



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Newton Abbot Parish

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## Land at Berry Knowles, Exeter Road 3515y9f

### Site Overview

**Site Reference Number:** 3515y9f

**Site Name:** Land at Berry Knowles

**Site Description:** Site lies to the north west of Newton Abbot. Series of fields between the A382 and Exeter Road (which leads to the west of Kingsteignton). The site has been granted outline planning permission (16/02693/MAJ - subject to completion of s106)

**Total Size (ha):** Approx 9

**Gross Size (ha):** Approx 5

**Minimum/medium/maximum yield:** Outline planning permission for up to 135 dwellings.



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

**Flood Zone 3b:** The northern half of the site is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The Highway Authority raised no objections to the planning application for 135 homes, subject to a right hand turn lane at the Whitehill junction. A cycle connection will be provided once the improvements to the A382 have come forward.

**Air Quality:** Not within an AQMA. There is an AQMA in Newton Abbot/Kingsteignton.

### Ecology:

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

Non statutory sites: Adjacent to Berry Knowles Unconfirmed Wildlife Site - parkland and adjacent to West Golds Mine Marsh Un confirmed Wildlife Site - possible floodplain grazing marsh. Close to West Golds and Jetty Marshes County Wildlife Site - brackish pools, reedbed, alder, willow & blackthorn scrub & marshy grassland.

SSSI: None

Ancient Woodland: None

Priority habitats: species rich hedges

Habitats/features: scrub/hedges/arable

European protected species: Bats and dormice recorded and roost. Impacts from loss of roosts/habitat and from increased lighting can be mitigated/ compensated with care. In a great crested newt 5km zone. Badger and otters.

Other protected species: Cirl Buntings and other nesting birds, possibly Barn Owls

Natural England raised no objection to the planning application for 135 homes, subject to appropriate mitigation being secured, as follows:

all relevant avoidance/ mitigation/ enhancement/ prescription measures identified in the Ecological Impact Assessment (Andrew McCarthy Ecology, 12 June 2017), and Greater Horseshoe Bat Mitigation Plan.

**Flood Risk, Water Quality and Drainage:** Northern part of site in Flood Zones 2 and 3.

The Environment Agency raised no objections to the planning application, providing that development accorded with Drawing Number – 0173.120 B dated January 2016 (Revision B – Development removed from area associated with flooding generated by Blatchford Brook flood level increased to 6.15 mAOD). EA assumption would be that this site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via 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).

### Heritage and Archaeology

Not within buffer of Grade I or II\* Listed Building. Listed Building (causeway) adjacent to site.

Previous archaeological work undertaken within the area has demonstrated the presence of possible prehistoric archaeological deposits, including mining remains and possible Roman road.

Any consent would be conditional upon a programme of archaeological work being undertaken and mitigation for the impact upon heritage assets with archaeological interest.

**Infrastructure:** A right hand turn lane at the Whitehill junction and cycle connections will be required.

**Landscape:** Within 5km of DNP.

During the assessment of the planning application, officers/Members were satisfied that developing land outside of the settlement would not harm landscape character, provided that the design, scale

and massing of the development responded appropriately to the site and was of a character that respected the context of the surrounding area.

**Minerals:** The site is within the ball clay Mineral Safeguarding Area. However, there is no objection in principle to development of the site, as the resource has largely been worked by underground methods in the past, provided that a buffer is left between new housing and the NW/western boundary to avoid constraint of the adjoining mineral resource.

**Safety:** No overhead electricity lines but gas pipe buffer through northern half of the site.

**Soils and Contamination:** Agricultural grade 2 and 3 land.

**Waste:** No waste management constraints.

**Other:** Agreement to grant outline planning permission for 135 homes, (pending the completion of the s106 agreement) under reference 16/02693 has been made by the Planning Committee. The Officer's Report on the Committee Agenda dated 2 July 2020 sets out what the s106 will secure and proposed draft planning conditions. They can be viewed at: [Planning Documents \(teignbridge.gov.uk\)](https://teignbridge.gov.uk/Planning/Documents)  
Land to south of this site, on the corner of the A382 and Exeter Road, has been submitted under ref sv13b46.

**Climate Change Impacts:** The site is located approximately 1.5km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to key sites such as Heathfield and Newton Abbot, in addition to future developments at Forches Cross, Houghton Barton and Whitehill. Development of the site would result in minimal negative impacts on climate change.

## Site Potential

### YELLOW

Considering that the site has been granted outline planning permission, subject to the completion of a s106 agreement, it is regarded as achievable. However, as set out in the s106 and proposed draft conditions attached to the outline permission, there are constraints that remain to be overcome, therefore the site is regarded as yellow, not 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 yellow.



# Berry Knowles Farm sv13b46

## Site Overview

**Site Reference Number:** sv13b46

**Site Name:** Berry Knowles Farm, Newton Abbot

**Site Description:** Site lies to the north west of Newton Abbot, at the junction of the A383 and Exeter Road. Large field with cluster of farmhouse and outbuildings in north western part. Site is across road from NA2 Whitehill development and adjacent to recent permission for residential development on land to the north (16/02693).

**Total Size (ha):** 1.8

**Gross Size (ha):** Approx 0.8ha excluding land required for highway improvements and existing farmhouse and outbuildings.

**Minimum/medium/maximum yield:** 13/16/19 suburban/rural or 20/22/26 urban extension



**Newton Abbot - sv13b46**



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** An area within the site is part of the A382 road improvement scheme.



Access is reliant on adjacent larger development, which has a resolution to grant planning permission (subject to completion of s106). However, access to the site to the north passes through Flood Zones 2 and 3, so requires an emergency access to be preserved. This would apply to the site, which would also be reliant on this access. Will require discussions with developer of site to north to ensure links to this site can be achieved.

**Air Quality :** Not within an AQMA. There is an AQMA in Newton Abbot/Kingsteignton.

### Ecology:

Statutory sites: Greater Horseshoe bats recorded on and around the site. Connectivity must be maintained across/around the site.

Non statutory sites: West Golds Mine Marsh Unconfirmed Wildlife Site (wetland/ floodplain grazing marsh) adjacent.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, possibly Semi Improved grassland.

Habs/Features: Grassland, possibly ley, possibly some semi-improved; hedges/ tree line.

European Protected Species: Bats and dormice recorded on/nearby site and roost adjacent. Impacts from loss of roosts/habitat and from increased lighting can be mitigated/ compensated with care. In a great crested newt 5km zone.

Other protected species: Part within barn owl squares.

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

Environment Agency 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)

Additional constraints presented by small watercourses through the site - some of which are culverted.

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

Previous archaeological work undertaken within the area has demonstrated the presence of possible prehistoric archaeological deposits, including mining remains and possible Roman road. Any consent would be conditional upon a programme of archaeological work being undertaken and mitigation for the impact upon heritage assets with archaeological interest.

**Infrastructure:** Will need new access - could possibly take access from the development to the north - site ref 3515y9f. Will need to link into pedestrian and cycle provision.

**Landscape:** The site lies between the A382, which will be widened and improved, and land recently granted planning permission for residential development (16/02693/MAJ). There would be minimal additional impacts on the landscape from the development of this site.

Within 5km of DNP.

**Minerals:** The site is within the ball clay Mineral Safeguarding Area. However, comments from Devon County in relation to the development of the adjacent site raised no objection in principle to development as the resource has largely been worked by underground methods in the past.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** The site is adjacent to site submission ref 3515y9f, which has also been granted outline planning permission (subject to the completion of a s106 agreement) for up to 135 dwellings.

**Climate Change Impacts:** The site is located approximately 1.5km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to key sites such as Heathfield and Newton Abbot, in addition to future developments at Forches Cross, Houghton Barton and Whitehill. Development of the site would result in minimal negative impacts on climate change.

## Site Potential

### YELLOW

The site lies on the edge of Newton Abbot, which provides town centre facilities and services, and has good public transport options. It is also close to the hospital, and could be considered specifically for housing for older people. Whilst ecological and archaeological mitigation would be required, given that the adjacent site to the north has been granted outline planning permission, the site could be an enlargement of this development. In addition, the site lies over the road from the NA2 development, and would be a logical extension to the town. The main constraint is that access would need to be taken via the development to the north, which makes development of this site reliant on other development coming forward, however, this is highly likely, given the investment already put into the development through the planning application. Although the capacity of the site is reduced by the area of land within it used for highway improvements of the A382, the remaining part of the site is considered to have minor constraints to overcome and is assessed 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.

## Lower Loady Farm, Whitehill Road h913uh5

### Site Overview

**Site Reference Number:** h913uh5

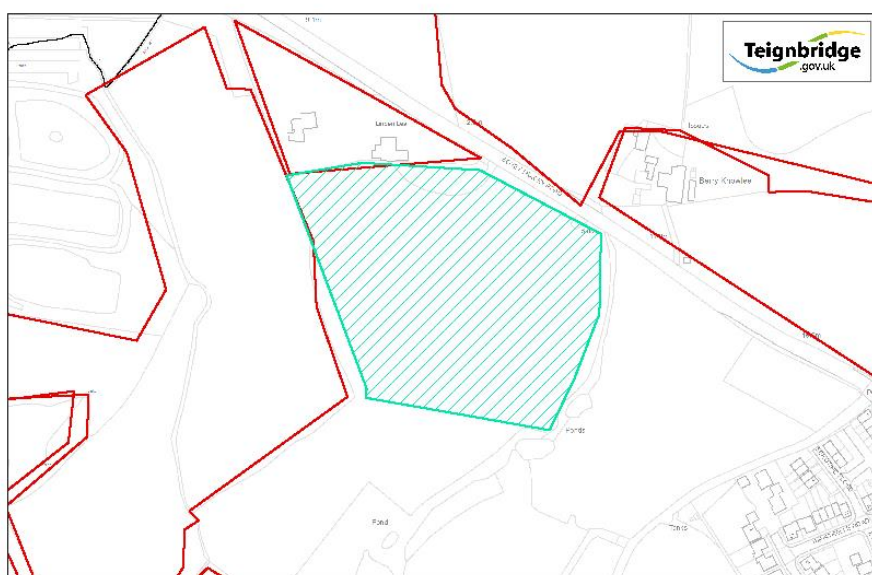
**Site Name:** Lower Loady Farm, Whitehill Road, Newton Abbot

**Site Description:** Site comprises agricultural land lying north of Whitehill Road and separated by open land from the road but immediately adjoining A382 on its north eastern flank. Some limited sloped land within the site. The site lies within the NA2 Whitehill Local Plan allocation.

**Total Size (ha):** 2.52

**Gross Size (ha):** 2.47 (omitting steep area)

**Minimum/medium/maximum yield:** 30/37/44 suburban/rural or 44/52/59 urban extension



### Newton Abbot - h913uh5



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## Suitability Assessment Stage A

**Strategic Policy:** Site is allocated for development in the adopted Local Plan.

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Land is accessed off the A382. This would require highway improvements which meet with the new widening scheme off the A382.

**Air Quality:** MNot within an QMA but there is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

Site already allocated, so no objections providing that development adheres to ecology guidance in Development Framework Plan.

**Statutory Sites:** The site is within the South Hams SAC Landscape Connectivity Zone and dark flyway corridors will need to be retained and protected.

**Non Statutory Sites:** Berry Knowles Unconfirmed Wildlife Site - parkland - lies within the site.

**SSSI:** None

**Ancient Woodland:** None

**Priority Habitats:** species rich hedges

**Other Habitats/Features:** trees

**European Protected Species:** Bats and dormice recorded and roost. Impacts from loss of roosts/habitat and from increased lighting can be mitigated/ compensated with care. In a great crested newt 5km zone. Possible badgers.

**Other Protected Species:** Within a cirl bunting Wintering Zone

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Some surface water run-off risk along eastern boundary.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Potential prehistoric and Roman archaeology will need to be evaluated prior to determination of any application.

**Infrastructure:** No comments

**Landscape:** Site is already allocated within Local Plan 2013-2033 in NA2, and within Development Framework Plan as housing development. No concerns.

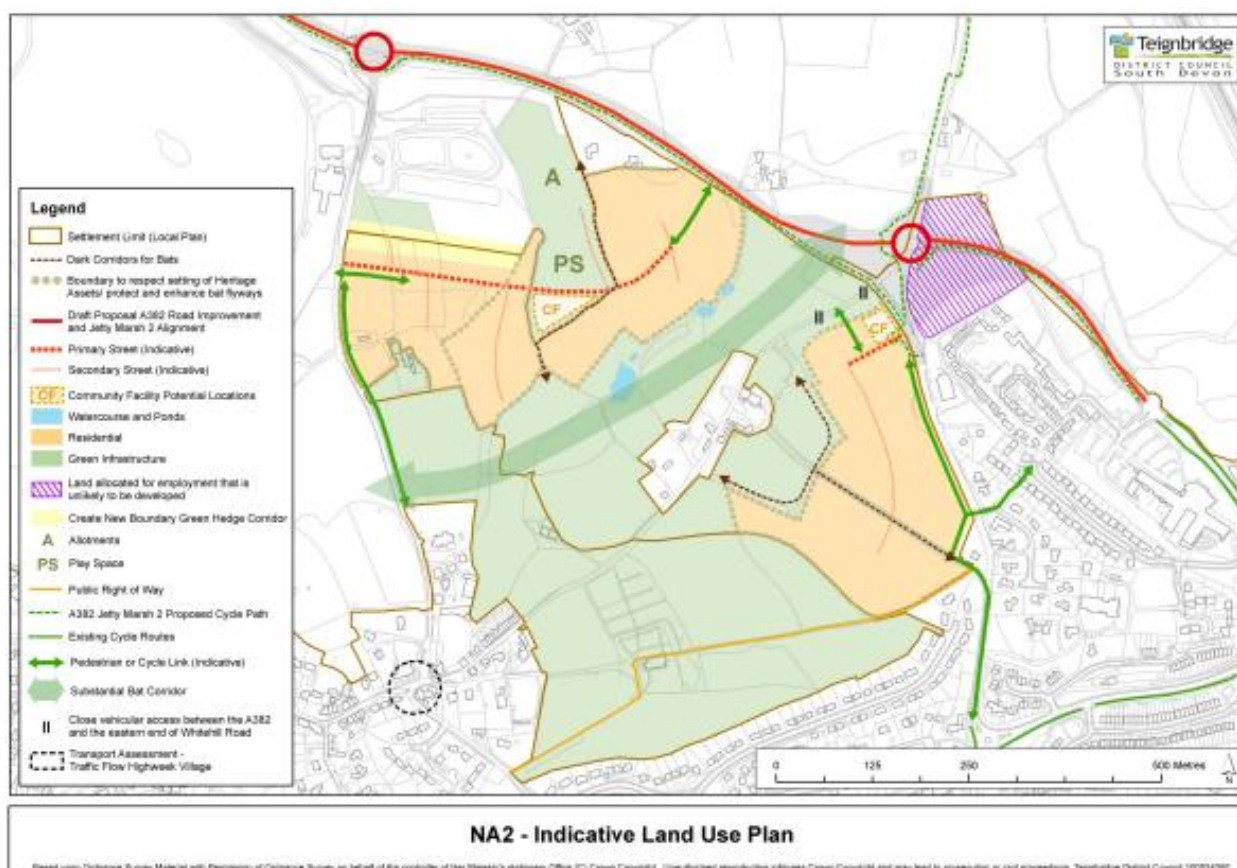
**Minerals:** Although this site lies within the Mineral Safeguarding Area for ball clay, it is within the NA2 allocation of the Teignbridge Local Plan, and DCC therefore does not object.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Mainly agricultural grade 2 land, with small part grade 3.

**Waste:** No waste management constraints.

**Other:** Within the Local Plan as part of NA2 allocation. Set out as housing development (orange) in the Development Framework Plan for NA2.



**Climate Change Impacts:** The site is located approximately 1.5km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to key sites such as Heathfield and Newton Abbot, in addition to future developments at Forches Cross, Houghton Barton and Whitehill. Development of the site would result in minimal negative impacts on climate change.

## Site Potential

### GREEN

The site lies on the edge of Newton Abbot, which provides town centre facilities and services, and has good public transport options. Whilst ecological and archaeological mitigation would be required, along with highway improvements and infrastructure, given that the site is allocated for development and, is shown for the purposes of housing development in the Supplementary Planning Document, which involved detailed work, the site is considered to have limited 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.

## Ringslade, Ringslade Road a1128sm

### Site Overview

**Site Reference Number:** a1128sm

**Site Name:** Ringslade, Ringslade Road, Newton Abbot

**Site Description:** Site lies to north west of Newton Abbot. The site is within the NA2 allocation of the Local Plan and is shown in the Development Framework Plan as part housing and part green infrastructure.

**Total Size (ha):** 1.6

**Gross Size (ha):** 1.6

**Minimum/medium/maximum yield:** 6/7.5/9 suburban/rural or 9/10.5/12 urban extension



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Ringslade road is narrow highway improvements would be required also access to be restricted via A382

**Air Quality:** Not within an AQMA but there is an AQMA in Newton Abbot/Kingsteignton.

**Ecology:**

Site already allocated, so no objections providing that development adheres to ecology guidance in Development Framework Plan.

European sites: The site is within the South Hams SAC Landscape Connectivity Zone and dark flyway corridors will need to be retained and protected.

Non statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: broadleaved woodland/mature trees. Loss of broadleaved woodland.

Other Habitats/Features: watercourse; scrub; semi-improved grassland, mature trees.

European Protected Species: Bats – Various species probably 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 lighting. Mitigation/ compensation needed.

Other protected species: Cirl bunting Wintering Zone

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

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Listed Building of Ringslade within site. Development on land to the south of the Listed Building, which is identified as green infrastructure in the Development Framework Plan, could have a harmful impact on the setting of the building. The proposed development site lies in an area of archaeological potential with regard to medieval settlement at Ringslade Farm and with pottery production as suggested by fieldname evidence. The Historic Environment Team would therefore advise that any consent for development here should be conditional upon a programme of archaeological work to record any heritage assets affected.

