No anticipated archaeological impact.

**Infrastructure:** None

**Landscape:** Landscape sensitivity assessment level is low.

Abutting existing built development at the edge of Kingsteignton. Close to the A380 and concern that, subject to the relative levels of the highway and surrounding land, that development could be visible from the A380. If so, the presence of built development would erode the perception of Newton Abbot as a nucleated town surrounded by undeveloped countryside. However the development is away from the boundary with the road and mitigation in the form of a belt of tree planting could be incorporated if necessary.

**Minerals:** No mineral constraint.

**Safety:** EH site of potential concern for factory works and filled ground.

Former quarry and issues of land stability together with exposed quarry faces. If the site includes made up ground, it will affect viability as it increases foundation construction cost significantly.

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

Within a Source Protection Zone, will need proposals to manage surface water drainage to avoid contamination.

**Waste:** No waste management constraint.

**Other:** The southern section of the site is allocated for residential use in the Teignbridge Local Plan. (Policy KS8)

**Climate Change Impacts:** The land is within the settlement area and is relatively well located in terms of access to facilities. The site lies about 950m from the town centre and adjacent to Rydon primary school.

The site has reasonable pedestrian and public transport access from Rydon Road to the west.

There is no specific flood risk but surface water drainage position and potential for contamination of water supply will need to be addressed through management conditions.

Other factors comprise ecology habitat protection and mitigation and potential negative impact on Air Quality Management Area. In total the site would have a moderate negative impact on climate change.

## Site Potential

### AMBER

The gross site area has the potential to deliver an average of 28 dwellings. The site location is a former quarry within the built form of Kingsteignton. Due to the constraints presented by ecology habitat, landscape mitigation, surface water drainage/source protection zone and safety requirements, this site would have some constraints to be overcome. However, as a brownfield site which has access and the principle of development (on part of the site) already established, the site is 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 amber.



## Land off Hackney Lane Ir1379w / sx13bhq

### Site Overview

**Site Reference Number:** Ir1379w / sx13bhq

**Site Name:** Land off Hackney Lane

**Site Description:** This open land is located on the southeast side of Kingsteignton bounded by the railway line to south and A380 to east. There is a knoll feature in northern part of site which has a gradient of at least 1:6 in places.

**Total Size (ha):** 3.55

**Gross Size (ha):** 2.74

**Minimum/medium/maximum yield:** 33 / 41 / 49 Yield approx. 10 due to highway constraints.





## 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, South Hams SAC landscape connectivity zone and Great Crested Newt consultation zone. No issues that would rule out site at Stage A

**Flood Zone 3b:** A narrow strip of the site along parts of the northern and western margin is within the functional flood plain. (FZ 3b)

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Vehicular access is very restricted along Hackney Lane, which is mainly a single track road, windy alignment and lacks footways. Previously looked at by a development company, which found difficulties with the steep access into the site and the need to access the site through Flood Zone 2 land. This would not be suitable for 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 Kingsteignton AQMA.

### Ecology:

European sites: South Hams SAC: within Landscape Connectivity Zone. Appropriate Assessment will be needed. SAC bats may follow the hedges the field may generate insect prey for the SAC bats.

Wide, dark flyways would need to be retained.

SSSI: none

Ancient woodland: none

Non-statutory sites: adjacent to Hackney Marshes County Wildlife Site and Local Nature Reserve. This site must be protected via a suitable buffer zone.

Priority Habitats: species-rich hedges.

Other Habitats/Features: semi-improved grassland; copse.

Euro Protected Species: Bats - Within a radio-tracked Grey Long-eared Bat (GLEB) foraging area, used by GLEB from Bishopsteignton House: one of only 8 known breeding colonies in Britain. Various other species likely to be present, including greater horseshoes.

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 lighting. Mitigation/ compensation needed.

Other Protected Species: Within great crested newt consultation zone.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1 with a narrow section of land covered by Flood Zone 3b in northern and western borders. It therefore has a mainly low probability of experiencing fluvial flooding.

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.

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 in the northern fringe 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.

Flood Zone 2 around site and access passes through this. May need to improve the culvert under the road. Issues with foul sewer capacity - may need off site connections and pumping infrastructure - could affect viability.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. No Listed Building within or adjacent to site.

Archaeology -this site contains the location of a cropmark that indicates the presence of a ditched enclosure of unknown date though it may be of some antiquity. Any planning application for development here should include sufficient information on the presence and significance of any heritage assets with archaeological interest within the proposed development site.

**Infrastructure:** None

**Landscape:** Development could erode the landscape setting of Newton Abbot and Kingsteignton. Development that included good landscape structure could form a more positive strategic break, however this would require the allocation of space for strategic planting. Landscape sensitivity assessment level is mainly low - medium with small section of high on western side.

