



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ogwell Parish

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Land adj Alfred on Sea, Ogwell - rd13ffo

Site Overview

Site Reference Number: rd13ffo

Site Name: Land Adjacent Alfred on Sea Road, Ogwell

Site Description: Sloping meadow/grass site bordered by mature trees, that lies at the rear of existing residential properties on the southern edge of East Ogwell.

Total Size (ha): 0.95ha

Gross Size (ha): 0.32ha

Minimum/medium/maximum yield: 6 / 8 / 10 (suburban/rural)



Ogwell - rd13ffo



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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 South Hams SAC Landscape Connectivity Zone and Cirl Bunting wintering zone but no issues that would rule out site at Stage A.

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 a C Class county road subject to the national speed limit (60mph), via what appears to be a long and fairly narrow private drive with inadequate visibility splays. There are no footway links to the village and there is a lack of street lighting. Although there have been no collisions recorded, the visibility at the access is poor and is unlikely to be suitable. This would be difficult to overcome.

Air Quality: The site is close to, but not within an AQMA. Any development would be required to maximise sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot & Kingsteignton AQMA.

Ecology:

European Sites: within South Hams SAC Landscape Connectivity Zone. It is essential that dark GHB flight routes are maintained.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Buttercombe Moor Copse 'Other Site of Wildlife Interest' (woods, scrub, grassland).

Priority Habitats: Species-rich hedges. Other Habitats/ Features: pasture, possibly semi-improved; mature trees.

Other Habitats/Features: Pasture, possibly semi-improved; mature trees.

European Protected Species: various bat species may 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, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Site lies within a Cirl Bunting wintering zone.

Invasive species: Japanese Knotweed on site or nearby.

Flood Risk, Water Quality and Drainage: Site is in Flood Zone 1. It is not within a critical drainage area.

Heritage and Archaeology: No anticipated archaeological impact.

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

Infrastructure: No comments

Landscape: No concerns. Medium sensitivity (at interim assessment). Reduce to low - medium sensitivity.

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

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site is within walking distance of Canada Hill Primary School (c.900m) and bus stops along the A381 (c. 1km). There is no convenience store or other facilities in easy walking distance, although Newton Abbot town centre is accessible via dedicated footpaths as well as regular bus services (c. 2.5km away). Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

RED

It is not clear how a suitable access into the site would be achieved and whether or not safe connections could be established onto the adjoining estate road. As such, although other constraints are likely to be able to be mitigated, development may not be achievable. The site is therefore assessed as red, because it has significant access constraints.

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

Achievability Assessment: The HELAA Panel shared concerns about access and agrees with the officer site assessment of red.

Land NE of Undercleave, Canada Hill, Ogwell - ks15ya8

Site Overview

Site Reference Number: ks15ya8

Site Name: Land NE of Undercleave, Ogwell

Site Description: This sloping site lies on the northern edge of East Ogwell to the north east of Undercleave, Canada Hill. It is bordered by woodland to the north and residential properties to the south.

Total Size (ha): 1.29ha

Gross Size (ha): 0.57ha

Minimum/medium/maximum yield: 9 / 12 / 14 (suburban/rural) but yield of 6 more achievable.



Suitability Assessment Stage A

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

Biodiversity: Adjacent to River Lemon Valley Woods SSSI and related habitats, within South Hams SAC Landscape Connectivity Zone and Cirl Bunting wintering zone but no issues that would rule out site at Stage A.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: The site does not meet the County highway and there may be a ransom strip (possibly owned by no. 63). In addition the access has to cross a small area of steep land.

Air Quality: The site is close to, but not within an AQMA. Any development would be required to maximise sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot & Kingsteignton AQMA.

Ecology:

European Sites: None

SSSI: Adjacent to River Lemon Valley Woods SSSI and related habitat. This woodland, to the north of the site, must be protected with a wide buffer and fencing to prevent recreational use.

Ancient Woodland: None

Non Statutory Sites: None

Priority Habitats: Species-rich hedges; broadleaved woodland adjacent.

Other Habitats/Features: Improved or semi-improved grassland; thick treelines.

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

Other Protected Species: Site lies within a Cirl Bunting wintering zone.

Flood Risk, Water Quality and Drainage: No part of the site is within functional floodplain.

Heritage and Archaeology: This site lies in an area of archaeological potential with regard to prehistoric activity 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.

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

Infrastructure: No comments

Landscape: Moderate / Low Sensitivity. Site is elevated above the existing line of houses but if designed well could blend in with surrounding development.

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

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site is within walking distance of Canada Hill Primary School (c.500m) and less than 300m from a bus stop along Larksmead Way. There is no convenience store or other facilities in easy walking distance, although Newton Abbot town centre is accessible via dedicated footpaths as well as regular bus services (c. 2.5km away). Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is

considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER /RED

The site could be suitable for residential development but there are various constraints which need to be overcome, including proximity to the SSSI and minerals. Topography of site reduces the area available for development to the southern part only, beyond which the site slopes steeply. Collectively these could reduce the yield. The major constraint is access as it does not meet the County highway and there may be a ransom strip preventing a viable development. If access constraints could be overcome there is potential for the site to be developed.