**Infrastructure:** Highway improvements and links to cycle/pedestrian provision.

**Landscape:** Allocated within Local Plan.

**Minerals:** Within a Mineral Consultation Area but already allocated in the Local Plan, so no objection.

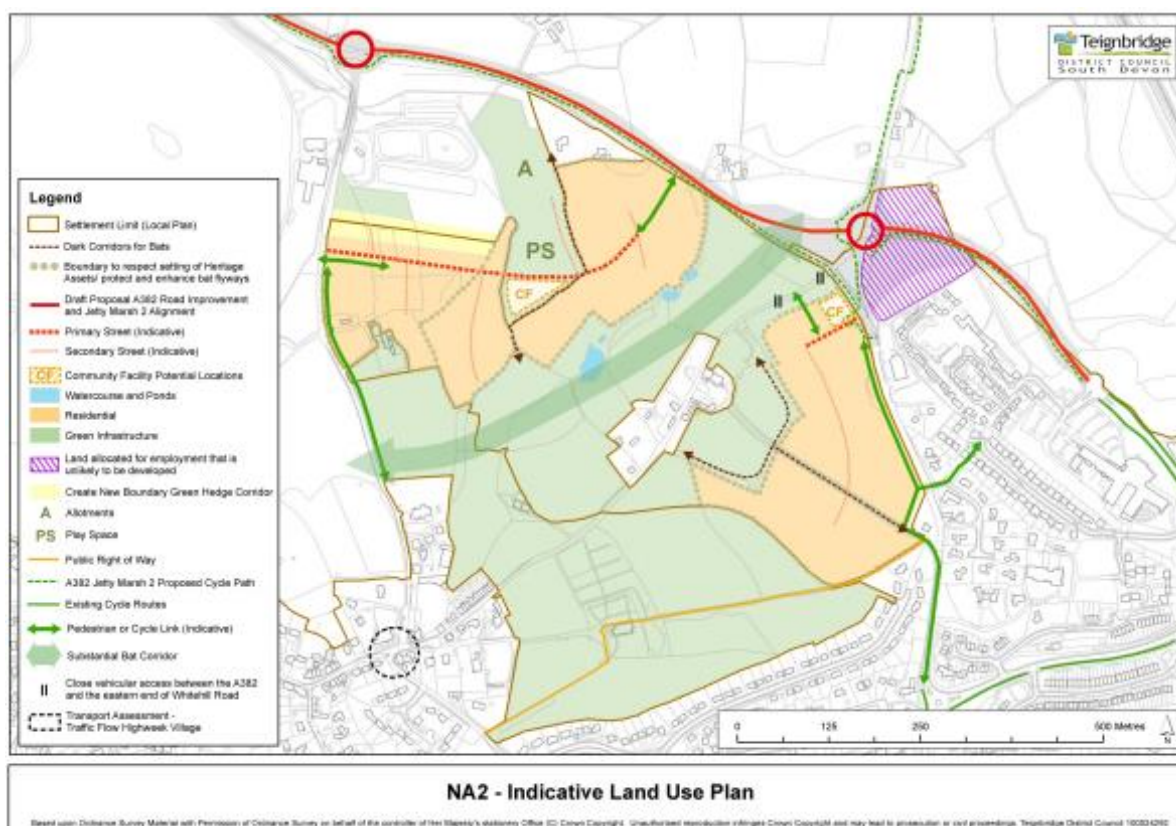
**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The site is within the NA2 allocation within the adopted Local Plan. It is shown in the Development Framework Plan as mainly housing (orange) and some green infrastructure (green). The green infrastructure helps retain the setting of the listed building and is required to ensure no adverse impacts on the South Hams SAC population of Greater Horseshoe Bats.





**Climate Change Impacts:** The site is located approximately 1.5km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to key sites such as Heathfield and Newton Abbot, in addition to future developments at Forches Cross, Houghton Barton and Whitehill. Development of the site would result in minimal negative impacts on climate change.

## Site Potential

### GREEN - land within housing allocation

The site lies on the edge of Newton Abbot, which provides town centre facilities and services, and has good public transport options. Whilst ecological and archaeological mitigation would be required, along with highway improvements and infrastructure, given that the site is allocated for development and, is shown for the purposes of housing development in the Supplementary Planning Document, which involved detailed work, the site is considered to have limited constraints to be overcome and is regarded as green.

### RED - within land identified for GI

Land allocated as GI, as shown in the Supplementary Planning Document, is assumed to be required for a combination of purposes: firstly, to conserve the setting of Ringslade, a Grade II Listed Building and; secondly, to ensure that the Greater Horseshoe Bat population of the South Hams SAC are not adversely affected. The combination of the ecological and heritage constraints mean that any built development on the area shown to be green infrastructure is likely to have significant or unsurmountable constraints to overcome and is regarded as red.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 6-10 years.

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

## Land North and South of Whitehill Ig13bg2

### Site Overview

#### Site Reference Number

Ig13bg2

#### Site Name

Land North and South of Whitehill Road, Newton Abbot

#### Site Description

Site lies on the north west of Newton Abbot. Agricultural land split by Whitehill Road on the northern side of Newton Abbot. Separated from main built form of the town. Topography is sloping fields with a significant section of land with more than 1:6 grad. (Forms part of NA2 Whitehill local plan allocation). Adjacent to Grade I Listed church.

#### Total Size (ha)

5.64

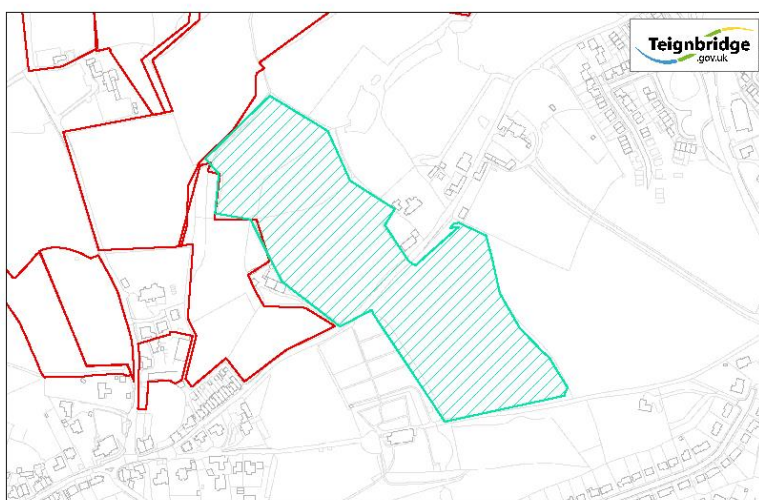
#### Gross Size (ha)

3.98

#### Minimum/medium/maximum yield

48/60/72 suburban/rural

72/84/96 urban extension



#### Newton Abbot - Ig13bg2

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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Land off Whitehill road which has no footway or street lighting. This road is narrow and would require widening and other highway improvements. Access to Highweek should be limited to pedestrians only if possible and vehicle access via the Whitehills Development

**Air Quality:** Not within an AQMA but there is an AQMA in Newton Abbot/Kingsteignton.

### Ecology:

Most is already allocated as part of NA2. The rest is allocated as NA2 Green Infrastructure. This comment relates to the Green Infrastructure area.

**Statutory sites:** Within South Hams SAC Landscape Connectivity Zone. As a minimum, a dark flyway corridor will need to be retained and protected.

**Non statutory sites:** None

**Priority Habitats:** species-rich hedges.

**Other Habitats/ Features:** grassland, probably improved; trees.

**European Protected Species:** Bats – various species are likely to be present, 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 Wintering Zone.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Small area at northern extent of site subject to surface water run off risk.

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

Grade I All Saints church at Highweek lies immediately south west of the site. Potential prehistoric, Roman and medieval archaeology will need to be evaluated prior to determination of any application. The Development Framework Plan for the site identifies this land as Green Infrastructure, stating:

*Development proposals should not harm the hill-top green and rural setting of the All Saints Church at Highweek, or interrupt the sight lines between the hilltop churches of All Saints (Highweek), St. Mary the Virgin (Wolborough) and also the Church of St Michael (Kingsteignton). In considering whether to grant planning permission for development which affects the setting of All Saints Church, or other listed buildings at or adjacent to the NA2 Whitehill allocation the Council shall have special regard to the desirability of preserving the setting of these listed buildings in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Development proposals should not encroach on nor erode the special green setting of this prominent landmark and its historic association with the open countryside. This is reflected by the extent of the settlement limit shown on the Local Plan Policies Map, which restricts new housing to the lower part of the slope to the north-east and east of All Saint's parish church. Development proposals at NA2 Whitehill will be required to be supported by a Heritage Impact Assessment and a Landscape and Visual Impact Assessment, to demonstrate whether or not the development will have an adverse impact on the setting of listed buildings, including All Saints Church, Ringslade Farmhouse, Whitehill House and Whitehill End.*



**Infrastructure:** Highway improvements, including road widening, would be required, along with pedestrian and cycle links. Any access to Highweek should be limited to pedestrians and access should be taken through the NA2 development, not Highweek.

**Landscape:** Development would have an adverse impact on the setting of All Saint's Church, and is elevated, sloping land.

Within 5km DNP.

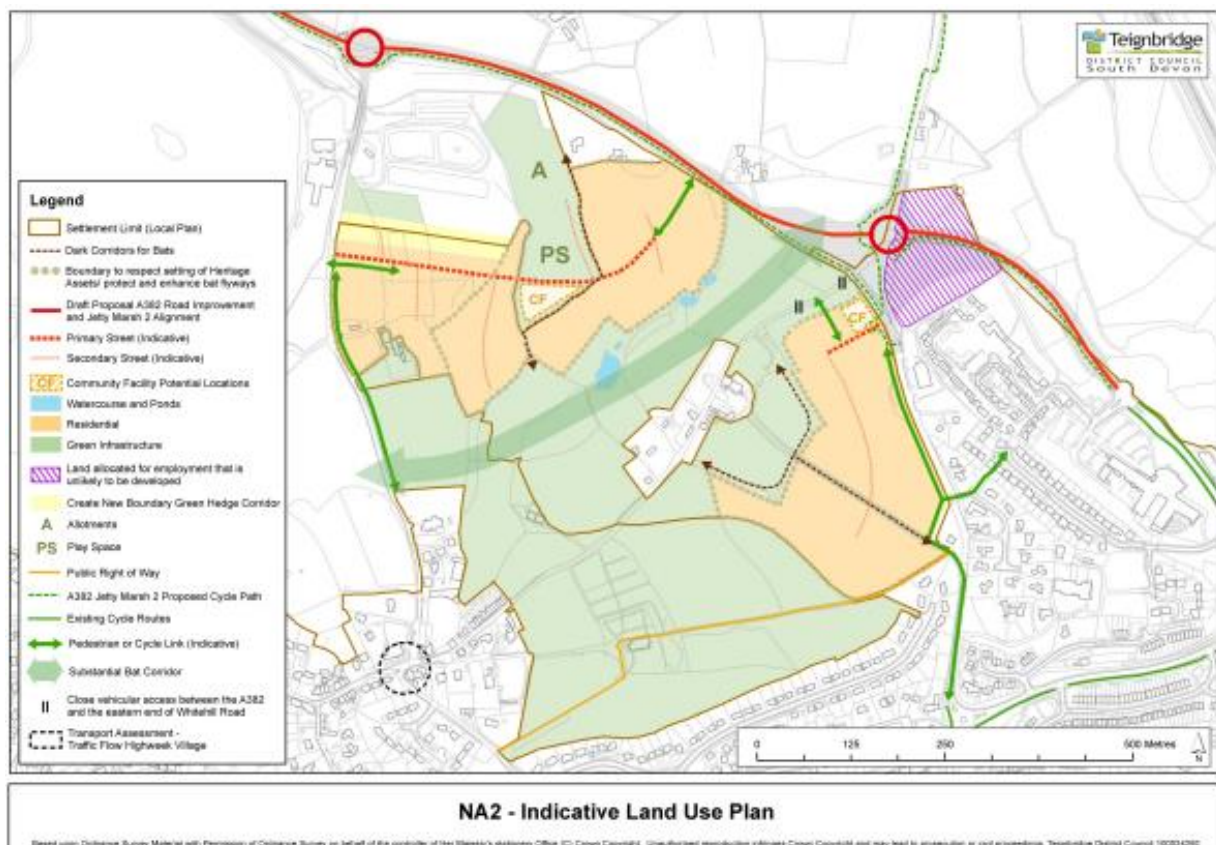
**Minerals:** Most of the land to the north of Whitehill Road lies within the ball clay Mineral Consultation Area. However, it is considered that its development would not constrain mineral working, and is already allocated as NA2 in the Teignbridge Local Plan, therefore no mineral objection has been raised by Devon County Council.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The entire submitted site is within the area identified as green infrastructure in the Development Framework Plan for NA2 Local Plan allocation.



**Climate Change Impacts:** The site is located approximately 1.5km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to key sites such as Heathfield and Newton Abbot, in addition to future developments at Forches Cross, Houghton Barton and Whitehill. Development of the site would result in minimal negative impacts on climate change.

## Site Potential

### RED

The site is subject to significant heritage constraints, as it is part of the hillside setting of the Grade I Listed All Saint's Church. It has been identified within the Supplementary Planning Guidance for NA2 as GI, in order to conserve the setting and significance of the listed building, and to ensure that there will be no adverse impacts on the Greater Horseshoe Bats of the South Hams SAC. Therefore, any development of this site is considered to have significant constraints and is considered 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 East of Ringslade Road oj15yba (also referred to as Ringswell Road lb13525)

## Site Overview

**Site Reference Number:** oj15yba

**Site Name:** Land east of Ringslade Road, Newton Abbot.

**Site Description:** Site comprises a series of fields, enclosed by hedgerows, to the east of Ringslade Road, rising gently from north to south, with small areas on land along the south east and southern boundaries of a gradient more than 1:6.

**Total Size (ha):** 8.35

**Gross Size (ha):** 5.7

**Minimum/medium/maximum yield:** 68/86/103 suburban/rural or 103/120/137 urban extension



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Land Off Ringslade Road which has no footway or street lighting. This road is narrow and would require widening and other highway improvements. Access to Highweek should be limited to pedestrians only if possible and vehicle access via the A382.

**Air Quality:** Not within an AQMA but there is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

Most is already allocated as part of NA2. The rest is allocated as NA2 Green Infrastructure. This comment relates to the Green Infrastructure area.

European sites: South Hams SAC: Appropriate Assessment may be needed. The site is within the South Hams SAC Landscape Connectivity Zone and dark flyway corridors will need to be retained and protected.

Non statutory sites: Close to Ringslade Potential Site of Regional Geological Importance.

Priority Habitats: species-rich hedges.

Other Habitats/ Features: pasture; trees.

European Protected Species: Bats – various species are likely to be present, 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 Wintering Zone.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Surface water run-off risk along some field boundaries.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Listed Buildings adjacent to site. The proposed development site lies in an area of archaeological potential with regard to medieval settlement at Ringslade Farm and with pottery production as suggested by fieldname evidence. The Historic Environment Team would therefore advise that any consent for development here should be conditional upon a programme of archaeological work to record any heritage assets affected.

**Infrastructure:** Highway improvements, including road widening, would be required, along with pedestrian and cycle links. Any access to Highweek should be limited to pedestrians and access should be taken through the NA2 development, not Highweek.

**Landscape:** Allocated within Local Plan. Within 5km DNP.

**Minerals:** There is no objection to the parts of this site that lie within the NA2 allocation of the Teignbridge Local Plan. The easternmost field lies within the Ringslade ball clay site, but may be suitable for other development provided that it does not constrain completion of the mineral extraction or compromise the quarry's settlement ponds. The additional land to the south of Ringslade House does not overlie ball clay, and there is no objection to development of that field.

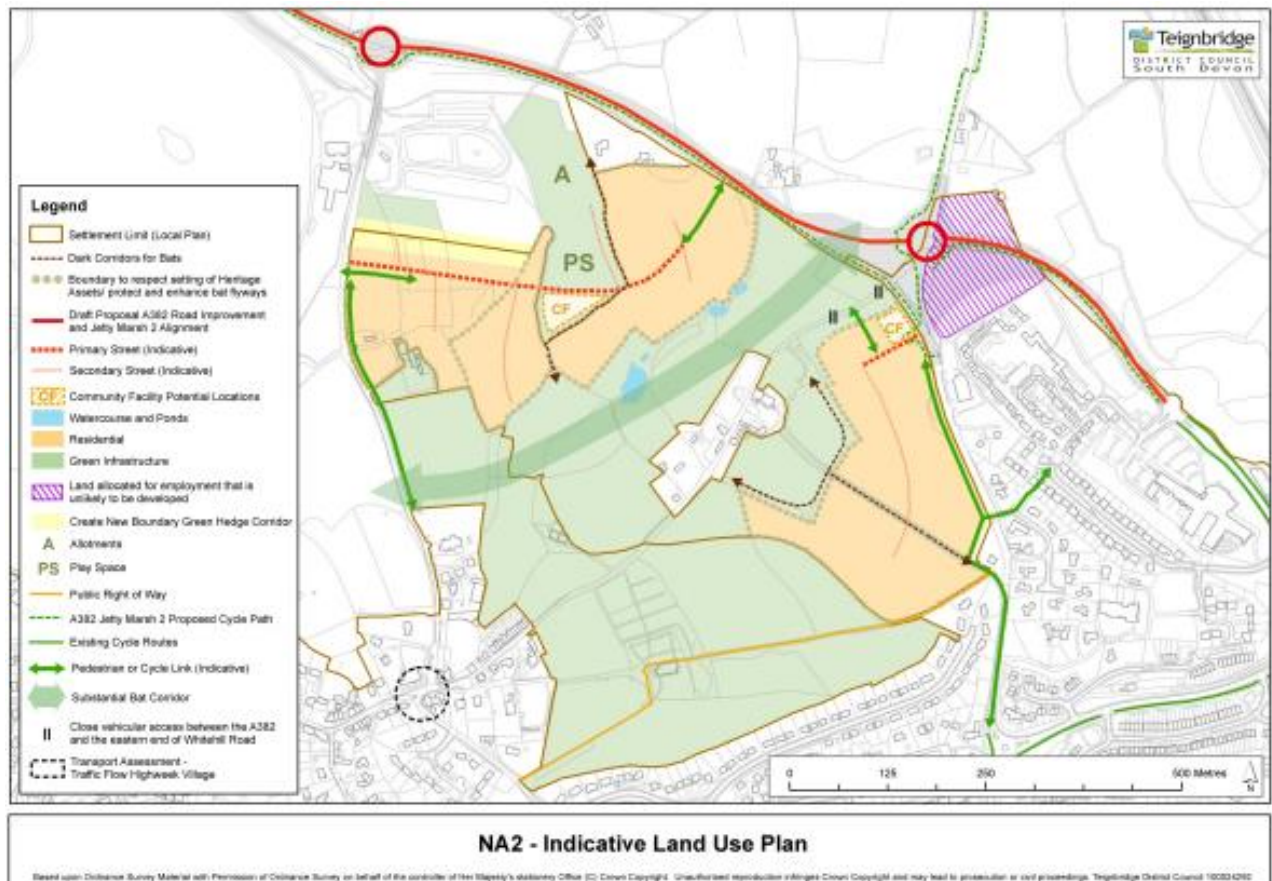
**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Mainly agricultural grade 3 land - small areas grade 2 and grade 4.

