



Housing and Economic Land Availability Assessment (HELAA)

June 2021

Starcross Parish

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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 Exe Estuary SPA Urban Buffer, Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone (2 km) No issues that would rule site out at Stage A.

Flood Zone 3b: No part of the site is within functional floodplain Flood Zone 3b. But part of site within Flood Zones 2 and 3a.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: The site does not meet the County highway. Therefore difficulties in providing access off private road and junction of Staplake Road onto A379 would require upgrading.

Air Quality: Site not within an AQMA.

Ecology:

Statutory sites: Within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA/Dawlish Warren SAC 10km Recreational Zone. Being within 150m of the estuary, housing here is likely to generate particularly high recreation visit rates. The Water Bird Survey showed that the adjacent field is SPA functionally-linked habitat, supporting SPA birds at certain states of tide/weather. SPA bird disturbance may result from construction works and operational use. Likely to require a buffer along the NE boundary. Also, timing, screening and other mitigation measures likely to be needed to make development here acceptable.

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

Priority Habitats: possible species-rich hedges.

Other Habitats/Features: grassland, possibly semi-improved; mature tree and treeline, watercourse.

Euro Protected Species: Otter recorded close by – may use the watercourse on site. Mitigation/ compensation needed. Various bat species probably present. Potential impacts from loss of any 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: Cirl Bunting; on the edge of a cirl bunting breeding territory zone. Priority species: various rare/S41 moths recorded close by.

Flood Risk, Water Quality and Drainage: Flood Zones 1 and 2 (area in Flood Zone 3 removed).

Historical flooding to properties in Staplake Road. Stream channel is culverted under the Strand, Public Car Park and Railway which outfalls into the River Exe. Teignbridge DC carried out scheme to replace the culvert from Northend Cottage to the Railway Culvert in 1980's to help reduce the risk of flooding however, properties remain at risk. The outfall becomes tide-locked and water is held back in the stream culvert and open channel. Field adjacent to A379 also regularly floods.



Flooding is a major constraint - not only does the field itself flood (because of a tide locked outfall) but the access would need to cross through Flood Zones 2 & 3, which would mean development lacked a safe egress at times of flooding - placing a greater degree of responsibility on the emergency services.

Heritage and Archaeology: No anticipated impact upon any heritage assets.

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

Infrastructure: Highway improvements and junction upgrade required.

Landscape: Abuts existing settlement but close to A379 and important to keep a break between the development and the road.

Minerals: No minerals constraints.

Safety: Agricultural grades 1 and 3 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. Whilst a small section of Staplake Road will require improvements and the provision of a footway, there are pedestrian links beyond this, enabling services and facilities of the village to be accessed on foot. Providing that development does not encroach on the land affected by flooding, and that it provides suitable drainage so as not to increase such flooding issues, the site could be developed in a way that had minimal negative impacts on climate change, although the site being partially agricultural grade 1 land is noted.

Site Potential

RED

Whilst the site benefits from services and facilities, including public transport close by, it is affected by flooding, ecology and access constraints. It may be possible to mitigate ecology impacts through a buffer of undeveloped land along the watercourse, but as the site lies adjacent to Functionally Linked Land associated with the Exe Estuary Special Protection Area (SPA), it may not be. Flooding represents a significant constraint, as not only does the field itself flood, but the access to it would need to cross through Flood Zones 2 & 3, which would mean development lacked a safe egress at times of flooding. In addition, the site lacks access off a county highway and, would need to contribute towards junction upgrade at the Staplake Road/A379 junction. The combination of these constraints represents a significant and possibly unsurmountable constraint to development and 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 that the site should be assessed as red due to significant highways, flooding and ecology constraints.

Land at Staplake Mount hn13r2f aka land to rear of Aloha and Springbank

Site Overview

Site Reference Number: hn13r2f

Site Name: Land at Staplake Mount (to rear of Aloha and Springbank), Starcross

Site Description: Site lies to the north of Starcross between the rear of Staplake Road residential properties and government agency office facility. Topography is generally flat. Some scrub and trees. Residential development to the south and west.