**Minerals:** The site is within a Mineral Consultation Area for the nearby sand and gravel resource. However, this resource is of limited extent and partially constrained by a nature reserve designation, and therefore unlikely to be viable for extraction. There is no mineral objection to development of this site.

**Safety:** EH site of potential concern for railway line bordering to south. No other known safety constraint.

**Soils and Contamination:** Agricultural Land class - Grade 4.

**Waste:** No waste management constraint.

**Other:** none

**Climate Change Impacts:** The land adjoins the urban area with residential use immediately to the north, an open area to the west and hard borders of A382 transport corridor and railway line to east and south respectively. It is moderately distant to services and lies about 1km from the town centre and primary school, although a range of other shops, including supermarkets, are within reasonable close proximity. Immediate highway and pedestrian connectivity is very restricted by the narrow and winding nature of Hackney Lane with no bus service in the immediate vicinity or space for cycle way. There is a partial drainage/flood risk in relation to the site. Other factors include potential negative impact on Air Quality Management Area and green space/ecology habitat. In total the site would have a moderate negative impact on climate change.

## Site Potential

### AMBER

The gross site area has the potential to deliver an average of 41 dwellings. Its location, bordering the built form of Kingsteignton is largely suitable for development, but the constraints presented by access in particular, and reduced yield due to ecology and landscape buffering, may make the site unviable for standard market development. It may be attractive to custom or self builders and has, on balance, been assessed 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 with a smaller yield.

## Land to rear Coombeswood House ji13b7d

### Site Overview

**Site Reference Number:** ji13b7d

**Site Name:** Land to rear Coombeswood House

**Site Description:** Site lies to the south east of Kingsteignton separated by the A380 highway from the settlement and north of Coombesend Road bordering Coombesend Wood to the east. Majority of land has been used as an overflow car park for adjacent nursing home. Generally flat topography.

**Total Size (ha):** 0.23

**Gross Size (ha):** 0.23

**Minimum/medium/maximum yield:** 5 / 6 / 7



**Kingsteignton - ji13b7d**



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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, Great Crested Newt consultation zone and South Hams SAC landscape connectivity zone. No issues that would rule out site at Stage A

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Carriageway narrow in this area, highway improvements would be required.

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

The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths and bus services, to be provided to limit any increase in vehicular journeys that could potentially impact on the Kingsteignton AQMA.

**Ecology:**

European sites: Within South Hams SAC: Landscape Connectivity Zone.

SSSI: none

Ancient Woodland: Colladown/Bickley Ball (Ancient replanted woodland) 70m to east.

Non statutory sites: Adjacent to Colladown and Bickley Ball Unconfirmed Wildlife Site, identified for broadleaved woodland, which should be protected with a buffer zone.

Priority Habitats: possible species-rich hedges.

Other Habitats/ Features: amenity grassland; trees.

European Protected Species: Bats: Adjacent Coombes Wood House is a roost for greater horseshoe, brown long-eared and common pipistrelle bats. Site is within a Grey long-eared bat foraging area.

Other bat species likely. Potential impacts from loss of foraging habitat and additional lighting.

Mitigation/ compensation needed.

Other Protected Species: Within great crested newt consultation zone.

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

No anticipated archaeological impact.

**Infrastructure:** None

**Landscape:** Landscape sensitivity assessment level is medium.

Detached from existing settlements/ hamlet of any kind and would add to the fragmentation of the countryside. Behind an existing frontage, in a relatively discreet location.

It is separated from existing development by the A380 which forms a natural barrier to the settlement of Kingsteignton. Landscape sensitivity assessment level is medium.

**Minerals:** The site is within the limestone Mineral Safeguarding Area, and there is an objection unless it can be demonstrated through a mineral resource assessment that the underlying and surrounding resources are not of current or potential economic value.

**Safety:** EH site of potential concern for filled ground to east of site outside the boundary.

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

**Waste:** Site not located in waste consultation zone. No waste constraints.

**Other:** none

**Climate Change Impacts:** Coombeswood House has an outlying position of approximately 1.4km away from the town central area and primary school. There are no convenient public transport links and lack of pedestrian and cycle routes and the site is separated from the rest of Kingsteignton by the A380. Development of the site would therefore lead to an increase in the reliance on the use of the private car for journeys in and around Kingsteignton. There is no specific flood risk issue. Overall, because of the distance of the site to services (but small size of the site), ecology resource sensitivity

and potential negative impact on Air Quality Management Area, development here would have a moderate negative impact on climate change.

## Site Potential

### RED

The gross site area has the potential to deliver an average of 6 dwellings. The site location is separated from the built form of Kingsteignton by the A380 transport corridor. Due to the constraints presented by its location, the limited transport options for the site, mineral resource sensitivity and potential negative impact of nearby safety issue, 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 HELAA Panel agrees assessment of the site as red.