**Waste:** No waste management constraints.

**Other:** The site lies within the Local Plan allocation NA2 and is shown in the Development Framework Plan as comprising residential development (orange), green infrastructure (green) and the community building (CF).





**Climate Change Impacts:** The site is located approximately 1.5km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to key sites such as Heathfield and Newton Abbot, in addition to future developments at Forches Cross, Houghton Barton and Whitehill. Development of the site would result in minimal negative impacts on climate change.

## Site Potential

**YELLOW** - area identified for housing and Community Building in the SPD

The areas that are allocated for housing and the community building are regarded as yellow, because whilst they are allocated within the Local Plan for development, and shown as areas for development within the more detailed SPD, no planning permission has yet been granted and there will be minor constraints that will need to be overcome through detailed design.

**RED** - area identified as Green Infrastructure in the SPD

Land allocated as GI, as shown in the Supplementary Planning Document, is assumed to be required for a combination of purposes: firstly, to conserve the setting of Ringslade, a Grade II Listed Building and; secondly, to ensure that the Greater Horseshoe Bat population of the South Hams SAC are not adversely affected. The combination of the ecological and heritage constraints mean that any built development on the area shown to be green infrastructure is likely to have significant constraints to overcome and is regarded as red.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 6-10 years.

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

## Land opposite Highweek Garage, Ringslade Road kt135qk

### Site Overview

**Site Reference Number:** Kt135qk (s713iqn)

**Site Name:** Land opposite Highweek Garage, Ringslade Road, Newton Abbot

**Site Description:** The site lies to the north of Highweek village to the west of Ringslade Road. In agricultural use, topography is sloping in nature with the whole parcel holding at least 1:6 grad. Built form of development adjoins the land to the south and east and a further parcel of land to the west has been submitted by the same landowner. (In addition, the site is shown as Green Infrastructure within the Local Plan, however, it is not included within either Development Framework Plan for NA1 or NA2).

**Total Size (ha):** 0.81

**Gross Size (ha):** 0 - entire site has gradient more than 1:6.

**Minimum/medium/maximum yield:** n/a



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Not Suitable due to topography, as entire site has a gradient of more than 1:6.

## Land to North of Maize House, Ringslade Road 65135iy

### Site Overview

**Site Reference Number:** 65135iy

**Site Name:** Land to North of Maize House, Ringslade Road, Newton Abbot

**Site Description:** The site lies on the northern side of Highweek village with access to Ringslade Road from a track to the southern end of the field. Topography is sloping, with the whole area more than 1:6 grad. There are trees along the boundaries. Residential properties adjoin immediately to the south. (field bordering to east running alongside Ringslade Road has also been submitted by the same landowners)

**Total Size (ha):** 0.79

**Gross Size (ha):** 0 - entire site has gradient more than 1:6.

**Minimum/medium/maximum yield:** n/a



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Not Suitable due to topography, as entire site has a gradient of more than 1:6.



# Highweek Garage, Ringslade Road q913imz

## Site Overview

**Site Reference Number:** q913imz

**Site Name:** Highweek Garage, Ringslade Road, Newton Abbot

**Site Description:** Site lies to east of Ringslade Road and comprises garage buildings and courtyard. Bordered by residential development to the north (which gains access through the site) and west with allotments to south, and field to east.

**Total Size (ha):** 0.29

**Gross Size (ha):** 0.15

**Minimum/medium/maximum yield:** Outline planning permission for 9 homes.



## Newton Abbot - q913imz



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This site has good access on to an unclassified road. Although any development should be small scale, highway improvement would be required. Potential to gain visibility onto road by removing buildings.

**Air Quality :** Not within an AQMA. There is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

Statutory sites: The site is within the South Hams SAC Landscape Connectivity Zone and dark flyway corridors will need to be retained and protected.

Non Statutory sites: None

SSSI: None

Ancient Woodland: None

Priority habitats: None

Other habitats/features: Buildings should be surveyed for roosting bats and nesting birds before demolition/conversion. The small number of hedges/trees should be retained if possible.

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

Other protected species: Within a Cirl Bunting Wintering Zone.

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

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

**Infrastructure:** Highway improvements would be required along with a new footway.

**Landscape:** Set on edge of built up area. Sensitive development would have minimal impact.

**Minerals:** The site is outside any Minerals Safeguarding or Consultation Areas.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Agricultural grade 3 land. Given the use of the site as a garage, and buried fuel tanks, there is likely to be contamination to deal with.

**Waste:** No waste management constraints.

**Other:** The field to the east of the site is shown as Green Infrastructure within the Local Plan and in the Development Framework Plan for NA2.

The site has been identified within the Urban Capacity Study, but not progressed due to the potential yield of 5 or fewer. However, the size of the site just meets the size threshold of 0.15ha.

The site has outline planning permission, granted under reference 19/01602/OUT for 9 detached dwellings.

**Climate Change Impacts:** The site lies within easy reach of services and facilities, being within, albeit close to the edge of, the Settlement Limit of Newton Abbot. It is approx 800m from a local shop, and there are 2 primary schools and 2 secondary schools within 1km. Public transport is within easy reach on foot and the majority of trips from this site could be made by sustainable modes of travel. The development of the site could have minimal negative impacts on climate change.

## Site Potential

**GREEN**

The site has outline planning permission and is assessed 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 at Forches Cross iz137wn

### Site Overview

**Site Reference Number:** iz137wn

**Site Name:** Land at Forches Cross, Newton Abbot

**Site Description:** Site lies to the north west of Forches Cross, on the A382 and is made up of fields divided by hedgerows, with a small wooded area in the west. The site comprises the land allocated for employment within the adopted Teignbridge Local Plan (Policy NA1) plus land to the north, which immediately adjoins the allocated site.

**Total Size (ha):** 16.99

**Gross Size (ha):** 7.8ha of the site already allocated for employment within Local Plan Policy NA1 and accompanying Development Framework Plan. Whilst this would leave an additional 9.19ha available for employment, approximately 2.3 ha of this has been identified as foraging land for bats, leaving a total of 6.9 ha available for development.

**Minimum/medium/maximum yield:** 128/141/166



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Site is partly allocated for employment. The area of unallocated land could take access from the allocated part.

**Air Quality:** Not within an AQMA but there is an AQMA at Newton Abbot/Kingsteignton.

### Ecology

Part of site is already allocated in NA1. This comment refers to the rest of the site.

European sites: South Hams SAC: Appropriate Assessment may be needed. Parts of the site may provide a SAC bat flyway. If so, a dark flyway corridor will need to be retained and protected.

Non statutory sites: Close to Stover Potential Site of Regional Geological Importance

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, streams; broadleaved woodland (copse). The streams should be retained with buffer zones; the woodland should be retained with a buffer zone. Other Habitats/ Features: Improved grassland/ley /arable; trees.

European Protected Species: Bats – various species are likely to be present, 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; part of the site is within a cirl bunting breeding territory zone. Arable may provide wintering habitat. Compensation payment will be required.

In addition, the HRA work undertaken in association with the Framework Plan identified an existing bat flyway along the watercourse separating the allocated site from this additional land proposed to the north. In order to retain the flyway, it may be necessary to construct a culvert underneath any road link, which may affect viability. This is along with the constraint presented by the part of the site identified as foraging land, which would reduce the area available by approximately 2.3 hectares to 6.9ha.

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

EA assumption would be that this site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via 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)

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Stover Registered Park and Garden lies to the north east of the site and development has the potential to adversely affect its rural setting.

**Infrastructure:** The additional land should be accessed through the allocated land and provide pedestrian and cycle links.

**Landscape:** Low- medium landscape sensitivity. Within 5km of DNP. However development has the potential to impact on the setting of Stover Registered Park and Garden, which lies immediately adjacent to the north east.

**Minerals:** A large part of this site is within the Mineral Safeguarding Area for the ball clay resource, with the remainder being within the associated Mineral Consultation Area, and an objection would

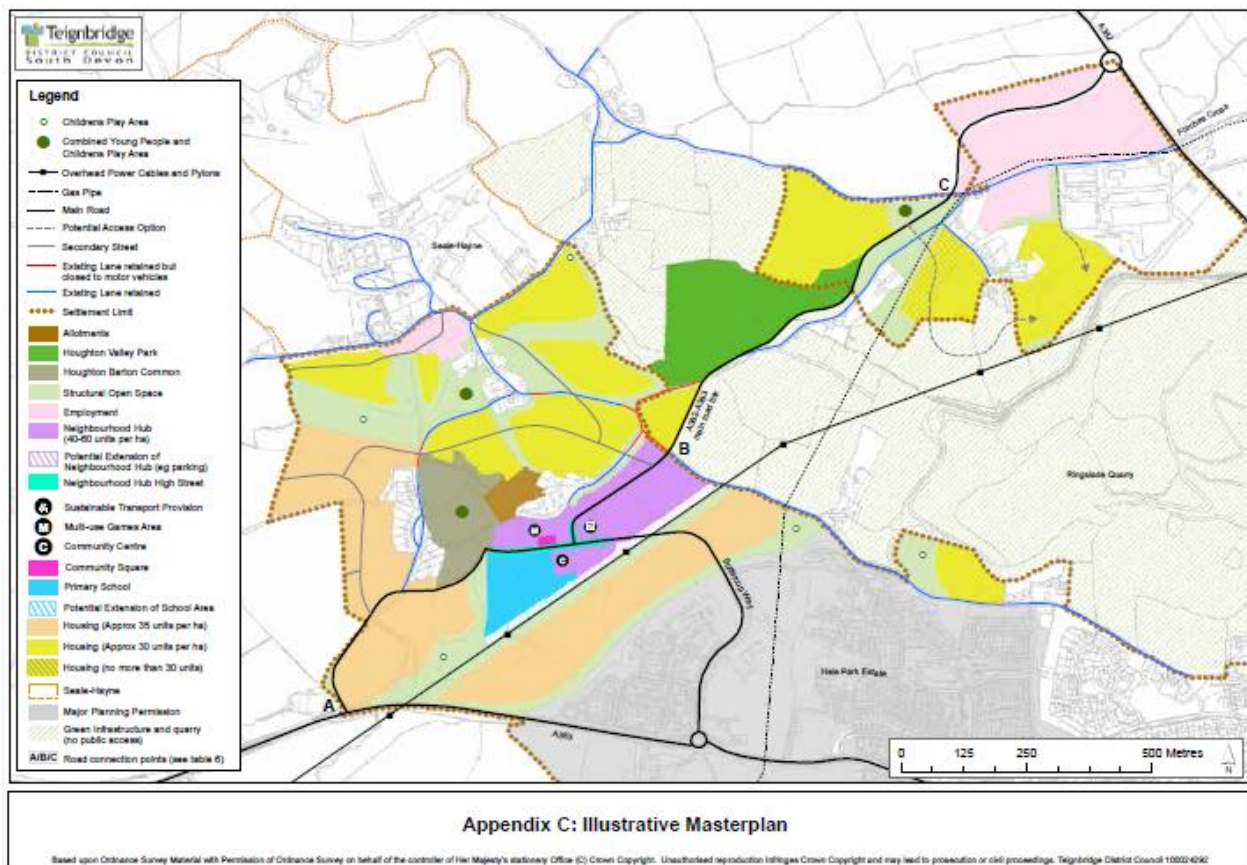
normally be raised to sterilisation of this mineral resource. However, there may be scope under Policy M2(c) of the Devon Minerals Plan for the enlargement of the employment site allocated in the Teignbridge Local Plan provided that proposals are conditional on removal of buildings and associated infrastructure when the land is required for future ball clay extraction (as is provided for in the current employment allocation by Policy NA1(n) and paragraph 7.4 of the Teignbridge Local Plan). In this case, officers are aware that the subterranean owner, Sibelco, intends to extract the mineral resource, which is of economic value, in a timescale of 40-50 years. This puts a constraint on the length of time development would be able to be in place before it is required to be removed, affecting viability.

**Safety:** No overhead electricity lines. Gas pipe buffer covers southern half of site (area within employment allocation).

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The southern half of the site is allocated for employment within the local Plan allocation NA1 and accompanying Development Framework Plan (shown as the large area in pink).



**Climate Change Impacts:** The site is located approximately 2.9km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to the town centre. Development of the site for employment purposes would result in minimal negative impacts on climate change.

## Site Potential

**YELLOW** - existing land allocated for employment.

The southern half of the site is allocated for employment within Policy NA1 of the Local Plan and the accompanying Development Framework Plan. The site does not yet have planning permission and will need to provide ecology mitigation, as well as highway improvements and sustainable travel links and will need to overcome any minerals objections. It is therefore considered as yellow.

**AMBER – land to north of allocated site**

Whilst the site appears to have potential as an extension to the existing employment allocation, there are a range of constraints which are costly and are likely to reduce the area of land available for development. These include highways infrastructure, the extension of sustainable travel links, maintaining the significance of the setting of the nearby Registered Park & Garden at Stover, and ecology mitigation (possibly including a culverted bat flyway). In addition, development may need to be of a temporary form, in order for the land to be worked for mineral extraction in the future. Because of the combination of these constraints, the site is considered as amber.

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

**Achievability Assessment:** 6-10 years subject to constraints being overcome. The HELAA Panel agrees assessment of the site as yellow and amber.



## Mainbow Farm, Perry Lane, Forches Cross dv137x6

### Site Overview

**Site Reference Number:** dv137x6

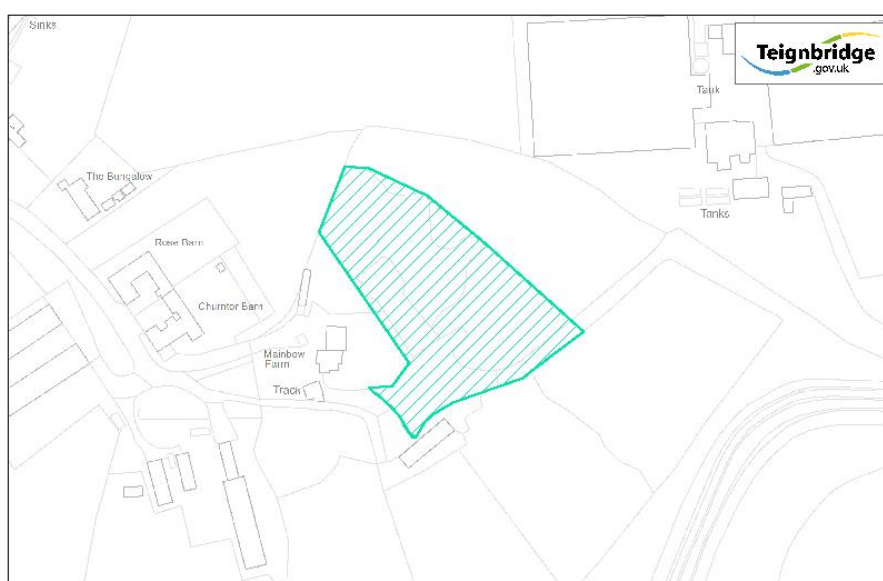
**Site Name:** Mainbow Farm, Perry Lane, Forches Cross, Newton Abbot.

**Site Description:** Site lies to the east and south of the existing farmhouse. Grassed area including mature trees along edges and within part at south. Most of the site lies within NA1 allocation of the Local Plan. Approx 0.06ha outside land allocated as housing in the Development Framework Plan for NA1.

**Total Size (ha):** 0.54

**Gross Size (ha):** 0.54

**Minimum/medium/maximum yield:** 9/11/13 suburban/rural



### Newton Abbot - dv137x6



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads are narrow here with no footway or street lighting and highway improvements would be required including the change of priority at Perry Cross

**Air Quality :** Not within an AQMA but there is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

Site already allocated for housing, so no objections providing that development adheres to ecology guidance in Development Framework Plan.

Statutory Sites: South Hams SAC: Appropriate Assessment may be needed. The site is within the South Hams SAC Landscape Connectivity Zone and dark flyway corridors will need to be retained and protected.

Non Statutory Sites: Close to Unclassified Wildlife Site at Blachford Brook Clay Works - unimproved grassland/ heathland

SSSI: None

Ancient Woodland: None

Priority Habitats: species rich hedges

Other Habitats/Features: trees

European Protected Species: Bats, dormice and badgers possible. Impacts from loss of roosts/habitat and from increased lighting can be mitigated/ compensated with care. In a great crested newt 5km zone.