Total Size (ha): 0.39

Gross Size (ha): 0.39

Minimum/medium/maximum yield: Yield subject to access constraints (c.5-10)



Starcross - hn13r2f



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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 Exe Estuary SPA Urban Buffer, Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone (2 km). No issues that would rule site out 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 not possible from lane to west so it appears that development of the site would be reliant on the development of the site to the east. Highway improvements would be required, including junction upgrade at A379

Air Quality: Not within an AQMA.

Ecology:

Statutory sites: Within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA/Dawlish Warren SAC 10km Recreational Zone. Being within 300m of the estuary, housing here is likely to generate particularly high recreation visit rates. The Water Bird Survey found no SPA birds in this or adjacent fields, so they are unlikely to be functionally-linked land.

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

SSSI: Exe Estuary SSSI approx 300m to east.

Ancient Woodland: None

Priority Habitats: possible species-rich hedges.

Other Habitats/Features: rough grassland, young trees, possibly scrub or bracken.

Euro Protected Species: Various bat 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.

Other protected species: Cirl Bunting; within a cirl bunting breeding territory zone. Priority species: various rare/S41 moths recorded close by.

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

Historical flooding to properties in Staplake Road. Stream channel is culverted under the Strand, Public Car Park and Railway which outfalls into the River Exe. Teignbridge DC carried out scheme to replace the culvert from Northend Cottage to the Railway Culvert in 1980's to help reduce the risk of flooding however, properties remain at risk. The outfall becomes tidelocked and water is held back in the stream culvert and open channel. Field adjacent to A379 also regularly floods.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No anticipated impact upon any heritage assets. Infrastructure Highway improvements and junction upgrade required.

Landscape: Site is well integrated within existing pattern of development. Very close to adjoining properties and appropriate buffering/screening would be required to protect the amenity of adjacent residents.

Minerals: No minerals constraints.

Safety: Agricultural grade 1 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. Whilst a small section of Staplake Road will require improvements and the provision

of a footway, there are pedestrian links beyond this, enabling services and facilities of the village to be accessed on foot. Providing that existing mature trees are retained, the site could be developed in a way that had minimal negative impacts on climate change, although the site being agricultural grade 1 land is noted.

Site Potential

AMBER

Whilst the site benefits from services and facilities, including public transport close by, it is affected by ecology constraints, which are likely to require mitigation and possible flooding issues from the, at times, tidelocked outfall. The access constraints, however, present a more significant issue, being reliant on development of the land to the east, as it would not be possible to access the site from the private lane to the west. Given the presence of a mature tree, which is protected through a Tree Preservation Order, on the adjacent site, in the position where an access would need to be taken, this may prevent access to the site. Given the highway constraints it is therefore considered that the site should be considered alongside site hn13r2f (Land at Staplake Mount). The site has been assessed as amber, although further investigation is required as to whether access from the adjacent land to the east is possible.

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

Achievability Assessment: The HELAA Panel shares concerns about accessing the site, making development reliant of the development of the land to the east, and agrees that further work is needed to assess whether access from this land is possible, given the TPO'd tree.

