



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Shaldon Parish

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## Land at Platway Lane 8f13b1j

### Site Overview

**Site Reference Number:** 8f13b1j

**Site Name:** Land at Platway Lane, Shaldon

**Site Description:** The land is located on the southern edge of Shaldon, bordering residential properties to the west and north. The majority of the land is sloped with a gradient of more than 1:6; flatter areas are limited to the western and eastern corners. Agricultural use with recently erected pole barn at western end.

**Total Size (ha):** 1.6

**Gross Size (ha):** 0.2 once steep area removed (0.12 adj to existing development and an isolated 0.08 beyond the steep area)

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



## Suitability Assessment Stage A

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

**Biodiversity:** The site is within South Hams SAC Landscape Connectivity Area, the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Poor access and very narrow roads to access this site. Overriding highway objection to any scale of development.

**Air Quality:** The site is not within an AQMA. However, there is an AQMA at Bittern Park Road in Teignmouth, which must be considered.

**Ecology:**

European sites: Majority of site within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA and Dawlish Warren SAC 10km Recreational Zone

Non statutory sites: In a Rebuilding Devon Nature Map area.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: pasture, (possibly semi-improved); trees, including individual 'parkland' tree; shed(s).

Euro Protected Species: Bats – Roost nearby. Various species probably present. Potential impacts from loss of roosts in trees or sheds, 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: Cirl Bunting; possible – breeding territory within 100m.

Invasives: Japanese Knotweed in northern hedge.

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

Heritage and Archaeology

No anticipated impact on any archaeological asset.

Within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to site, however, Fonthill, Grade II, lies close to eastern boundary.

**Infrastructure:** Highway improvements may be required.

**Landscape:** Although the site lies within the Undeveloped Coast, the land is not as steep as some, and the site is adjacent to and well integrated with the existing settlement. In terms of scale of the settlement to the setting, Shaldon has the capacity for further development, providing it incorporates strategic scale planting to help assimilate it into its surroundings.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Land classed as urban.

**Waste:** No waste management constraints.

**Other:** Agricultural Prior Notification approved in 2015 for a pole barn at the western end of the site.

**Climate Change Impacts:** The site lies within walking distance of the centre of the village, which has a good range of day-to-day services and facilities. In addition, there is public transport access to the wider range of services and facilities within Teignmouth Town centre and the town's railway station. The village lacks dedicated cycle routes, but overall, the site could be developed in a way that promoted sustainable travel. The presence of the AQMA at Bittern Park Road, Teignmouth is noted, however subject to cycle link improvements, the majority of journeys from the site could be made by sustainable travel modes. The development of the site could have minimal negative impacts on climate change, subject to the provision of additional pedestrian and cycle links.

## Site Potential

### RED

The site lies on the edge of the existing built up area of Shaldon and is within walking distance of day-to-day services and facilities. Ecological mitigation is likely to be required, but the total size of the site submitted would appear to easily enable this. However, there is an overriding objection from the Highway Authority to any scale of development, due to the poor access lanes serving the site. It is therefore assessed as red.

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

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

## Land at Lamberts Lane np15yoj

### Site Overview

**Site Reference Number :** np15yoj

**Site Name:** Land at Lamberts Lane, Shaldon

**Site Description:** The land is located to the southwest of Shaldon at Ringmore. It is bordered by Lambert's Lane to the north and Waterworks Lane to the south and by residential development to the north east and west. It covers a field with stream along the eastern side.

**Total Size (ha):** 0.28

**Gross Size (ha):** 0.27 (omitting steep area)

**Minimum/medium/maximum yield:** 5/7/8 suburban/rural



### Shaldon - np15yoj



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. It borders the South Hams SAC Landscape Connectivity Area. 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:** Poor access and very narrow roads to this site.

**Air Quality:** The site is not within an AQMA. However, there is an AQMA at Bittern Park Road in Teignmouth, which must be considered.

**Ecology:**

Statutory sites: Site borders the South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA and Dawlish Warren SAC 10km Recreational Zone

Non statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, rivers(stream).

Other Habitats/Features: pasture, possibly semi-improved; rough grass/ low scrub ; mature hedges & treelines.

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, cats and lighting. Mitigation/ compensation needed. Otter – Possible in watercourse on E boundary.

Other protected species: Cirl Bunting – recorded nearby and on site in the past.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Areas within the easternmost part of site at 1:200 year risk from surface water flooding.

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

No anticipated impact on any archaeological asset.