Other Protected Species: Within a cirl bunting Breeding Territory and Wintering Zone

The HRA work associated within the Framework Plan identified an existing bat flyway along the boundary to the north and a likely bat flyway along the eastern boundary. These flyways will need to be retained and protected.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. No anticipated impact upon any archaeological heritage assets.

**Infrastructure:** Highway improvements, including pedestrian and cycle links, would be required, including the change of priority at Perry Cross.

**Landscape:** Allocated within Local Plan.

Within 5km DNP.

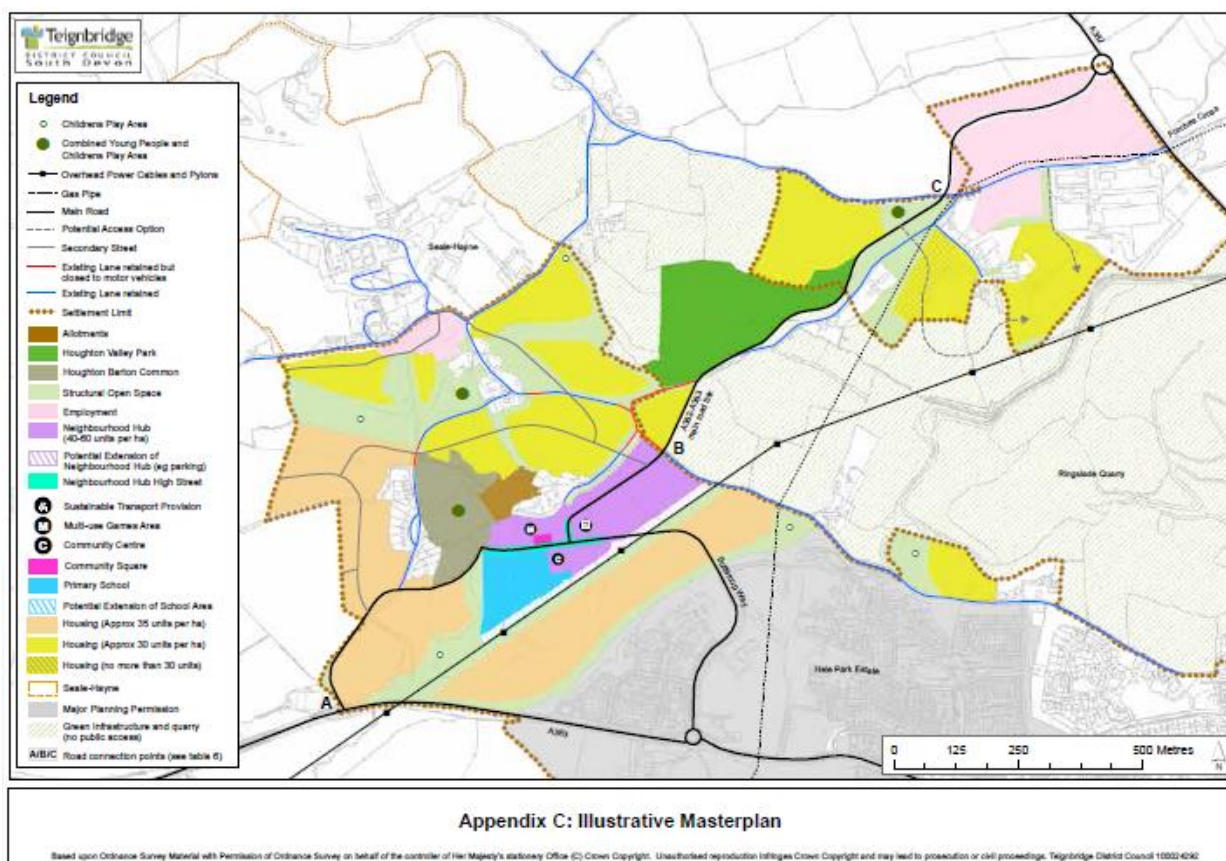
**Minerals:** The site lies within the Mineral Safeguarding Area for ball clay and close to the operational Ringslade Quarry. There is no objection in principle on mineral safeguarding grounds subject to any residential development being deferred until completion of restoration of the quarry to avoid constraining its operations, unless the developer is able to demonstrate that the site will not be subject to any noise or dust nuisance from quarry operations.

**Safety:** No overhead electricity lines, but northern part of site is within gas pipe buffer.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The vast majority of the site is contained within the NA1 allocation within the Local Plan. The Development Framework Plan for the site identifies the majority of the site as for housing, with only a small area (0.06ha) of the submitted site not included.



**Climate Change Impacts:** The site is located approximately 2.9km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to the town centre. Providing that as many trees as possible are retained, development of this site would have a minor negative impact on climate change.

## Site Potential

### GREEN

The site is allocated for housing development in the DFP for the Local Plan NA1 allocation. A planning application has been submitted, but has not yet been determined. Development will need to mitigate for ecological impacts, but would have limited constraints to overcome. It is therefore 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.



## Perry Farm, Perry Lane ir14kjs

### Site Overview

**Site Reference Number:** ir14kjs

**Site Name:** Perry Farm, Perry Lane, Newton Abbot

**Site Description:** Site lies off Perry Lane and includes the farm itself and land to the south east, south and south west. Mature trees and hedgebanks enclose field boundaries. A small watercourse runs through the centre of the site and land to north east of this slopes steeply (gradient more than 1:6). Part of the land to the south west of the watercourse also slopes more steeply than 1:6. Most of site lies within Green Infrastructure of NA1

**Total Size (ha):** 2.1

**Gross Size (ha):** 1.1ha omitting steep areas of submitted site. (0.98ha outside area allocated as GI within NA, which reduces to 0.07ha once steep areas are removed).

**Minimum/medium/maximum yield:** 16/20/24 suburban/rural or 24/27/31 urban extension



## Suitability Assessment Stage A

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

**Biodiversity:** Within the SouthHams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site is accessed off an unclassified county road subject to the national speed limit (60 mph) although due to the width and geometry of the road the speeds are likely to be lower. Perry Lane is a single width lane, with informal passing places, and is without footways or lighting. There are poor links to the surrounding area and there are junction visibility issues at both the Forches Cross Lane junction and the Howton Lane junction. Highway improvements would be required including the change of priority at Perry Cross.

**Air Quality:** There is an AQMA at Newton Abbot/Kingsteignton.

### Ecology:

Most of site allocated as NA1 Green Infrastructure.

European sites: South Hams SAC: Appropriate Assessment may be needed. The site is within an area identified as likely to be of importance for SAC bats. It may not be possible to develop the site, but, as a minimum, a substantial dark flyway corridor will need to be retained and protected, which may leave little area for development.

Non statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, streams; possibly semi- or un-improved grassland, and possibly marshy grassland.

Other Habitats/ Features: substantial tree lines. Grassland, possibly improved.

Euro Protected Species: Bats – various species are likely to be present, 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; the entire site is within a cirl bunting breeding territory zone.

Standard compensation payment will be required.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Surface water flood risk through centre of site.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. This site lies in an area of archaeological potential. 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:** Highway improvements, including pedestrian and cycle links, would be required, including the change of priority at Perry Cross.

**Landscape:** Given the lack of existing or allocated built development, development of the site would result in piecemeal erosion of the character of the site and surroundings.

Within 5km DNP.

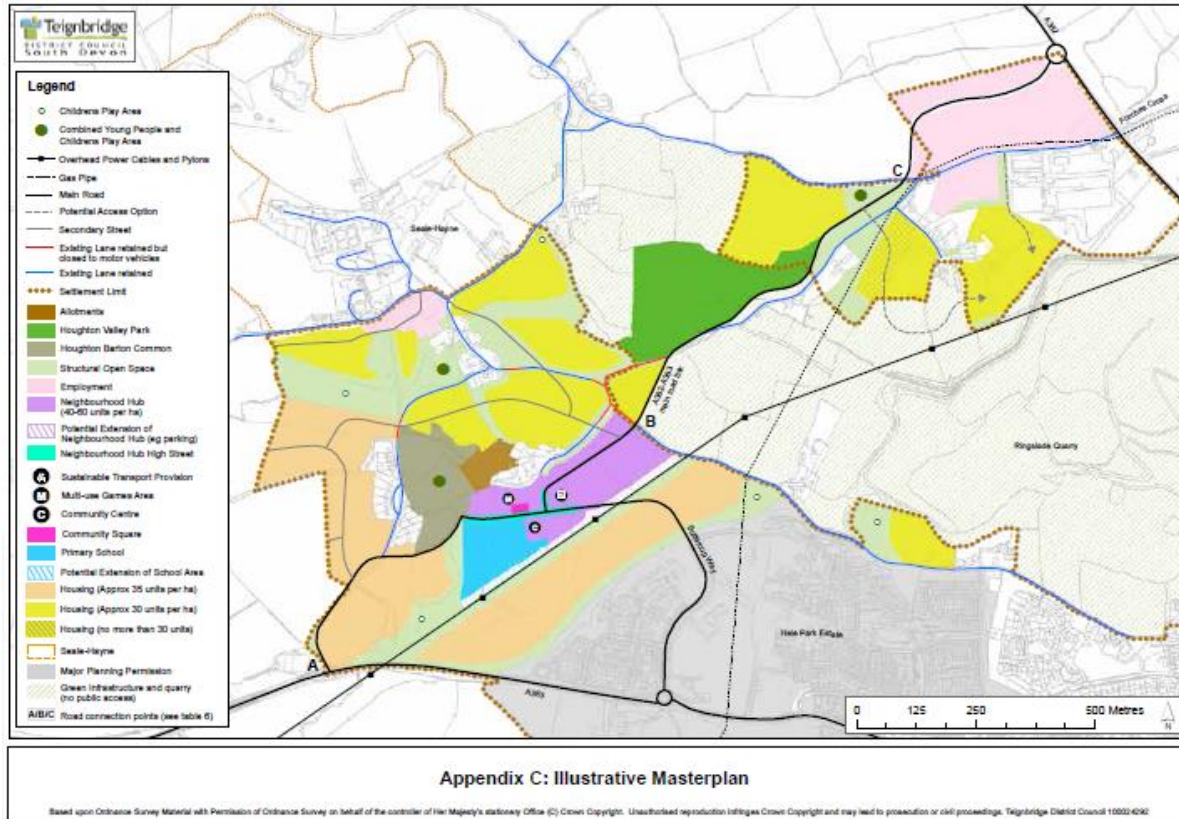
**Minerals:** The site lies within the Mineral Safeguarding Area for ball clay and close to the operational Ringslade Quarry. There is no objection in principle on mineral safeguarding grounds subject to any residential development being deferred until completion of restoration of the quarry to avoid constraining its operations, unless the developer is able to demonstrate that the site will not be subject to any noise or dust nuisance from quarry operations.

**Safety:** No overhead electricity lines but entire site is within gas pipe buffer, with the gas pipe crossing the north western corner.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** Most of the site lies within the Green Infrastructure of Local Plan allocation NA1 as shown in the accompanying Development Framework Plan. Of the 0.98ha outside the GI allocation, all but 0.07ha of the land slopes 1:6 or greater and would not be considered developable.



**Climate Change Impacts:** The site lies within easy reach of the services and facilities of Newton Abbot and could potentially link into the sustainable travel links being provided as part of the NA1 development. The development would utilise grade 3 agricultural land and there is surface water run off risk through the centre of the site, where springs feed into Blatchford Brook beyond. Due to its location the site could be developed in a way that would have minimal negative impacts on climate change.

## Site Potential

### RED

The submitted site lies partly within an area allocated for GI in the NA1 Development Framework Plan. This GI is to ensure that the NA1 development has no adverse impacts on the Greater Horseshoe Bat population of the South Hams SAC. Therefore, development of this part of the site is considered subject to significant ecology constraints and is regarded as red. The remaining land, with the exception of 0.07ha, slopes 1:6 or greater and is not considered developable. In addition, the site lies within a gas pipe buffer, and could not be developed until completion of restoration of the quarry to avoid constraining its operations, unless the developer is able to demonstrate that the site will not be subject to any noise or dust nuisance from quarry operations. Therefore, overall, the site is regarded as red.

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

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



## Land at Greenhill, Newton Abbot e212vhd

### Site Overview

**Site Reference Number:** E212vhd (kz13gno)

**Site Name:** Land at Greenhill, Newton Abbot

**Site Description:** Site lies to the west of Newton Abbot. Large field enclosed by hedgerows, bordering Staplehill Road to the north, rising gently from north to south

**Total Size (ha):** 2.9

**Gross Size (ha):** 2.6 (once steep area in NE corner omitted)

**Minimum/medium/maximum yield:** 31/39/47 suburban/rural or 47/55/62 urban extension





## Suitability Assessment Stage A

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

**Biodiversity:** : No part of the site is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site is accessed off an unclassified county road. However, it lies immediately west of allocated housing (as shown in the NA1 Development Framework Plan) and may be able to be accessed via the development. There are poor links to the surrounding area and highway improvements would be required including the change of priority at Perry Cross.

**Air Quality :** There is an AQMA in Newton Abbot/Kingsteignton.

### Ecology

Allocated as NA1 Green Infrastructure.

European sites: South Hams SAC: Appropriate Assessment may be needed. The site is within the Landscape Connectivity Zone, so, as a minimum, dark flyway corridors will need to be retained and protected.

Non statutory sites: None

SSSI: None

Ancient woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable; trees.

Euro Protected Species: Bats – various species are likely to be present, 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; the site is within two+ cirl bunting breeding territory zones. It may also provide wintering habitat. Standard Compensation payment for two territories will be required.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Outside Holbeam Critical Drainage Area

**Heritage and Archaeology:** Northern part of the site is within buffer of Grade I or II\* Listed Building.

No Listed Buildings within or adjacent to site.

This site lies in an area where prehistoric activity is recorded in the surrounding landscape. 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:** Highway improvements, including pedestrian and cycle links, would be required, including the change of priority at Perry Cross.

**Landscape:** Site lies adjacent to land allocated for development, but is fairly elevated.

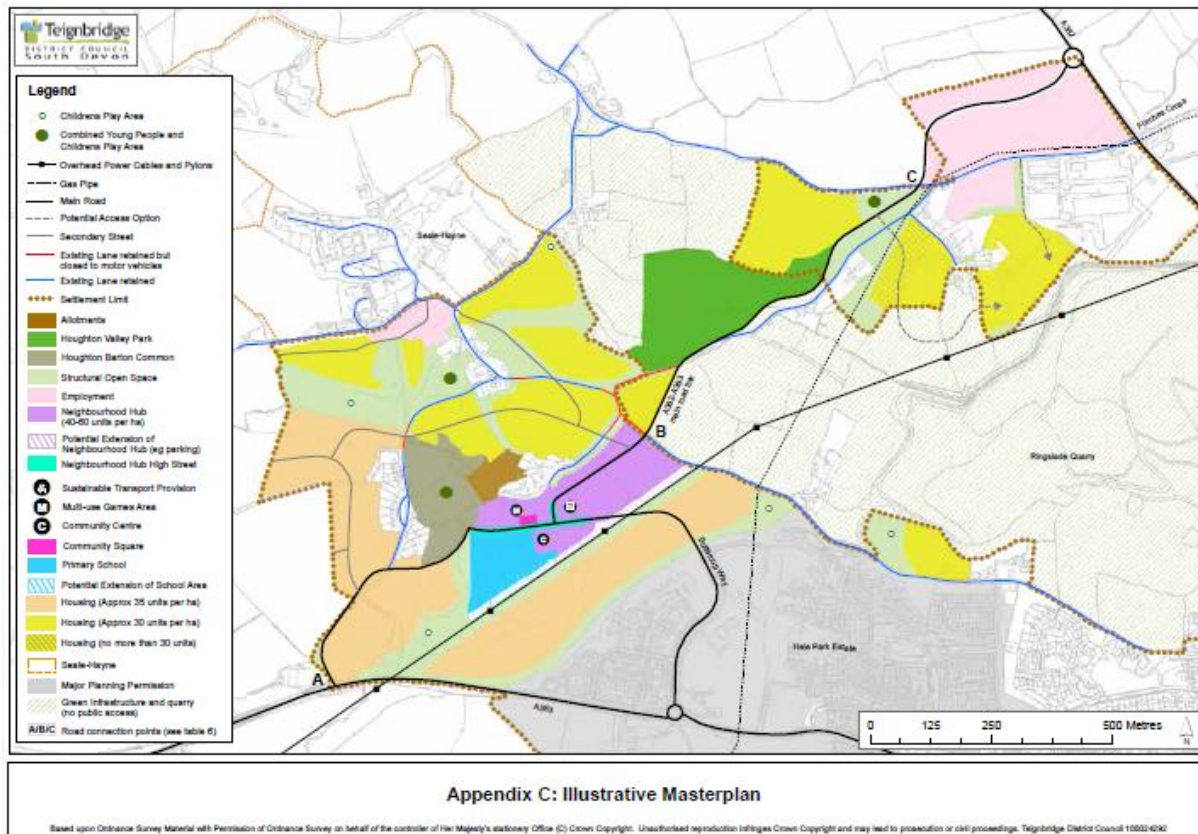
**Minerals:** A small part of the site lies within the Mineral Consultation Area for the ball clay resource, with Policy M2 of the Devon Minerals Plan seeking to avoid constraint of this resource. Subject to development along the northern boundary of the site being set back from this boundary and/or bunding provided to screen future dwellings, there is no mineral objection.

**Safety:** No overhead electricity lines but eastern half of the site is within a gas pipe buffer.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** Site is within NA1 allocation, identified as Green Infrastructure in the Development Framework Plan.



### Climate Change Impacts:

The site lies within easy reach of the services and facilities of Newton Abbot and could potentially link into the sustainable travel links being provided as part of the NA1 development. The development would utilise grade 3 agricultural land, however, due to its location the site could be developed in a way that would have minimal negative impacts on climate change.