Land at Staplake Road ju14ywe aka land to rear of Lime Tree Place and The Oaks

Site Overview

Site Reference Number: ju14ywe

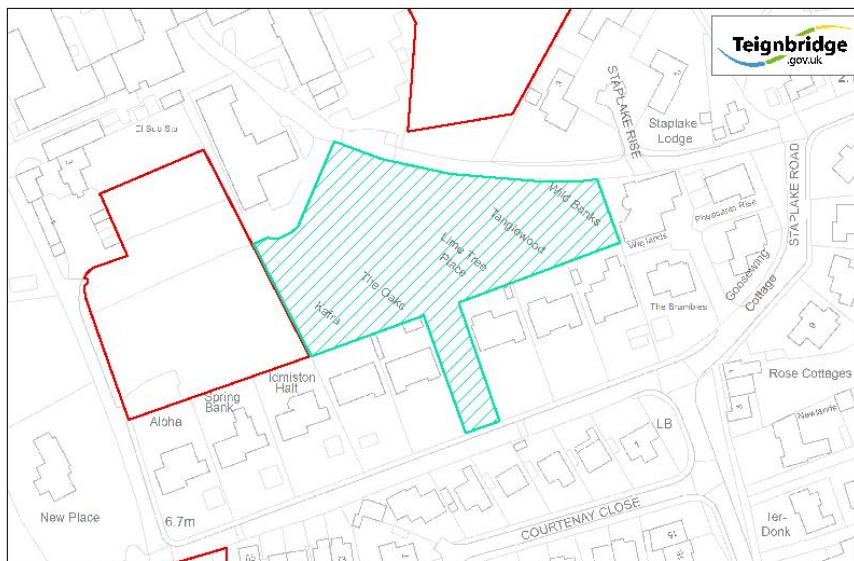
Site Name: Land at Staplake Road to rear of Lime Tree Place and The Oaks

Site Description: Open land located on the northern side of Starcross to the rear of residential properties at Staplake Road with an existing road access point. Also, adjoining submitted sites fs14yuo and hn13r2f. Topography is generally flat.

Total Size (ha): 0.51

Gross Size (ha): 0.51

Minimum/medium/maximum yield: Yield subject to access constraints (5-15 homes)



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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 Exe Estuary SPA Urban Buffer, Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone (2 km). No issues that would rule site out 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 onto Staplake Road is adequate subject to potential disturbance to neighbours and depending on level of development it serves. However, the road is narrow with no passing places. Highway improvements would be required including junction upgrade onto A379.

Air Quality: Not within an AQMA.

Ecology

European sites: Within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA/Dawlish Warren SAC 10km Recreation Zone: Being within 200m of the estuary, housing here is likely to generate particularly high recreation visit rates. The Water Bird Survey found no SPA birds in this or adjacent fields, so they are unlikely to be functionally-linked land.

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

SSSI: Exe Estuary SSSI approx 175m to east of site.

Ancient Woodland: None

Priority Habitats: possible species-rich hedges.

Other Habitats/Features: grassland, probably improved; mature tree. 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. Other protected species:

Cirl Bunting; within a cirl bunting breeding territory zone.

Priority species: various rare/S41 moths recorded close by.

Flood Risk, Water Quality and Drainage: Flood Zone1. Historical flooding to properties in Staplake Road. Stream channel is culverted under the Strand, Public Car Park and Railway which outfalls into the River Exe. Teignbridge DC carried out scheme to replace the culvert from Northend Cottage to the Railway Culvert in 1980's to help reduce the risk of flooding however, properties remain at risk. The outfall becomes tidelocked and water is held back in the stream culvert and open channel. Field adjacent to A379 also regularly floods.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No anticipated impact upon any heritage assets.

Infrastructure: Highways improvements and junction upgrade required.

Landscape: Site is well integrated with existing pattern of development.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 1 land.

Waste: No waste management constraints.

Other: Mature oak with Tree Preservation Order close to western boundary.

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. Whilst a small section of Staplake Road will require improvements and the provision of a footway, there are pedestrian links beyond this, enabling services and facilities of the village to be accessed on foot. The site could be developed in a way that had minimal negative impacts on climate change, although the site being agricultural grade 1 land is noted.