**Infrastructure:** Highway improvements may be required.

**Landscape:** Within Undeveloped Coast, but is set within a discreet location in gently sloping fold in the landform and is adjacent to existing development. No landscape objections.

**Minerals:** No minerals constraints.

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

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

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site lies approx 1km from the centre of the village but roads leading to it are narrow with residential street frontage, keeping speeds low, and making it a walkable route from the site. The village has a good range of day-to-day services and facilities. In addition, there is public transport access to the wider range of services and facilities within Teignmouth Town centre and the town's railway station. The village lacks dedicated cycle routes, but overall, the site could be developed in a way that promoted sustainable travel. The presence of the AQMA at Bittern Park Road, Teignmouth is noted, however, subject to cycle link improvements, the majority of journeys from the site could be made by sustainable travel modes. The development of the site could have minimal negative impacts on climate change, subject to the provision of additional pedestrian and cycle links.

## Site Potential

### RED

The site lies on the edge of the existing built up area of Shaldon and is within walking distance of day-to-day services and facilities. Ecological mitigation is likely to be required, and possible measures to address surface water flooding, which affects a small part of the site.

However, there is an overriding objection from the Highway Authority to any scale of development, due to the poor access lanes serving the site. It is therefore assessed as red.

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

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



## Rear Garden at Prospect Place, Platway Lane vk16yaz

### Site Overview

**Site Reference Number:** vk16yaz

**Site Name:** Rear Garden at Prospect Place, Platway Lane, Shaldon

**Site Description:** Site lies on the southern edge of the village. Field with mature trees in boundaries to north, east and south. Bordered by fields but close to edge of village. Elevated land and entire site slopes more than 1:6.

**Total Size (ha):** 0.55

**Gross Size (ha):** 0 (entire site slopes too steeply)

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



### Shaldon - vk16yaz



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within South Hams SAC Landscape Connectivity Area , the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable as entire site slopes at a gradient of more than 1:6.

When re-assessed irrespective of topography, the site suffers from the same poor access as both sites considered at the HELAA Panel - Land at Platway Lane and Land at Lamberts Lane.

# Seymour Lodge, Larks Close ug13baj

## Site Overview

**Site Reference Number:** ug13baj

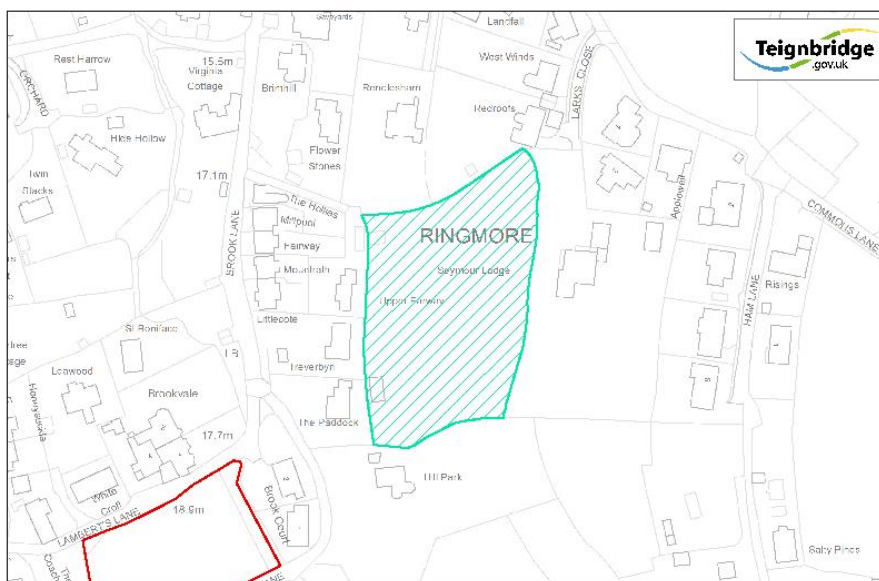
**Site Name:** Seymour Lodge, Larks Close, Shaldon

**Site Description:** Site lies on southern edge of village, bordered by residential development to the west, north and east.

**Total Size (ha):** 0.6

**Gross Size (ha):** 0 (entire site slopes at a gradient of more than 1:6).

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



## Shaldon - ug13baj



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable as entire site slopes at a gradient of more than 1:6.

When re-assessed irrespective of topography, the site suffers from the same poor access as both sites considered at the HELAA Panel - Land at Platway Lane and Land at Lamberts Lane.