## Site Potential

### RED

The submitted site lies wholly within an area allocated for GI in the NA1 Development Framework Plan. This GI is to ensure that the NA1 development has no adverse impacts on the Greater Horseshoe Bat population of the South Hams SAC. Therefore, development of this site is considered subject to significant/insurmountable ecology constraints and is regarded as red.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 6-10 years.

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

## Greenhill, Newton Abbot u1114umv

### Site Overview

**Site Reference Number:** u1114umv

**Site Name:** Greenhill, Newton Abbot

**Site Description:** Site lies to the south west of Howton Road. Bounded to the south east by the overhead electricity line and to the north east by Howton Road. Slopes down gently from north west to south east. Part of larger agricultural field.

**Total Size (ha):** 1.44

**Gross Size (ha):** 1.44

**Minimum/medium/maximum yield:** 46/58/69 NA1 Development Framework Plan Neighbourhood Hub (40-60 units per hectare)



### Newton Abbot - u114umv



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Roads are narrow in this area with no street lighting and footway. This would require highway improvements and this land is close to the route of the new proposed Houghton Barton Avenue.

**Air Quality:**

There is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

Already allocated in Local Plan for development.

European sites: South Hams SAC: Appropriate Assessment may be needed. The site is within the Landscape Connectivity Zone, so, as a minimum, dark flyway corridors will need to be retained and protected.

Non statutory sites: None

SSSI: None

Ancient woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable; trees.

Euro Protected Species: Bats – various species are likely to be present, 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; the site is within two+ cirl bunting breeding territory zones. It may also provide wintering habitat. Standard Compensation payment for two territories will be required.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Outside Holbeam Critical Drainage Area

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. This site lies in an area of archaeological potential. 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:** No comment.

**Landscape:** Allocated for development in NA1.

**Minerals:** No mineral constraint

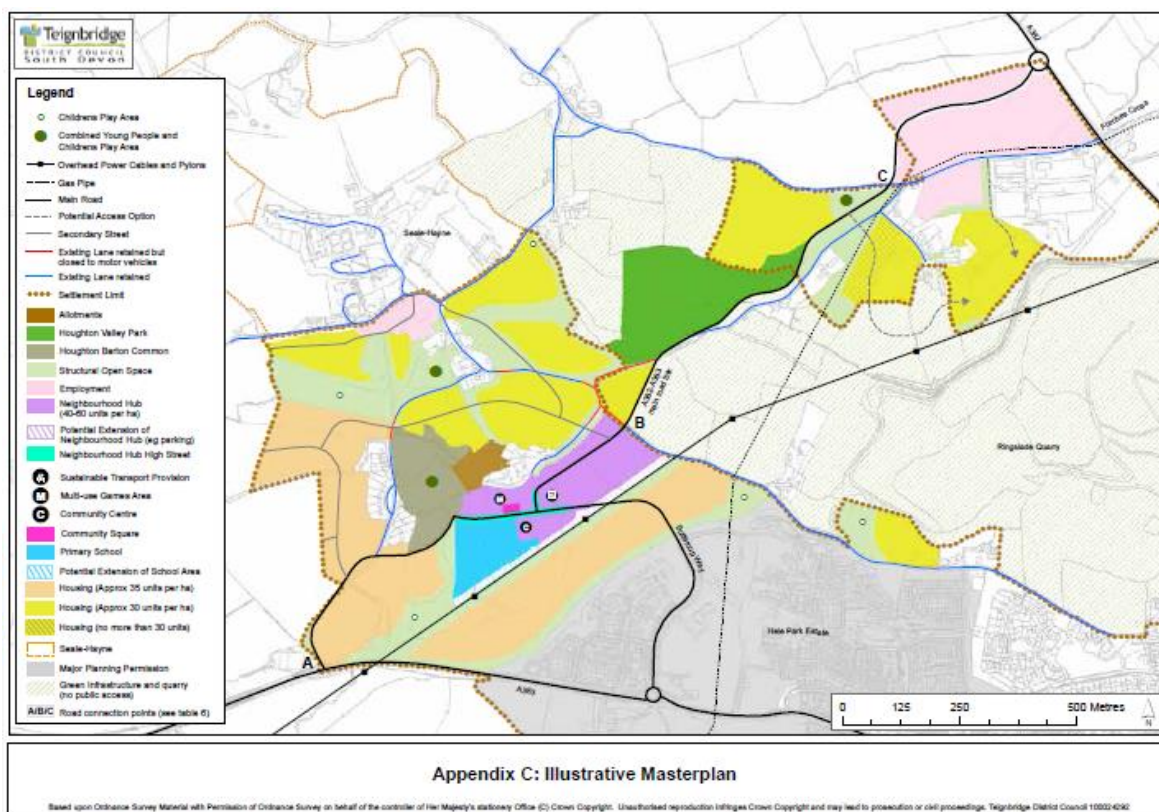
**Safety:** No overhead electricity line, but a very small area in SE corner of the site is within a gas pipe buffer zone.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The site is shown as within the Neighbourhood Hub (purple) of NA1 allocation. This is anticipated to be a high density area, with 40-60 units per hectare.





## Climate Change Impacts

The site lies within easy reach of the services and facilities of Newton Abbot. The Development Framework Plan for NA1 shows the site within the Neighbourhood Hub of the development, served by a main road and sustainable travel links. The development would utilise grade 3 agricultural land, however, due to its location the site could be developed in a way that would have minimal negative impacts on climate change.

## Site Potential

### GREEN

The site lies on the edge of Newton Abbot, which provides town centre facilities and services, and has good public transport options. Whilst ecological and archaeological mitigation would be required, along with highway improvements and infrastructure, given that the site is allocated for development and, is shown for the purposes of Neighbourhood Hub development in the Supplementary Planning Document, which involved detailed work, the site is considered to have limited 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.



## Woodpeckers, Ogwell Mill Road, hv15yi1

### Site Overview

**Site Reference Number:** hv15yi1

**Site Name:** Woodpeckers, Ogwell Mill Road, Newton Abbot

**Site Description:** Site lies to the south of Ashburton Road, just beyond Bradley Barton Primary School. It comprises an area of land kept informally, to the east of the dwelling and residential curtilage of Woodpeckers. Trees on site and steeper treed area beyond site to south.

**Total Size (ha):** 0.21

**Gross Size (ha):** 0.21

**Minimum/medium/maximum yield:** 4/5/6 suburban/rural



### Newton Abbot - hv15yi1



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule out site at tgis stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Highway Improvements will be required including adequate parking.

**Air Quality :** There is an AQMA in Newton Abbot/Kingsteignton.

**Ecology:**

European sites: South Hams SAC: Landscape Connectivity Zone. SAC bats recorded feeding on nearby site. and containing a habitat mosaic likely to be attractive to SAC bats. Dark GHB flight routes should be maintained.

SSSI: River Lemon Valley Woods SSSI and Ancient Woodland is close by and functionally linked to the site's woodland habitat.

Ancient Woodland: This site is 'long established woodland' and may be Ancient Woodland.

Non-statutory sites: the site within and adjacent to Ogwell Road Unconfirmed Wildlife Site, designated for broadleaved woodland on calcareous soils, as is the nearby SSSI. The woodland/trees should be retained and protected as habitat functionally linked to the SSSI. Priority Habitats: broadleaved woodland.

Other Habitats/Features: garden, buildings, mature trees.

Euro Protected Species: Bats – Various species probably 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 lighting. Mitigation/ compensation needed.

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

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

The proposed development site lies in an area of known archaeological potential with regard to known prehistoric activity. The Historic Environment Team would therefore advise that any consent for development here should be conditional upon a programme of archaeological work to record any heritage assets affected.

**Infrastructure:** Highway Improvements will be required including adequate parking

**Landscape:** Close to Newton Abbot town centre and abutting existing built development. Concerned that built development might be seen in the context of the National Trust's Bradley Manor and erode the setting and, in particular, the way the historic farmstead interacts with the surrounding rural hilltops. Any development would need to be of high quality, helping to reinforce the distinctive characteristics of the town and the context of Bradley Manor or be well screened.

**Minerals:** The site is within 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 overhead electricity lines or gas pipes.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** Area TPO covers almost all of site.

**Climate Change Impacts:**

The site lies approx 400m from Ashburton Road, where public transport is available. There is a local shop approx 850m away and primary education (subject to capacity) less than 100m away.

Therefore, the site could be developed in a way that did not increase reliance on the private car.

However, the development of the site is likely to involve the loss of trees, which are protected under an area TPO, and which would result in the release of carbon stored within them. Depending on the

extent of tree felling, the site would either have a minor or moderate negative impact in climate change.

## Site Potential

### RED

The site is subject to ecology, archaeology, landscape, trees and minerals constraints. It is unlikely, due to these constraints, and due to its small size of the site, that standard market volume housing here would be acceptable, or the site attractive to a standard developer. In addition, given the significant constraints affecting the site, it may not be possible to achieve a yield of 5 or more and the site may fall outside the scope of the HELAA.

However, subject to impacts on the above constraints, it may be possible to deliver a small scale, low density, high quality development scheme here - possibly custom build or an alternative, more sensitive form of development. The cost of highway improvements required, along with other mitigation, and investigation of the potential economic value of the mineral resource, will determine whether the development of the site is viable. Due to the significant constraints affecting the site it is regarded as red.

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

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

## Land on North West side of Chercombe Bridge Road ao15yqp

### Site Overview

**Site Reference Number:** ao15yqp

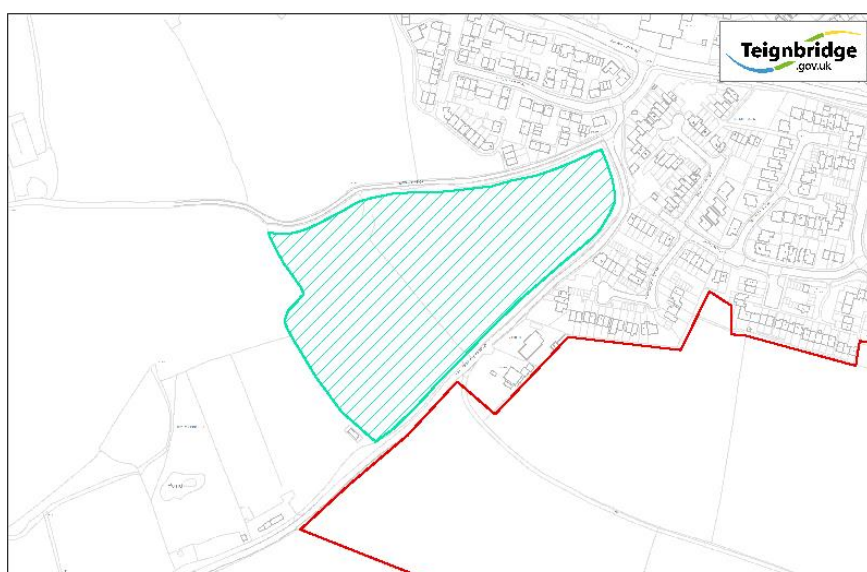
**Site Name:** Land on North West Side of Chercombe Bridge Road, Newton Abbot

**Site Description:** Site lies on the western edge of Newton Abbot. Comprises two agricultural fields bounded by hedgerows and bordering residential development to the north and east. Rising topography along the western boundary.

**Total Size (ha):** 3.32

**Gross Size (ha):** 2.7 (omitting steep land)

**Minimum/medium/maximum yield:** 49/57/65 urban extension



### Newton Abbot - ao15yqp



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed via two narrow lanes, therefore carriageway widening and footway and cycleway connections would be required. Significant constraint presented by access to the site being taken from the development to the north - will require third party land in order to achieve road widening that would be required.

**Air Quality:** There is an AQMA in Newton Abbot/Kingsteignton.

### **Ecology:**

Statutory sites: South Hams SAC: Landscape Connectivity Zone. SAC bats recorded feeding on nearby site, and containing a habitat mosaic likely to be attractive to SAC bats. Dark GHB flight routes should be maintained.

Non statutory sites: Close to County Wildlife Site Littlejoy Plantation - Broadleaved woodland

SSSI: None

Ancient woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/ Features: arable; possible ley or improved pasture; trees.

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. Great Crested Newt area.

Other protected species: Cirl Bunting; the entire site is within a cirl bunting breeding territory zone. Standard compensation payment will be required.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Outside Holbeam Critical Drainage Area.

The site lacks a public sewer. Drainage infrastructure that exists also goes beyond the site and would involve third party land, and would need to be assessed as to capacity. (including existing nearby highway surface sewer)

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. This site lies in an area where earthworks are recorded in the adjacent fields that may be associated with prehistoric funerary monuments. 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:** Highway improvements including carriageway widening would be required as well as footway and cycleway connections to the existing network.

**Landscape:** Development should avoid the highest elevations (land over 70mAOD) and development above 65mAOD should be lower density and set in a wooded context.

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

**Safety:** No overhead electricity lines but gas pipe buffer across north western part of site.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** Adjacent to existing residential development and Settlement Limit.

**Climate Change Impacts:** The site lies between 75 and 300 metres from Ashburton Road. As such, and providing that a safe pedestrian route was provided, full advantage could be made of public transport



services and cycle routes along Ashburton Road. In addition, the nearest local facilities could be reached on foot, eg local shop (1.5km away) and primary education (1.3km away) subject to capacity. The site has the potential to be developed in a sustainable manner, subject to additional pedestrian/cycle links. Although the site is Grade 3 agricultural land, there are no flooding issues and, given its access to local services and facilities and public transport, the site would have minimal impacts on climate change.

## Site Potential

### RED/AMBER

The site lies on the western edge of Newton Abbot, close to Ashburton Road. It could be developed in a way to have minimal impacts on climate change, given its proximity to services and facilities. However, a significant constraint presented by access to the site being taken from the development to the north, which will require third party land in order to achieve road widening that would be required. In addition, capacity of drainage infrastructure, which extends beyond the site, would need to be investigated. Ecological, archaeological and landscape constraints could be overcome through design. However, the likelihood of future limestone extraction in the area would need to be established through a Mineral Resource Assessment. Development of the site would have moderate constraints to overcome and is regarded as red/amber. If access constraints can be overcome, the site would be assessed as amber.

At the upper end of the yield it would be worthwhile contacting the landowner to undertake discussions about purchasing third party land to improve access. In addition, the site lacks a public sewer. Drainage infrastructure that exists and also goes beyond the site and would involve third parties, would need to be assessed as to capacity. (including existing nearby highway surface sewer) The site is assessed as red/amber due to the significant access constraint and likely drainage constraint, both of which require further investigation.

**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/amber.

# Land and Buildings at Hopkins Lane, Newton Abbot oz137qr

## Site Overview

**Site Reference Number:** oz137qr

**Site Name:** Land and Buildings at Hopkins Lane, Newton Abbot

**Site Description:** Site lies within the town centre of Newton Abbot. Brownfield site with variety of run down modern buildings. Set within mix of residential and commercial development and school to south.

**Total Size (ha):** 0.29

**Gross Size (ha):** 0.29 (land in Flood Zones 2 and 3a has not been discounted as the site is brownfield).

**Minimum/medium/maximum yield:** 15/22/29



### Newton Abbot - oz137qr



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## Suitability Assessment Stage A

### Strategic Policy

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

### Biodiversity

Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

### Flood Zone 3b

No part of the site is within functional floodplain.

### Conclusion

Proceed to Stage B.

## Suitability Assessment Stage B

### Access

This area would be suitable for development - cycle storage would be required as no parking would be available.

### Air Quality

Within Newton Abbot AQMA. No Environmental Health concerns.

### Ecology

Site is suitable for development. Bat and Bird survey of buildings required prior to demolition/conversion with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building. Trees should be retained if possible.

### Flood Risk, Water Quality and Drainage: Flood Zones 1, 2 and 3a.

Possibly suitable for development. Entire site is within Flood Zone 3 but there are flood defences marked on the flood map for planning. These defences should be assessed for their standard level of protection and development designed accordingly. If the level of defence allows for development SuDS policy to be followed with an appropriate surface water drainage strategy. Historical flood records indicate that the area flooded in 1979.

Development would need to be sequentially tested and demonstrate safety for its lifetime. Within defended FZ2 & 3 catchment

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Listed Buildings beyond Hopkins Lane that front onto Queen Street.

Some industrial/urban archaeological potential and impact on Listed Buildings to be assessed/evaluated to inform design and mitigation.

**Infrastructure:** Highways infrastructure - cycle storage.

**Landscape:** Within town centre setting.

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Urban land and will require Contaminated Land Assessment/Soil Tests.

**Waste:** No waste management constraints.

**Other:** A Construction and Environmental Management Plan (CEMP) may be needed.

**Climate Change Impacts:** The site lies within the centre of Newton Abbot and has easy access on foot or by bicycle to the wide range of services and facilities and public transport close by. However, it also lies within the Newton Abbot AQMA. Providing that development includes cycle storage to promote sustainable travel, the site could be developed in a way so as to have minimal negative impacts on climate change. In addition, the site lies within an area at risk from flooding, so development will need to be designed to take account of this. However, it will make use of an urban brownfield site and reduce the need to develop greenfield land. Overall, and subject to overcoming flood risk, development of the site could have minimal negative impacts on climate change.

## Site Potential

### AMBER

The site is a prime location for redevelopment within the town centre of Newton Abbot. Its redevelopment would result in an improvement to the poor appearance of the brownfield site and, subject to suitable drainage so as not to impact on flood risk, along with suitable flood risk measures for the development itself, could be developed in a sustainable way. It is not within a Minerals Safeguarding or Consultation Area. There are no listed buildings immediately adjacent to the site, but the rear of listed buildings along Queen Street adjoin the site. If there was an opportunity to improve these rear outlooks, this would greatly improve the streetscene along this part of Hopkins Lane. Subject to highways and ecology surveys, the site is regarded as amber, due to the flood constraints.

**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.

# Wain Lane Car Park, Newton Abbot x114x72

## Site Overview

**Site Reference Number:** x114x72

**Site Name:** Wain Lane Car Park, Newton Abbot

**Site Description:** Site lies to south of Ashburton Road, close to Dyrons roundabout. Hardsurfaced area used as public car park. Residential properties front onto the site immediately to the south east and there is further residential development to the south west. Coombeshead secondary school lies across Ashburton Road to north west.