Site Potential

AMBER

Whilst the site benefits from services and facilities, including public transport close by, it is affected by ecology constraints which are likely to require mitigation and possible flooding issues from the, at times, tidelocked outfall. The access constraints, however, present a more significant issue, passing existing residential properties and their gardens. Whilst development design and landscaping would help minimise impacts on amenity, only a small development appears possible. The site may be more viable if considered alongside adjoining site ju14ywe although overall yield would still be limited due to access/amenity issues and, access to the adjacent site to the west may not be possible due to a protected tree. The site occupies slightly higher ground than land to north, so provides more favourable conditions for drainage requirements. Highway improvements and junction upgrade onto A379 would be required. Overall, the site has medium constraints to overcome and 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 shares concerns about access, amenity, ecology and drainage and agrees with the officer assessment of the site as amber.

Land at Brickyard Lane nz14y7n

Site Overview

Site Reference Number: nz14y7n

Site Name: Land at Brickyard Lane, Starcross

Site Description: Agricultural land located on the western side of Starcross. Topography is flat. And field enclosed by mature hedging.

Total Size (ha): 2.21

Gross Size (ha): 2.21

Minimum/medium/maximum yield: 27/33/40 homes



Starcross - nz14y7n



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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 Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone (2 km) & edge of Exe Estuary SPA Urban Buffer. No issues that would rule site out 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:

Road narrow with no passing places but highway improvements/road widening could be achieved. Junction upgrade would be required.

Air Quality: Not within an AQMA.

Ecology

European sites: Within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA/Dawlish Warren SAC 10km Recreation Zone. Being within 400m of the estuary, housing here is likely to generate particularly high recreation visit rates. The Water Bird Survey found low numbers of some SPA birds using the site. Although it is unlikely to qualify as functionally-linked habitat, it is likely that mitigation will be required. An adjacent field also supports SPA birds, so mitigation will also be needed to avoid disturbance from construction works and operational use. SSSI: Exe Estuary approx 400m to east.

Ancient Woodland: None

Non statutory sites: The site is an Unconfirmed Wildlife Site for possible semi-improved grassland (Brickyard Lane UWS). Partly In a Rebuilding Devon Nature Map area.

Priority Habitats: species-rich hedges.

Other Habitats/Features: pasture, possibly semi-improved; mature hedges & treelines. Euro Protected Species: Various bat 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.

Other protected species: Cirl Bunting; within two cirl bunting breeding territory zones.

Invasives: Japanese Knotweed recorded on northern edge of site.

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

Historical Flooding issue from stream culvert under Brickyard Lane.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No anticipated impact upon any heritage assets.

Infrastructure: Highways improvements and junction upgrade required.

Landscape: Site is well integrated within existing pattern of development, but would need to respond to its edge of settlement/rural transition.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 1 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. Whilst a small section of Brickyard Lane will require improvements and the provision of a footway, there are pedestrian links beyond this, enabling services and facilities of the village to be accessed on foot. The site could be developed in a way that had minimal negative impacts on climate change, although the site being agricultural grade 1 land is noted.

Site Potential

YELLOW

Whilst the site benefits from services and facilities, including public transport close by, it is affected by ecology constraints, which will require mitigation and possible flooding issues from the stream that is culverted under Brickyard Lane. Access will also need to be improved but a larger development could make this viable. The site is therefore considered suitable for development.

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

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

Suitability Assessment Stage A

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

Biodiversity: The site is within Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone (2 km) & edge of Exe Estuary SPA Urban Buffer. No issues that would rule site out 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: Road narrow with no passing places but highway improvements/road widening could be achieved. Junction upgrade would be required.

Air Quality: Not within AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA/Dawlish Warren SAC 10km Recreation Zone. Being within 350m of the estuary, housing here is likely to generate particularly high recreation visit rates. The Water Bird Survey recorded no SPA birds on this site, but low numbers of SPA birds in adjacent fields to the south. These are unlikely to qualify as functionally-linked land, but mitigation should still be provided to minimise SPA bird disturbance during construction works and operational use.

Non statutory sites: Unconfirmed Wildlife Sites - Brickyard Lane adjacent to south (possible semiimproved pasture), Staplake Mount (possible semi-improved pasture) close by to NW. In a Rebuilding Devon Nature Map area.