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

Achievability Assessment: The HELAA Panel agrees that the lack of access represented a significant constraint to development, especially given the reduced yield due to topography, and agrees with the assessment of the site as red. However, the Panel also agrees that, if access constraints are overcome, the site would only have medium constraints to be overcome and should be assessed as amber.

Land South of Undercleave, Canada Hill, Ogwell - 0o15y2s

Site Overview

Site Reference Number: 0o15y2s

Site Name: Land South of Undercleave, Canada Hill, Ogwell

Site Description: Agricultural field parcel on the western edge of Canada Hill, standing to the south of Undercleave House,

Total Size (ha): 0.92ha

Gross Size (ha): 0.74ha

Minimum/medium/maximum yield: 12 / 15 / 18 (suburban/rural)



Ogwell - 0o15y2s



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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 South Hams SAC Landscape Connectivity Zone and Cirl Bunting wintering zone but no issues that would rule out site at 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 would be via the existing development, some highway improvements may be required.

Air Quality: The site is close to, but not within an AQMA. Any development would be required to maximise sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot & Kingsteignton AQMA.

Ecology:

European Sites: None

SSSI: None within or adjacent to the site, although SSSI sites are located a short distance from the northern and southern edges.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Undercleave Wood Unconfirmed Wildlife Site – broadleaved woodland, which must be protected with a wide buffer and fencing to prevent recreational use.

Priority Habitats: Species-rich hedges; broadleaved woodland adjacent.

Other Habitats/Features: Improved or semi-improved grassland; thick treelines.

European Protected Species: Bats – greater horseshoe bat roost in building adjacent at NE. Various species are likely to be present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Site lies within a Cirl Bunting wintering zone.

Flood Risk, Water Quality and Drainage: No part of the site is within functional floodplain.

Heritage and Archaeology: This site lies in an area of archaeological potential with regard to prehistoric activity 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. CONCERN Risk of encroachment into setting of Bradley Manor. Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

Infrastructure: No comments

Landscape: Low to medium sensitivity. Sloping parcel, parts of which are at a relatively high elevation. Edge of town, but contained by wooded ridge.

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

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: None

Climate Change Impacts

The site is within walking distance of Canada Hill Primary School (c.300m) and less than 500m from a bus stop along Larksmead Way. There is no convenience store or other facilities in easy walking distance, although Newton Abbot town centre is accessible via dedicated footpaths as well as regular bus services (c. 2.5km away). Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

YELLOW

There are some minor constraints identified which need to be mitigated. The minerals objection is more significant but if it can be overcome and access improvements made then the site is considered to be a suitable location for development.

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

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

Mill Lane, East Ogwell - 9p14y42

Site Overview

Site Reference Number: 9p14y42

Site Name: Mill Lane, East Ogwell

Site Description: Long rectangular area of sloping grassed land that lies adjacent to Ogwell Mill Lane

Total Size (ha): 0.49ha

Gross Size (ha): 0.32ha

Minimum/medium/maximum yield: 6 / 8 / 10 (suburban/rural)



Ogwell - 9p14y42



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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 South Hams SAC Landscape Connectivity Zone and Cirl Bunting wintering zone but no issues that would rule out site at 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 would be via Mill Lane which is narrow. Highway improvements would be required.

Air Quality: The site is close to, but not within an AQMA. Any development would be required to maximise sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Newton Abbot & Kingsteignton AQMA.

Ecology:

European Sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Eastern arm adjacent to East Ogwell Village Green Unconfirmed Wildlife Site (woodlands, grassland).

Priority Habitats: Species-rich hedges.

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

European Protected Species: various bat species may 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, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Site lies within a Cirl Bunting wintering zone.

Flood Risk, Water Quality and Drainage: No part of the site is within functional floodplain.

Heritage and Archaeology: No anticipated archaeological impact. Within buffer of Grade I or II* Listed Building. A Grade II Listed Buildings lies adjacent to the site.

Infrastructure: No comments

Landscape: Moderate / Low Sensitivity. Part of site within a Locally Important View set out in the Neighbourhood Plan.

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

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site is located within the older part of the village which is more detached from the primary school and centre of Newton abbot than other sites being considered. However, it is within easy walking distance of a bus stop providing regular trips into Newton Abbot and also benefits from close proximity to a church, playground and large area of open space, pub and village hall. As such, development is considered to have a minor negative impact on climate change.

Site Potential

YELLOW

There are some minor constraints identified which need to be mitigated. The minerals objection is more significant but if it can be overcome and access improvements made then the site is considered to be a suitable location for development.

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

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