**Total Size (ha):** 0.14

**Gross Size (ha):** 0.14

**Minimum/medium/maximum yield:** 7/11/14 town centre (51-100 dph)





## Suitability Assessment Stage A

### Strategic Policy

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

### Biodiversity

Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

### Flood Zone 3b

No part of the site is within functional floodplain.

### Conclusion

Although the area of the site is just below the threshold for inclusion within the HELAA, it has been included for further consideration as the potential yield of the site is above 5 units.

Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This site would be suitable for development - the car parking spaces lost would need to be replaced elsewhere. Significant constraint of lack of alternative car parking, used by college & leisure centre.

**Air Quality:** Within an AQMA. No Environmental Health concerns.

### Ecology:

Site is suitable for development. No known biodiversity interest. Plant some greenery if possible.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Some risk of surface water flooding/ponding within the site boundary. When designing access roads consider that the surrounding highways are at medium- high risk of flooding from surface water. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Active foul water infrastructure beneath site, and some above ground control cabinets. Large public sewer beneath site. Level of site is below Ashburton Road, so would be subject to surface water runoff from the road.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Grade II Listed Buildings close to site. No heritage concerns.

**Infrastructure:** Highways infrastructure - replacement car parking.

**Landscape:** Within urban context.

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Urban land and no contamination issues.

**Waste:** No waste management constraints.

**Other:** Possible noise from A383. May need a Construction and Environmental Management Plan. Dwellings lie close to the south eastern boundary of the site and any development must ensure that there is no unacceptable harm to their amenity.

**Climate Change Impacts:** The site lies close to the services and facilities of the town centre and there are both primary and secondary educational establishments within easy reach on foot or bike. A choice of public transport is available nearby and the development of the site would utilise a brownfield piece of land. Although the site is within an AQMA, there are no flood issues or trees on the site. Therefore, it could be developed with minimal negative impacts on climate change.

## Site Potential

### RED

The site lies in a prime position for redevelopment within the settlement limit of Newton Abbot. However, there is significant and active foul water infrastructure beneath site, and some above ground control cabinets. The level of the site is below Ashburton Road, so would be subject to surface

water run-off from the road. Significant constraint of lack of alternative car parking, used by college & leisure centre. Overall, the combination of constraints represent significant development constraints and therefore the site is assessed as red.

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

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

# College House, Ashburton Road, Newton Abbot mh14ym4

## Site Overview

**Site Reference Number:** mh14ym4

**Site Name:** College House, Ashburton Road, Newton Abbot

**Site Description:** Relatively flat site off Ashburton Road, accessed via a short drive. Comprises large building, previously used as nursing home and now used as post 16 education, lawned areas and areas of mature trees. Bordered by residential development to all aspects. Stone walling along Ashburton Road and mature trees in NE part of site and around east, south and west boundaries.

**Total Size (ha):** 0.85

**Gross Size (ha):** 0.85

**Minimum/medium/maximum yield:** Yield subject to access constraints



## Newton Abbot - mh14ym4



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This site would be suitable for development - access should be via Broadlands rather than on the A383, cycleway and footway connections will be required. If access via existing access, yield would need to be small.

**Air Quality:** Not within, but is close to an AQMA. No Environmental Health concerns.

**Ecology:**

Site is suitable for development. Bat and Bird survey of buildings required prior to demolition/conversion with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building. Retain as many trees as possible

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. However, the house and grounds may have local conservation interest.

**Infrastructure:** Highways infrastructure - new access from Broadlands and cycle/pedestrian links.

**Landscape:** Within urban context.

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Urban land and no contamination issues.

**Waste:** No waste management constraints.

**Other:** Possible transport noise from A383 and may require a Construction and Environmental Management Plan.

**Climate Change Impacts:** The site lies off Ashburton Road, where there is access to public transport. It is within easy reach of services and facilities via public transport, on foot or by bike. There is a local shop and primary and educational establishments within approx 350m. There are no flooding issues, but the development may require the felling of some trees and consequent release of carbon stored within them. However, overall, development of the site would have minimal negative impacts on climate change because of its location, where services and facilities can be accessed without using the private car.

## Site Potential

### AMBER

The main constraints of the site relate to possible access issues, possible heritage impacts and the presence of mature trees. Whilst the highway authority would wish to see new development served by a new access from Broadlands, rather than using the existing access onto the A383, it is assumed possible that small scale re-development could use the existing access. Given the tree constraints, it may be that only small scale development is possible. In addition, the existing building should be retained, and converted, to retain what may be a local heritage asset. Due to the combination of these constraints, the site 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 to south of Aller ug15yoz and 3313hxx

### Site Overview

**Site Reference Number:** ug15yoz and 3313hxx

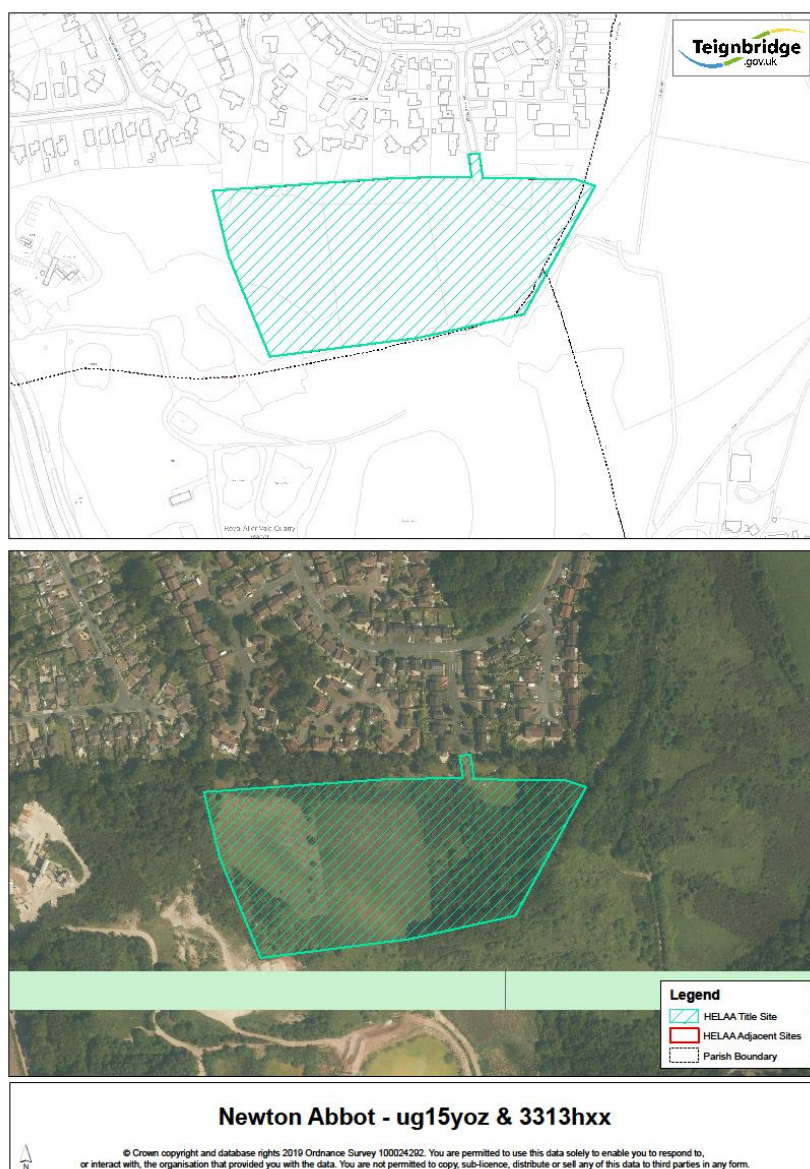
**Site Name:** Land to South of Aller, Newton Abbot

**Site Description:** This combined site includes sites ug15yoz Land forming part of property lying to south east side of Aller Brake Road and 3313hxx Land lying south of Alder Close and additional land to the west. Site lies to south of residential development of Aller. Grassed areas with dense tree strip along north (TPO). Mature trees along east and south boundaries also. Site slopes steeply (more than 1:6) in part. Potential access via Sutherland Close crosses steep part of site. Quarry to south (Zig Zag Quarry).

**Total Size (ha):** 3.8

**Gross Size (ha):** 2.4 (omitting steep land).

**Minimum/medium/maximum yield:** Yield of 60-65



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

**Flood Zone 3b:**

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access would be via the existing development, some highway improvements may be required. Access would need to cross area covered by TPO, however, lack of mature trees in this area means this may be possible.

**Air Quality :** Not within the Newton Abbot/Kingsteignton AQMA.

### Ecology

Statutory sites: South Hams SAC: Landscape Connectivity Zone. Dark GHB flight routes should be maintained.

Non statutory sites: None

SSSIs: Aller Sand Pit geological SSSI almost adjacent (to SE). (Natural England last condition assessed the SSSI in 2012 and found it to be in favourable condition, despite encroaching vegetation being apparent on the aerial photos then and now.)

Priority Habitats: broadleaved woodland (present in 2000, not in 1946/9). Loss of broadleaved woodland would be regrettable and should be compensated for if the site is developed; grassland, possibly semi-improved.

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

Euro Protected Species: Great Crested Newt: recorded close by, may use ponds in ZigZag quarry.

Mitigation measures needed. Bats – Various species probably present, lesser horseshoe roost nearby. 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: Cirl Bunting Wintering Zone.

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

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. : Access would need to be taken via Sutherland Close and the existing residential development to the north. Highway improvements will be required.

**Landscape:** Development here would erode the distinct separate identities of Newton Abbot (Aller) and Kingskerswell.

**Minerals:** Within a Mineral Safeguarding Area, but the resource has already been worked out, so no objection.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Classed as urban.

**Waste:** No waste management constraints.

**Other:** Part of the site is within an Area Tree Preservation Order this includes the area where access would need to be taken through.

**Climate Change Impacts:** The site lies on the edge of existing development of Aller. There are public transport services within walking distance and Newton Abbot station lies approx 3km away. The site is approx 2.5km from nearest primary school and approx 2km from a supermarket. There are some mature trees on site, which are protected under an Area TPO, but it appears access may be possible without the need to fell mature trees within this area. In addition, the more highly treed area in the east of the site is too steep to accommodate development and would need to be retained. Overall, the development of the site would have minor negative impacts on climate change.

## Site Potential

### AMBER

The site could be accessed via Sutherland Close. Although it passes through a steep section of land to reach the more developable flatter area, the site has sufficient capacity to make the development viable and allow the treed area in the east to remain as GI. Development is unlikely to have impacts on the exposed sand and gravel geological SSSI and, although it extends into the undeveloped land between Newton Abbot and Kingskerswell, it is considered a logical extension to the town. However, land stability of the former (and now treed) quarry face and groundwater issues will need to be investigated. Therefore, it is a deliverable site, albeit subject to moderate constraints and it is 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.

## Langford Bridge Farm and Land South of Priory Road, Newton Abbot if13b9q (part Abbotskerswell parish)

### Site Overview

**Site Reference Number:** if13b9q

**Site Name:** Langford Bridge Farm and Land South of Priory Road, including Land to east of Kingskerswell Road, Newton Abbot

**Site Description:** Site lies to the south of Newton Abbot and south east of Decoy Park. Rolling agricultural land enclosed by hedgerows with Aller Brook running through the part to the east of Kingskerswell Road. Site extends both sides of Priory Road in part and east of Kingskerswell Road to the A380. Most of the site lies within the NA3 allocation, but the part of the submitted site to south of Priory Road lies outside the NA3 allocation. There is also an area of land to the east of Kingskerswell Road that lies within the NA3 allocation for Green Infrastructure, but which lies outside the area of land recently granted outline planning permission. This area has not been assessed due to its requirement to provide green infrastructure.

**This pro forma assesses the area of land to the south of Priory Road that lies outside the NA3 allocation.**

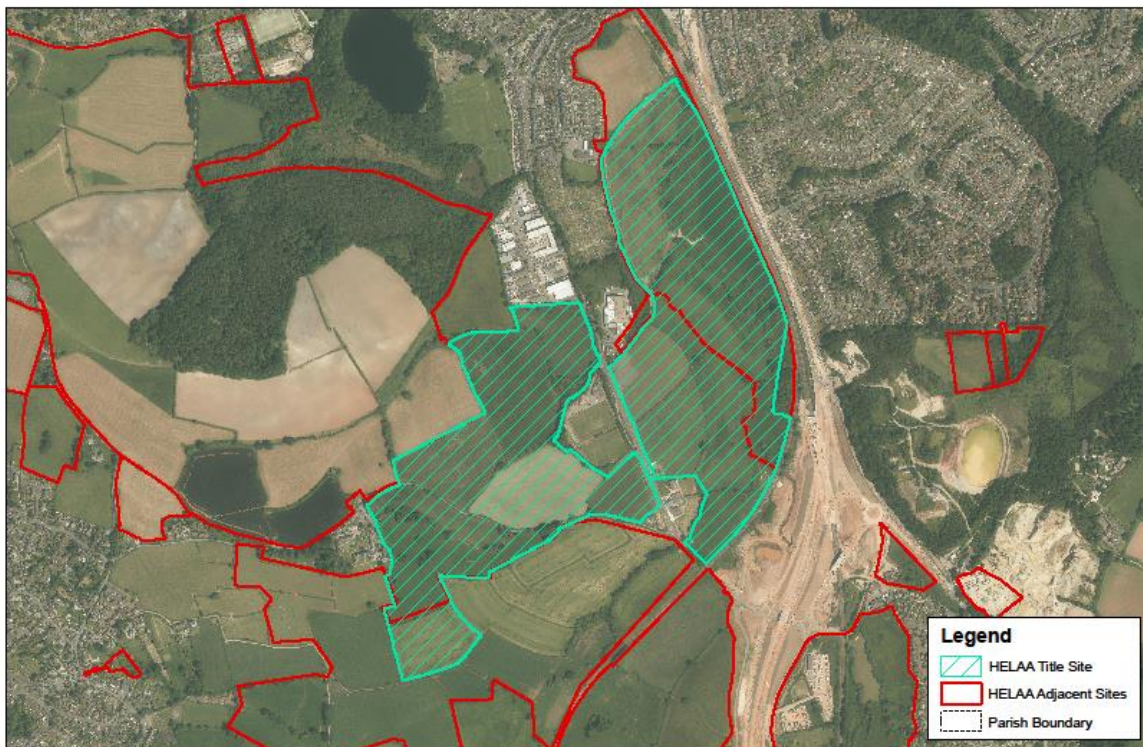
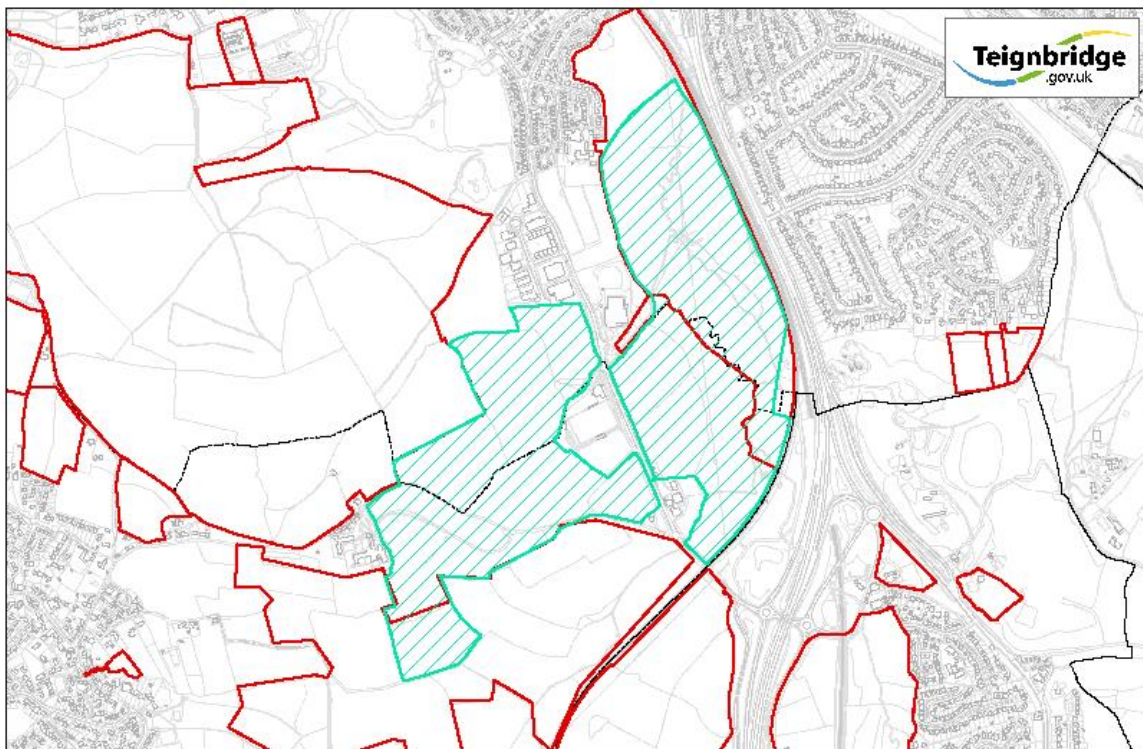
**Total Size (ha):** 9.68

**Gross Size (ha):** 9.68

**Minimum/medium/maximum yield:** Potential for approx. 500 units when combined with sites hv13be8 (Kingskerswell parish) and uj137p9 (Abbotskerswell parish). Therefore, likely yield around 350 for combining with uj137p9 only.

See next page for site map





## Abbotskerswell - if13b9q



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

**Flood Zone 3b:** None of the site south of Priory Road is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access would be from Priory Road / Langdon Bridge, which is narrow with passing places. Highway improvements would be required. Good sustainable travel links to town.