SSSI: Exe Estuary SSSI approx 350m to the east.

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: allotments, trees.

Euro Protected Species: Various bat 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.

Other protected species: Cirl Bunting; within two cirl bunting breeding territories.

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

Historical Flooding issue from stream culvert under Brickyard Lane.

Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No anticipated impact upon any heritage assets.

Infrastructure: Highways improvements and junction upgrade required.

Landscape: Site is well integrated within existing pattern of development, but would need to respond to its edge of settlement/rural transition.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 1 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. Whilst a small section of Brickyard Lane will require improvements and the provision of a footway, there are pedestrian links beyond this, enabling services and facilities of the village to be accessed on foot. However, development of the site would result in the loss of the allotments serving the village, which would remove the opportunity for local food production. Therefore, overall, the development of the site would have moderate negative impacts on climate change, although the site being agricultural grade 1 land is noted.

Site Potential

RED

Whilst the site benefits from services and facilities, including public transport close by, it is affected by ecology constraints, which will require mitigation and possible flooding issues from the stream that is culverted under Brickyard Lane. However, it is the loss of the allotments, which provide local food production opportunities and social enrichment, that weighs most heavily against the development of the site.

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 red.

Land at Easter Hill 2114y7v

Site Overview

Site Reference Number: 2114y7v

Site Name: Land at Easter Hill, Starcross

Site Description: Site lies to the south west of the village. Part horticultural use as nursery with polytunnels and sheds. Western part has some tree cover. Middle section of ground exceeds 1:6 gradient.

Total Size (ha): 2.1

Gross Size (ha): 19/24/29 suburban/rural



Starcross - 2114y7v



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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 Dawlish Warren SAC Recreation Buffers, Exe Estuary SPA Recreation Buffers & Cirl Bunting consultation zone (2 km) & edge of Exe Estuary SPA Urban Buffer. No issues that would rule site out 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 could be accessed either via the nursery track or via the C Class county road subject to the national speed limit (60mph). There have been no collisions reported in the vicinity of the site. The proximity to the junction may be an issue so the positioning of the access will need to be carefully considered. Footway/ cycleway links may also be required to connect into the existing network.

Air Quality: Not within an AQMA.

Ecology:

Statutory sites: Within Exe Estuary SPA and Dawlish Warren SAC 10km Recreation Zone. Being within 400m of the estuary, housing here is likely to generate particularly high recreation visit rates. Retail/industrial use may also generate some recreational use of the SPA/SAC. Open parts of the site may be 'functionally-linked land', supporting SPA birds at certain states of tide or weather conditions in which case, this would be a significant constraint to development, possibly requiring a substantial area of alternative habitat in mitigation. Nearby land (golf course) is functionally-linked land. SPA bird disturbance may result from construction works and operational use. Timing, screening and other mitigation measures will be needed to make development here acceptable.

Non statutory sites: The hill overlooks the Starcross Golf Range County Wildlife Site, identified as supporting habitat for SPA birds – see above. Just to the north of the site is the Staplake Farm Unconfirmed Wildlife Site identified for semi-improved grassland and marsh.

SSSI: Exe Estuary SSSI is approx 400m to the east.

Ancient Woodland: None

Priority Habitats: species-rich hedges, broadleaved woodland.

Habitats/ Features: possibly young plantation trees developing to woodland; scrub; rough grassland, possibly semi- or unimproved; bare ground; buildings/poly tunnels. The broadleaved woodland should be retained, with root protection zones. Loss of other habitats would be regrettable and require compensation.

European Protected Species: Bats – various species may be present. Potential impacts from loss of (building or) tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; much 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.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Archaeological potential will need to be mitigated by condition.

Infrastructure: Highways infrastructure likely to be required.