## Longmeadow Farm, Coombe Road se15yvz

### Site Overview

**Site Reference Number:** se15yvz

**Site Name:** Longmeadow Farm, Coombe Road, Shaldon

**Site Description:** Site lies on the western edge of the village above the riverside Devon valley Holiday Village. It comprises part of a larger field and is bordered by fields to the west, south and east, and by residential development to the north east. Lies at elevation position to lane.

**Total Size (ha):** 0.25

**Gross Size (ha):** 0.04

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



### Shaldon - se15yvz



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable as only 0.04ha of land is available once land that slopes at a gradient of 1:6 or more has been removed.



## Land to east of Highfield, Picket Head Hill ba13bl8

### Site Overview

**Site Reference Number:** ba13bl8

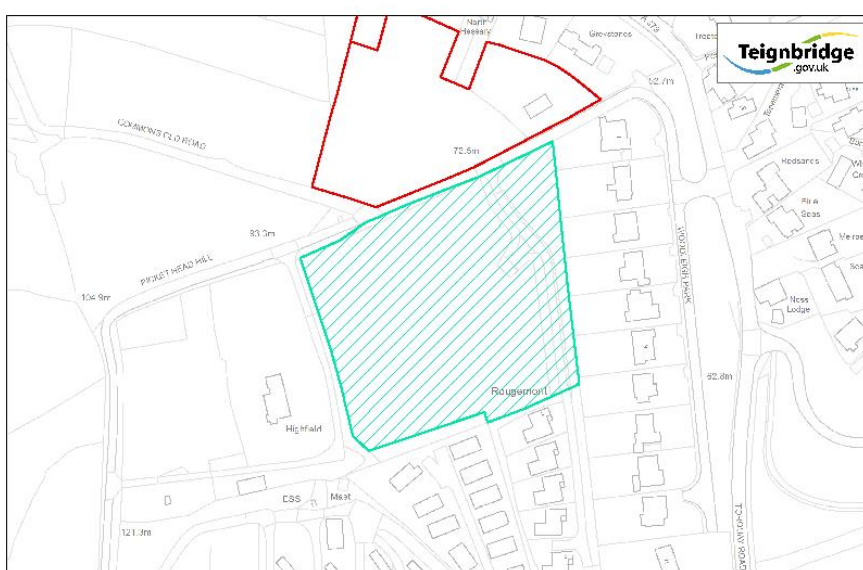
**Site Name:** Land to east of Highfield, Picket Head Hill, Shaldon

**Site Description:** Site lies on the south east edge of the village. Field slopes up from north east to south west, bordered by residential development to the east and west and by Coast View Holiday Park to the south.

**Total Size (ha):** 1.1

**Gross Size (ha):** 0 as entire slopes greater than 1:6 gradient.

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



### Shaldon - ba13bl8



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within South Hams SAC Landscape Connectivity Area , the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable as entire site slopes more than 1:6.

## Part of land lying south of Torquay Road 7e135ke

### Site Overview

**Site Reference Number:** 7e135ke

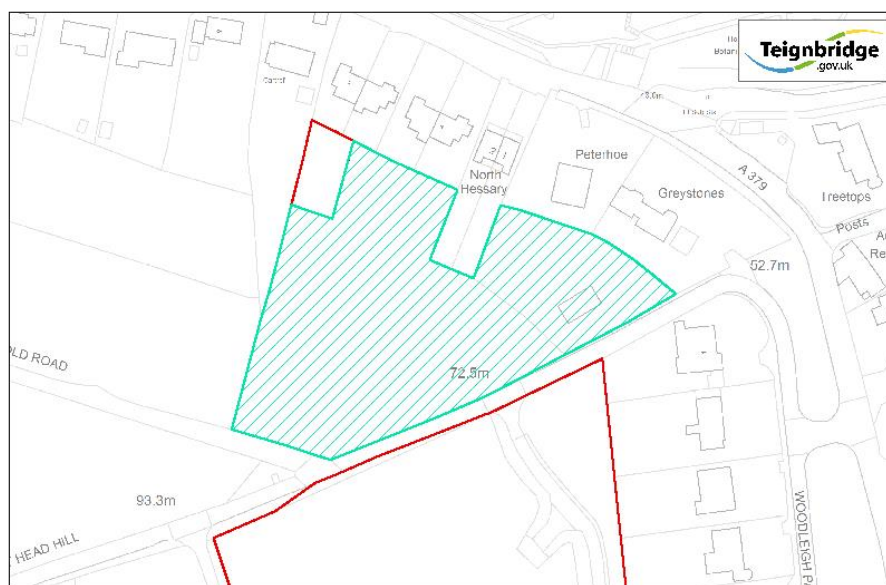
**Site Name:** Part of land lying south of Torquay Road, Shaldon

**Site Description:** Site lies on the south east edge of the village. Field is bordered by residential development to north, east and south east and by Pickethead Hill to south. Land rises up from north east to south west with mature trees along southern boundary..