**Air Quality :** Not within the Newton Abbot/Kingsteignton AQMA, but close to it.

**Ecology:**

The wider site is already allocated in Local Plan as NA3, including both development and GI. The area south of Priory Road is not currently allocated and comments below relate to this area.

**European sites:** South Hams SAC: The site is within SAC Landscape Connectivity Area. Appropriate Assessment may be needed. As a minimum, dark flyways should be retained.

**Non statutory sites:** Within 100m of the Unconfirmed Wildlife Site at The Priory - broadleaf woodland.

**SSSI:** None

**Ancient Woodland:** None

**Priority Habitats:** species-rich hedges; parkland. The parkland trees should be retained, preferably in a grassland environment.

**Other Habitats/ Features:** arable/improved pasture; possibly semi-improved pasture; standard trees.

**European Protected Species:** Great Crested Newt - known GCN breeding ponds within 50m of northern part of site. GCNs may well use the terrestrial habitat on this site, e.g. hedges and rough grassland. Surveys of terrestrial and aquatic habitat, mitigation and compensation will be needed, including retention of hedges, with buffers. Bats – various species are likely to be present, 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; part of the site is within a cirl bunting breeding territory zone. A proportional compensation payment will be required.

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

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:** Development could result in harm to the setting of The Priory, which is a Grade II\* Listed Building. Proximity to the listed building and design will need to be carefully considered but some/all development may not be acceptable. This site lies in an area where prehistoric activity is recorded in the surrounding landscape. 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:** New access from Priory Road / Langford bridge area, highway improvements and sustainable travel links would be required.

**Landscape:** Site lies in countryside between Newton Abbot and Abbotskerswell / Kingskerswell, and development could erode the separation between Newton Abbot and these villages. The site is only approx 700m from the centre of Abbotskerswell.

**Minerals:** No part of the land to the south of Priory Road is affected by minerals constraints.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Agricultural grades 2 and 3 land.

**Waste:** No waste management constraints.

**Other:** The land to the south of Priory Road lies adjacent to land that has been granted planning permission:

19/00238/MAJ - planning permission granted: Hybrid planning application seeking full planning permission for part link road and vehicular access point to the site from Kingskerswell Road, phased outline planning permission for residential led mixed use development comprising up to 450 dwellings within Use Class C3, a local centre of up to 279 sq metres (GIA) with in Use Classes A1, A2, A3, D1 and D2, up to 22,000 sq metres of employment uses including all B class uses, infrastructure and associated development including demolition or conversion of existing farm buildings. Points of access and part link road submitted in full detail for approval with all other matters reserved.

**Climate Change Impacts:** Development on land to the south of Priory Road could join into the sustainable travel links that will be provided as part of the NA3 development, the closest of which runs along Priory Road, and would benefit from the new neighbourhood facilities, including education, to be provided in the eastern of the 2 new Neighbourhood Centres, within 1km of the site. The site lies around 2.3km from an existing supermarket and around 2.7km from the railway station. Subject to the provision of walking and cycling links, the development of the site could be done in a way that had minor negative impacts on climate change, including air quality.

## Site Potential

### Amber - Land to South of Priory Road

The land to the south of Priory Road lies within the countryside between Newton Abbot and Abbotskerswell. Development here would reduce the physical break between the settlements by encroaching into the countryside south of Priory Road, and lying within 600m of Abbotskerswell. The setting of The Priory would be impacted upon by development immediately to its east and, given its II\* status, this would be a significant constraint to be overcome. Ecology constraints will require mitigation, which may reduce the capacity of the site, as would the difficult topography. In addition, access would be via Priory Road, which is a physically constrained, mainly single width, lane. Should the site be developed along with adjacent land (uj137p9 Land at Langford Bridge) access may be possible, but would be difficult. Timing is also a major constraint, as any development to the south of Priory Road will be dependent on the building out of NA3 and its infrastructure. Overall, given the combination of topography, timing, landscape, heritage and ecology constraints, development of the land to the south of Priory Road is regarded as having moderate to significant constraints to be overcome and is regarded as amber.

Difficult topography will reduce yield, as will need to retain significance of the setting of The Priory Grade II\* Listed Building and bat corridors. Developers may be wary, given the strength of objection to NA3. Access will be difficult. 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. However, could be a logical extension to NA3.

**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 land to the south of Priory Road as amber, but for a reduced yield and combined with adjacent sites of uj137p9 Land at Langford Bridge and hv13be8 Land South of Langford Bridge.

## Land east of Kingskerswell Road, Newton Abbot if13b9q (part) and zp77pqq (part)

### Site Overview

**Site Reference Number:** if13b9q and zp77pqq

**Site Name:** Land east of Kingskerswell Road, Newton Abbot

**Site Description:** Site lies to the east of Kingskerswell Road, and west of the A380. Aller Brook runs through the site.

The site has been included within both submissions if13b9q (Langford Bridge Farm and Land South of Priory Road ) and zp77pqq (Wolborough Barton).

**This assessment relates to land east of Kingskerswell Road only.**

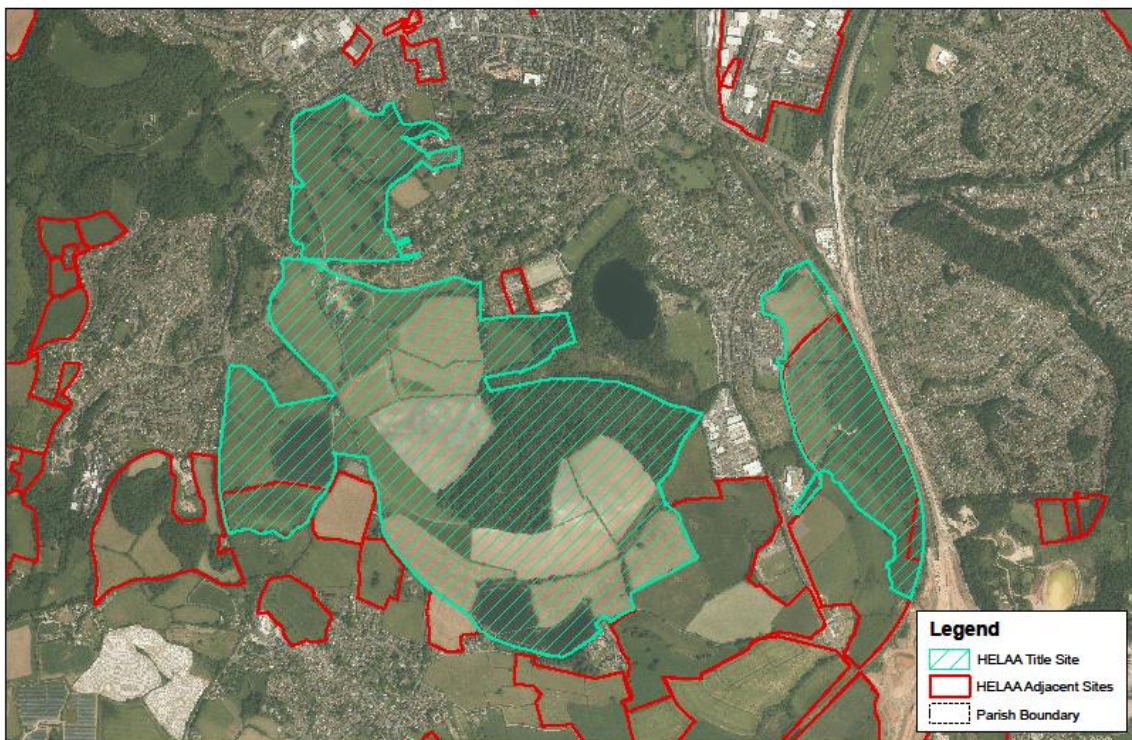
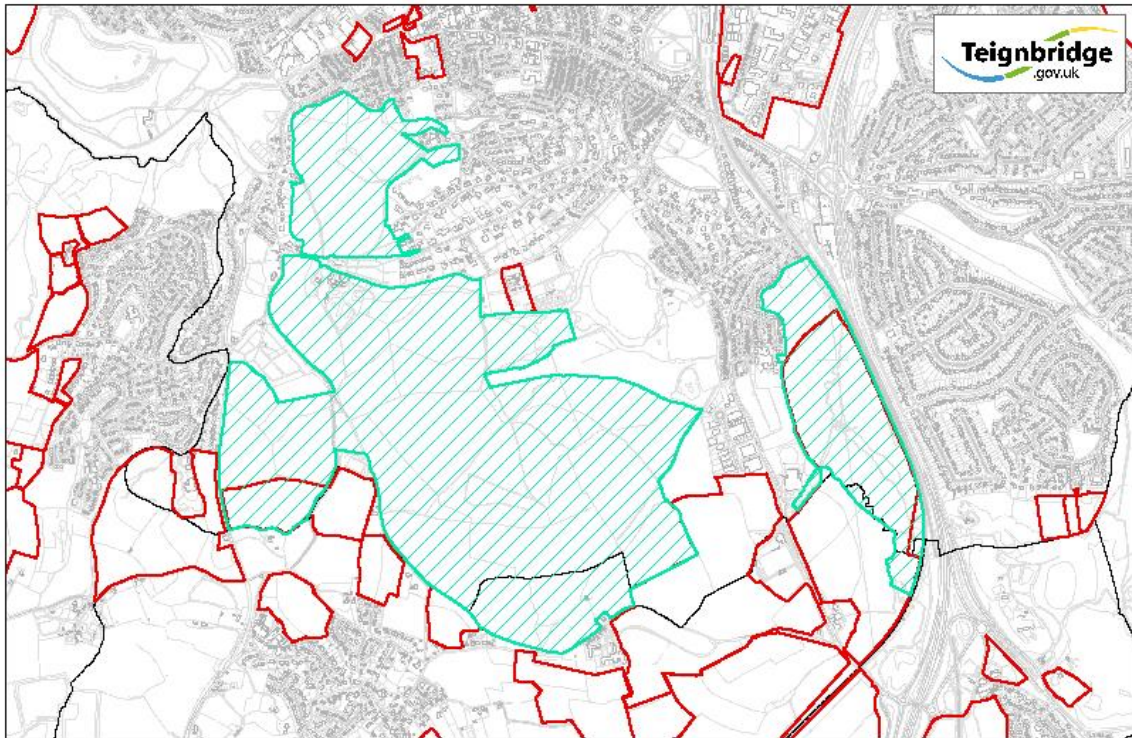
**Total Size (ha):** 31.8

**Gross Size (ha):** 0 ha remains outside of the area with outline planning permission (19/00238/MAJ) and outside Flood Zone 3

**Minimum/medium/maximum yield:** n/a

See map/aerial image on next page



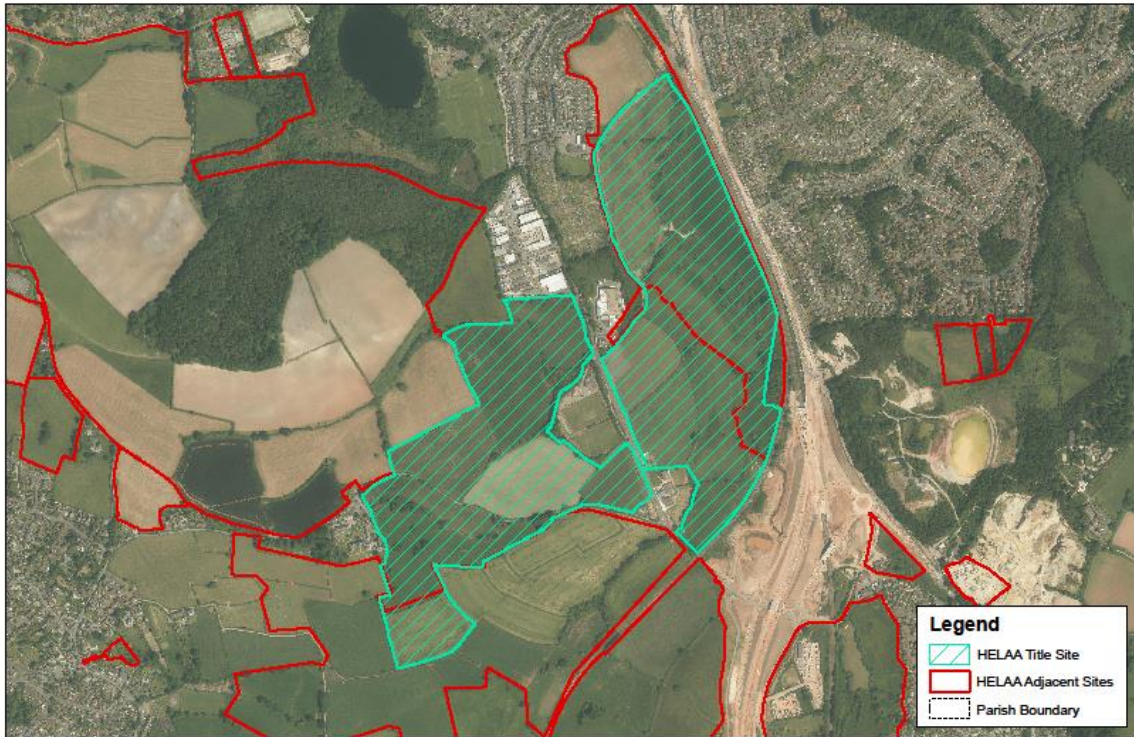
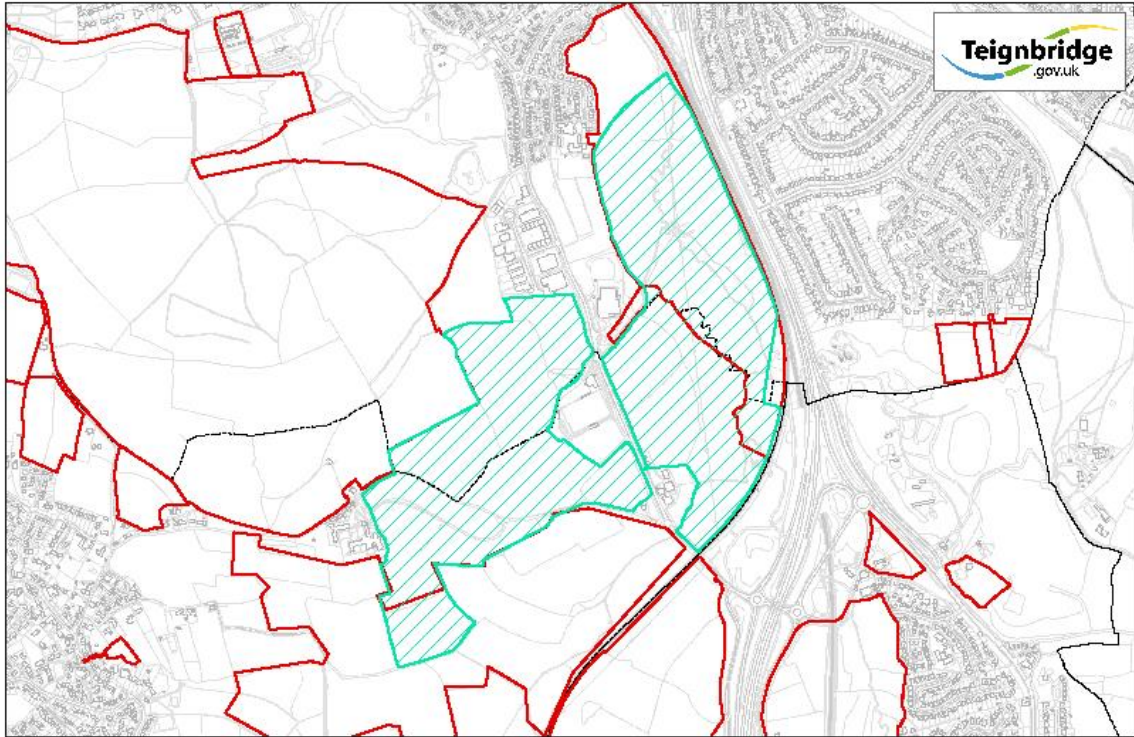


## Newton Abbot - Zp77pqq



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## Abbotskerswell - if13b9q



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## Suitability Assessment Stage A

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

**Biodiversity:** Refer to SAC Landscape Connectivity Area, HRA recreational buffer etc.... If not already done, or update if it refers to old bat flyways.

**Flood Zone 3b:** Most of the site is within part of the site is within functional floodplain.

**Conclusion:** Part of the site has outline planning permission.

The remaining part of the site is within Flood Zone 3 and is discounted.

## Wolborough Barton, Newton Abbot zp77pqq

### Site Overview

**Site Reference Number:** zp77pqq

**Site Name:** Wolborough Barton

**Site Description:** Site lies to the south of the town and west and south of Decoy Park. It is within the Local Plan NA3 allocation. Variety of fields with hedgerow boundaries or varying slopes, some of which are too steep for development. Flatter land to east of Kingskerswell Road is addressed under the site assessment for "if13b9q (part) and zp77pqq (part) Land East of Kingskerswell Road". The area includes the housing development areas identified as Neighbourhoods 1, 2 and 3 in the Draft Development Framework Plan for the site.