Landscape: Within Undeveloped Coast, sloping site and consequently conspicuous from the coast. Within close proximity of the settlement, yet too detached and would fragment the rural landscape and erode the nucleated character of the settlement.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 1, 2 and 3 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. However, the site is detached from the settlement, and there is a lack of footways leading to the site. As such, although the distance to services, facilities and public transport is only approx 800m, the lack of a safe pedestrian route would discourage walking. The development of the site would have a moderate negative impact on climate change unless new footways were provided, in which case development would have a minor negative impact on climate change, although the site being partially agricultural grade 1 land is noted.

Site Potential

RED

Although the services and facilities within Starcross village are close in terms of distance, there are no pedestrian footways from the village to the site. These could be provided, although land ownership may make this difficult, given the length of new footways required. Development of the site would erode the rural context of this area and there would be landscape harm resulting from development in this isolated position within the designated Undeveloped Coast. Ecology mitigation will be required to ensure there is no harm to the Exe Estuary SPA or functionally linked land and archaeological impacts could be mitigated. Overall, the site is regarded as red, due to the combination of ecology constraints and landscape harm.

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 red.

Land at Generals Lane zw14y6y

Site Overview

Site Reference Number: zw14y6y aka 6t14ybf

Site Name: Land at Generals Lane, Starcross

Site Description: The land is located on the southern side of Starcross between the Playing Field and Golf Course. Residential properties at Generals Close border the site immediately to the west. Topography is flat.

Total Size (ha): 0.51

Gross Size (ha): 0 - entire site within Flood Zones 2 and 3a.



Starcross - zw14y6y



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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: No part of the site is within functional floodplain Flood Zone 3b, but entire site is within Flood Zones 2 and 3a. However the agent advises that the Environment Agency are currently in the process of completing a comprehensive scheme of flood defence works to the Exe Estuary, including works in close proximity to this site, which will remove any such flooding risk.

Conclusion: Not suitable due to flood risk, but assessed under Stage B in the event that flood defence works are completed.

Suitability Assessment Stage B

Access: Road narrow with no passing places. Highway improvements would be required, including junction upgrades.

Air Quality: Not within AQMA.

Ecology:

European sites: South Hams SAC: Landscape Connectivity Zone. Exe Estuary SPA/Dawlish Warren SAC: within 10km Zone - being approx. 200m of the estuary, housing here is likely to generate particularly high recreation visit rates. Hab Regs contribution will be needed. The adjacent Starcross Golf Course is functionally-linked land, regularly supporting large numbers of SPA birds at certain states of tide. SPA bird disturbance may result from construction works and operational use. Timing, screening and other mitigation measures will be needed to make development here acceptable.

Non statutory sites: Starcross Golf Course County Wildlife Site adjacent. In a Rebuilding Devon Nature Map area.

SSSI: Exe Estuary SSSI (see above)

Ancient woodland: None

Other Habitats/Features: scrub, young trees, possible rough grassland.

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, cats and lighting.

Other protected species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage: Sites is entirely within Flood Zones 2 and 3a.

Heritage and Archaeology: No anticipated impact upon any heritage assets.

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

Infrastructure: Highways improvements including junction upgrade required.

Landscape: Site is well integrated with existing settlement pattern and away from the A379.

Minerals: Not within a MSA or MCA. No constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 1 land.

Waste: No waste management constraints.

Other: Potential will depend on the completion of flood alleviation works and resulting re-designated flood zones.

Climate Change Impacts: Starcross contains a good range of day-to-day services and facilities, including bus and train links. However, the site is slightly detached from the settlement, and there is a lack of footways leading to the site. The site lies within Flood Zones 2 and 3a and development would be at risk from flooding. As such, development of the site would have a moderate negative impact on climate change. If the flood defence works referred to by the agent are completed and if footways were provided to serve the development, it could have a minor negative impact on climate change.

Site Potential

RED

Whilst ecology constraints may be able to be mitigated and highway improvements undertaken, the site has significant flooding constraints to be overcome, as it lies wholly within Flood Zones 2 and 3a. Unless the flood defence works referred to by the agent are undertaken, the site would not be considered 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 red.