**Total Size (ha):** 0.69

**Gross Size (ha):** 0 (entire site slopes 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:** The site is within South Hams SAC Landscape Connectivity Area, the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable as entire site slopes more than 1:6.



# Part of land lying south of Torquay Road and Land on south side of 1 Cartref, Torquay Road wf135oz

## Site Overview

**Site Reference Number:** wf135oz

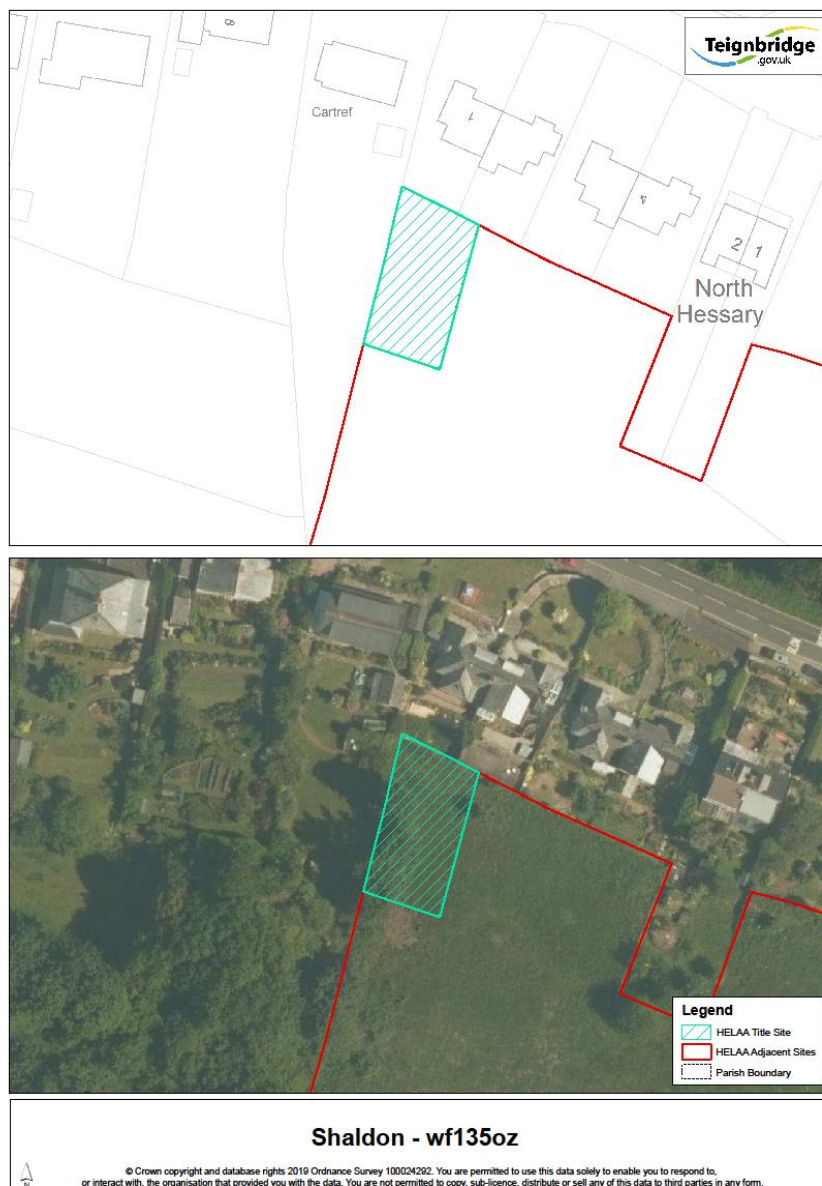
**Site Name:** Part of land lying south of Torquay Road and land on south side of 1 Cartref, Torquay Road

**Site Description:** Site lies on south east edge of village. Small piece of land adjacent to larger HELAA site. Residential development to the north and treed boundary along west. Land rises and forms part of larger site.

**Total Size (ha):** 0.04

**Gross Size (ha):** 0

**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:** The site is within South Hams SAC Landscape Connectivity Area , the Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and also Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Not Suitable as entire site slopes more than 1:6.