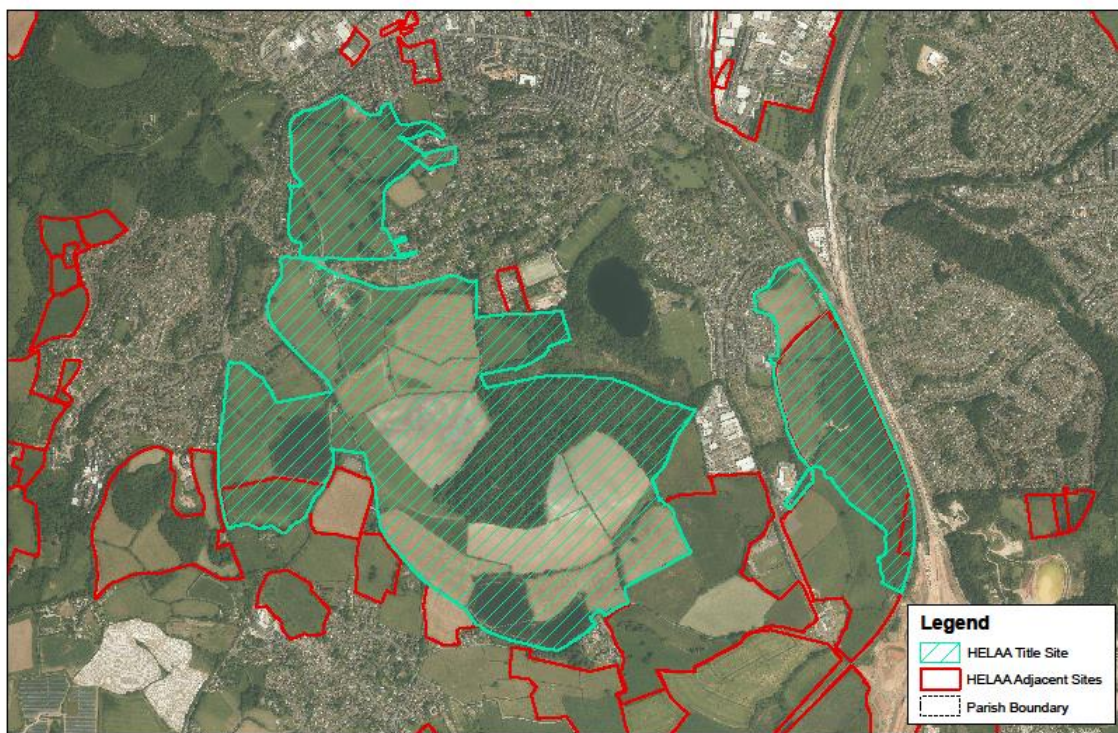
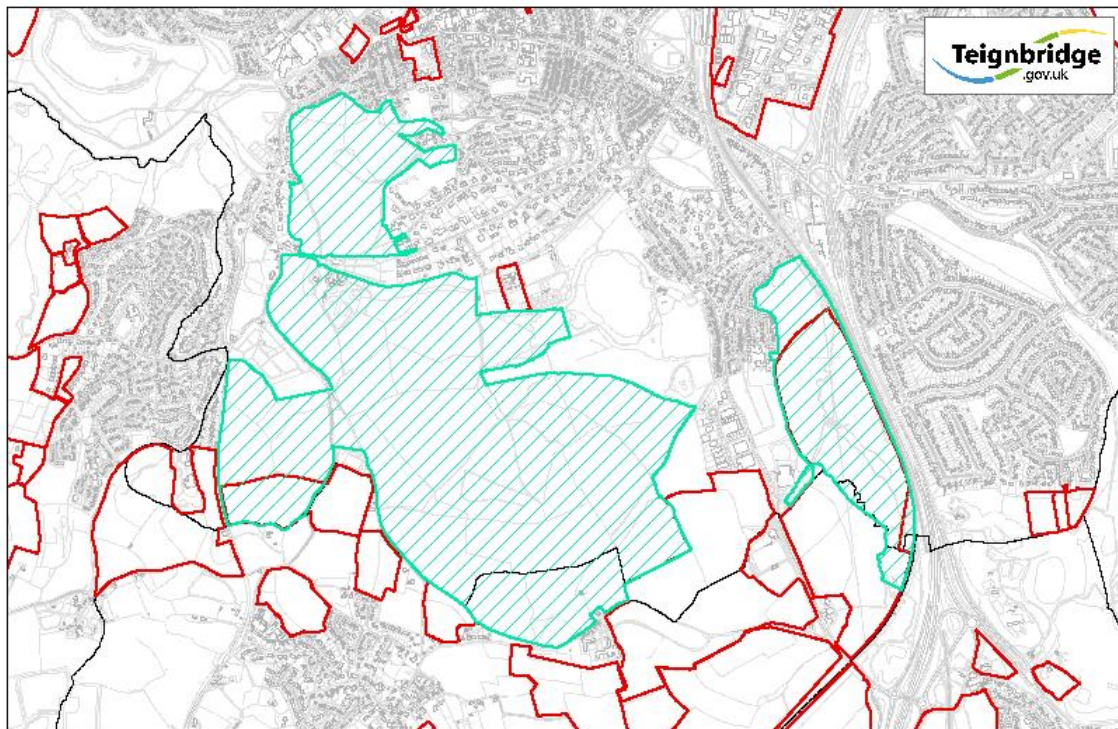
**Total Size (ha):** Approx 166

**Gross Size (ha):** The submitted site is within the Local Plan allocation NA3 and has outline/full planning permission.

**Minimum/medium/maximum yield:** Policy NA3 sets out the following:

- a. 1,210 dwellings (including custom build), house and flats and other uses within Class C3
- b. A Primary School
- c. 12,650 sq m gross of Employment floorspace within Use Class B1
- d. 5,500 sq m gross of Care Home floorspace within Use Class C2 in no more than two individual facilities
- e. 1,250 sq m gross of community facilities floorspace within Use Class D1
- f. 1,250 sq m gross of Retail / Local Centre floorspace within Use Classes A1/A3/A4 and/or A5 (cumulative)
- g. Car parking and other miscellaneous uses including public bicycle interchange / storage facilities, substations, waste storage and recycling facilities

see next page for map/aerial image.



## Newton Abbot - Zp77pqq



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## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

**Flood Zone 3b:** The majority of the part of the site east of Kingskerswell Road is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The Local Plan Policy NA3 requires the provision of a vehicular route connecting the A380 South Devon Link Road with the A381. The illustrative masterplan of outline permission 17/01542/MAJ shows the route of this link road along with new public transport stops, and pedestrian and cycle links towards the town centre.

**Air Quality:** Not within the Newton Abbot/Kingsteignton AQMA, but close to it. The provision of bus stops, pedestrian and cycle links will help to reduce the use of the private car.

### Ecology:

The planning permission includes conditions relating to ecology.

No development shall take place within an approved phase of the development hereby permitted until an ecological mitigation strategy for that phase has been submitted to, and approved in writing by, the local planning authority. The strategy shall be based on the proposed mitigation in the Chapter 8 of Volume 2 of the Environmental Statement submitted as part of the planning application and the submitted GHB mitigation plan (and addendum dated 8 March 2019). The Development shall be carried out and maintained in accordance with the approved strategy.

No development shall take place on any phase of the development until a Landscape and Ecology Implementation and Management Plan (LEMP) for that phase has been submitted to and approved in writing by the local planning authority. The LEMP shall include a timetable for implementation of the landscaping and ecology work and details of the management regime. The LEMP shall be implemented in accordance with the approved details.

**Flood Risk, Water Quality and Drainage:** The outline planning permission includes conditions relating to the use of SuDS, requirement for Flood Risk Assessment and protection of Wolborough Fen.

- No development shall take place until details of a strategy for sustainable surface water and ground water drainage (SUDS) (including temporary drainage provision during construction) including mechanisms for ongoing management has been submitted to and approved in writing by the local planning authority. No development on any individual phase shall take place until details of sustainable surface water and ground water drainage (including temporary drainage provision during construction) for that phase to accord with the submitted Flood Risk Assessment have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and the surface water drainage infrastructure shall be retained and maintained in operational order thereafter.
- No development shall take place within the Wolborough Fen SSSI hydrological catchment unless and until a Scheme (based upon an evidence base agreed with the local planning authority in consultation with Natural England) has been submitted to and approved by the local planning authority in consultation with Natural England which sets out detailed measures to ensure that the development does not have an adverse impact on the integrity of the Wolborough Fen SSSI during the construction or operation of the development. The development shall thereafter proceed in accordance with the approved details.

**Heritage and Archaeology:** Impacts on heritage assets have been considered to be acceptable and the illustrative masterplan shows buffers to prevent harm to the setting of the Grade I Listed church.

The planning permission includes a condition relating to archaeology:



No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme.

**Infrastructure:**

- Primary School
- 1,250 sq m gross of community facilities floorspace within Use Class D1
- 1,250 sq m gross of Retail / Local Centre floorspace within Use Classes A1/A3/A4 and/or A5 (cumulative)
- Car parking and other miscellaneous uses including public bicycle interchange / storage facilities, substations, waste storage and recycling facilities
- The delivery of the spine road through the site to the eastern boundary of the site (to enable its continuation through to Kingskerswell Road and the A380) prior to the occupation of the 500th dwelling.

**Landscape:** Impacts on the landscape have been judged to be acceptable in granting permission.

**Minerals:** Most of site is within a Minerals Safeguarding Area and Minerals Consultation Area (aggregates).

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Mix of agricultural grade and 3 land, and urban.

**Waste:** No waste management constraints.

**Other:** The site has been granted a hybrid of outline and full planning permission as described below:

- Outline planning permission for mixed use development comprising circa 1210 dwellings (C3), a primary school (D1), up to 12650 sq m of employment floorspace (B1), two care homes (C2) providing up to 5,500 sq m of floorspace, up to 1250 sq m of community facilities (D1), a local centre (A1/A3/A4/A5) providing up to 1250 sq m of floorspace, open space (including play areas, allotments, MUGA) and associated infrastructure (Means of Access to be determined only); and
- Full planning permission for a change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works.

**Climate Change Impacts:** The site lies on the edge of the existing development of Newton Abbot, and is relatively close to the services and facilities provided within the town, including the town centre and station. The development would provide a new link road between the A380 and A381, reducing congestion within the town centre AQMA. It would provide pedestrian, cycle and public transport links, which would enable people to travel by sustainable modes. It would include local facilities, such as shops and community facilities, including education, which would reduce the need to travel. Whilst there are climate change related constraints, including Wolborough Fen SSSI and the area liable to flooding to the east of Kingskerswell Road, the draft Development Framework Plan sets out strategies to protect these interests. Overall, the development of the site could be done in a sustainable way with minimal impacts on climate change.

In addition, the planning permission requires:

No development shall commence on any phase until a low emissions strategy for mitigating the air quality impacts of the relevant phase (including the construction of the relevant phase) has been submitted to and approved in writing by the local planning authority. The approved strategy shall be implemented in accordance with the timescales set out therein. Any measures which are required to be retained shall be maintained throughout the life of the development.



## Site Potential

### GREEN

The site has been granted planning permission and is therefore 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.

# Coach Road Nursery, Newton Abbot znr123x

## Site Overview

**Site Reference Number:** znr123x

**Site Name:** Coach Road Nursery, Newton Abbot.

**Site Description:** Site set within southern part of town. Site lies to south of Coach Road, between football pitch and allotments. Residential development to north and woods to south. Former horticultural site/nursery use that comprises glasshouses, hard surfaced areas and growing areas.

**Total Size (ha):** 1.09

**Gross Size (ha):** 1.09

**Minimum/medium/maximum yield:** Yield subject to highways.



## Suitability Assessment Stage A

### Strategic Policy

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

### Biodiversity

Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

### Flood Zone 3b

No part of the site is within functional floodplain.

### Conclusion

Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site is accessed off Coach Road which is a C Class County road restricted to 30mph. The road is narrow, and vehicles tend to use residential accesses as informal passing places. There are no streetlights or footways making links to either Ogwell or Newton Abbot unattractive. It is unlikely the provision of a new footway could be achieved. Although visibility may be achievable for the speeds of the traffic, it is likely that the Highway Authority may object to development.

**Air Quality:** Not within AQMA but there is an AQMA within Newton Abbot/Kingsteignton.

### Ecology:

European sites: South Hams SAC: in Landscape Connectivity Zone, HRA may be required, informed by bat activity surveys. As a minimum, dark flyways should be retained.

Non-Statutory Sites: close to Decoy Country Park and Stray Park Meadow County Wildlife Site – buffer zone needed for woodland and stream to south of site.

SSSIs: drains into Wolborough Fen SSSI. Hydrology and water quality of SSSI MUST be protected.

SUDS and protection for stream at south of site needed.

Ancient woodland: None

Priority Habitats: Species-rich hedges, broadleaved woodland, pond, stream. Adjacent to traditional orchard.

Other habitats: trees, rough grassland, scrub, bare ground, hardstanding, buildings, amenity grass.

Trees and adjacent woods should be retained, with RPZs. Building surveys for bats/birds needed.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone. Pond might support them – survey needed. If present, mitigation and compensation will be needed

Other protected species: Cirl bunting Wintering Zone.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Limited areas within the site are subject to surface water flood risk. Foul drainage has to be pumped and a pumping station will be needed on site. Surface water would drain into Decoy Lake and it is likely that a financial contribution would be required towards the management of surface water.

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building - Grade I St Mary's Church lies 500m to the west. No Listed Buildings within or adjacent to site. Archaeological potential will need investigating.

**Infrastructure:** Highway improvements and pedestrian and cycle links (though it may not be possible to provide these).

**Landscape:** Low sensitivity site adjacent to existing development. No concerns in principle, however, development should respond to the distinctive characteristics of the area, which in this context comprise the Italianate villas of Wolborough Hill/ Forde Park.

**Minerals:** Site is located in a Minerals Safeguarding Area and Minerals Consultation Area (Aggregates) but no objection on the basis of the comments raised through the allocation of NA3.

**Safety:** No overhead electricity lines or gas pipes

**Soils and Contamination:** Agricultural grade 3 land. Soils and Contamination Desk top Phase 1 Assessment would be required at planning application stage.

**Waste:** No waste management constraints.

**Other:** Site lies close to NA3 allocation.

**Climate Change Impacts:** The site lies within 1.5km walking distance (800m as the crow flies) of the town centre and, subject to improved pedestrian and cycle links, could access a wide range of services and facilities on foot or by bike, including public transport. Subject to the retention of the mature trees enclosing the site, the site could be developed in a way that has minimal negative impacts on climate change.

## Site Potential

### AMBER

The site has attracted concern from DCC highways, due to the narrow width of the road and lack of footways. However, the existing use attracts traffic movements and a commensurate level of traffic would not be objected to. It is accepted that footways into town exist close by, but a route towards Penn Inn would involve travel along Coach Road or through Decoy Park. There are foul drainage constraints, and a pumping station will be needed on site, along with possible financial contributions towards off site surface water management, which drains into Decoy Lake. Whilst ecology constraints are likely to be able to be mitigated, this may reduce the capacity of the site and development will need to ensure that it does not result in harm to the nearby Wolborough Fen SSSI. However, considered a good use of a brownfield site, close to high level services and does make sense with nearby allocated development sites. Therefore it is assessed as amber.

**Availability Assessment:** The site would be available within 6-10 years.

**Achievability Assessment:** The HELAA Panel agrees assessment of the site as amber, for a reduced yield that is subject to highways constraints.

## Greenhill Barns, Howton Road zat268x

### Site Overview

**Site Reference Number:** zat268x

**Site Name:** Greenhill Barns, Howton Road, Newton Abbot

**Site Description:** Site lies to the north of Newton Abbot and comprises a field area linked to Greenhill Barns. The land is sloping in part of the central section with a gradient of more than 1:6. Contains tree cover on western side of land and drainage channel.

Within NA1 allocation and shown on Illustrative Masterplan of Supplementary Planning Document as Green Infrastructure.

**Total Size (ha):** 0.53

**Gross Size (ha):** 0.36 (once steep area in middle of site is removed)

**Minimum/medium/maximum yield:** 7 / 9 / 11





## Suitability Assessment Stage A

### Strategic Policy

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

### Biodiversity

The site lies within a South Hams SAC Landscape Connectivity Zone, Cirl Bunting consultation zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from stage A.

### Flood Zone 3b

No part of the site is within functional floodplain.

### Conclusion

Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access via Howton Road. May need highway improvements and sustainable travel links.

**Air Quality:** Not within an AQMA but there is an AQMA within Newton Abbot/Kingsteignton.

### Ecology:

European sites: South Hams SAC: in Landscape Connectivity Zone, HRA may be required, informed by bat activity surveys.

Non-Statutory Sites: None

SSSIs: None

Ancient Woodland: None

Priority Habitats: Species-rich hedges, broadleaved woodland, stream.

Other habitats: trees, rough grassland. Trees should be retained, with RPZs.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Other protected species: Cirl Bunting Breeding Territories - It may also provide wintering habitat. Standard Compensation payment will be required.

In addition, the HRA work associated within the Framework Plan identified a predicted bat flyway along the watercourse running along the west boundary and, identified the western half of the site as potential foraging area. The flyway will need to be retained and protected and foraging areas either protected or their loss compensated.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. 1:1,000yr chance of surface water flooding in SW corner.

**Heritage and Archaeology:** Not within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site. Archaeological potential will need investigating.

**Infrastructure:** Highway improvements and sustainable travel links would likely be required.

**Landscape:** Given the lack of existing or allocated built development, development of the site would result in piecemeal erosion of the character of the site and surroundings.  
Within 5km DNP.

**Minerals:** No minerals constraints.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** The site lies within an area identified for Green Infrastructure within the Supplementary Planning Document for Local Plan allocation NA1.

**Climate Change Impacts:** The site lies within easy reach of the services and facilities of Newton Abbot and could potentially link into the sustainable travel links being provided as part of the NA1 development. The development would utilise grade 3 agricultural land, however, due to its location the site could be developed in a way that would have minimal negative impacts on climate change, subject to the provision of sustainable travel infrastructure.

## Site Potential

### RED

The submitted site lies wholly within an area allocated for GI in the NA1 Development Framework Plan. This GI is to ensure that the NA1 development has no adverse impacts on the Greater Horseshoe Bat population of the South Hams SAC. Work undertaken in association with the HRA identified a predicted bat flyway along the west boundary of the site and half of the site to be potential foraging area. In addition, the site is divorced from other areas of housing within the DFP and would require highway improvements and sustainable travel links. Given the small area of the site (0.2ha) once the land used for foraging is removed, and the ecological mitigation required, along with other infrastructure, the development of this site is considered subject to significant constraints and is regarded as red.

**Availability Assessment:** Unknown timescale.

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