



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Tedburn St Mary 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: Within 5km of Dartmoor National Park. No issues to rule 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 via a C Class county road subject to the national speed limit (60mph).

There have been no collisions reported in the vicinity of the site. There is potential to connect into the existing footway network towards the village. Generally, there is good visibility and potential for access to the site.

Air Quality: Not within an AQMA.

Ecology:

Statutory Sites: None

Non Statutory Sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: trees; pasture, probably agriculturally improved.

Euro Protected Species: Various bat species probably present (brown long-eared bat roosts 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, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: None

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

Heritage and Archaeology: No archaeology concerns.

Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

Infrastructure: New access and connection into existing footway.

Landscape: Well integrated with existing settlement, and no views from A30. Within 5km of Dartmoor National Park.

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: None

Climate Change Impacts: The site is within easy walking/cycling distance of the local facilities provided within Tedburn St Mary. There are no flooding issues and the topography is relatively flat, not requiring major ground level changes. As such, the site could be developed in a way that had minimal harm in relation to climate change.

Site Potential

YELLOW

The site lies on the edge of the defined settlement of Tedburn St Mary and day-to-day facilities and services would be within easy reach on foot, as there is an existing footway along the road that development could link into. There are limited ecology constraints, although some mitigation is likely to be required. However, there are no minerals, flooding, highways or heritage constraints. As such, the site is regarded as having few constraints and is classed as green.

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 with the officer assessment of the site as yellow.

Land at Great Uppaton Farm q115ybb

Site Overview

Site Reference Number: q115ybb

Site Name: Land at Great Uppaton Farm, Tedburn St Mary

Site Description: Site lies to the south west of the village. Gently sloping grassed field bounded to the western edge by North Park Road and to the south by the A30.

Total Size (ha): 3.66

Gross Size (ha): 3.66

Minimum/medium/maximum yield: 44/55/66 suburban/rural



Suitability Assessment Stage A

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

Biodiversity: Within 5km of Dartmoor National Park. No issues to rule 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: Road network in this area is narrow with no footway or street lighting - highway improvement would be required for any development.

Air Quality: Not within an AQMA.

Ecology:

Statutory Sites: None

Non statutory sites: potential Regionally Important Geological Site – A30 road cuttings for geological exposures.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: probably improved pasture; mature hedges & treelines; stream.

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 – possibly present. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed. Otter – possible, but unlikely, as NE boundary stream is probably v small.

Priority species: various S41 list moths recorded nearby.

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

Heritage and Archaeology: Western part of site within buffer of Grade I or II* Listed Building. No Listed Buildings within site, but Grade II Listed Buildings adjacent to site.

This site possible contains the site of an early church. As such, any planning application for development here should include sufficient information on the presence and significance of any heritage assets with archaeological interest within the proposed development site.

Infrastructure: Highways improvement will be required, including footways into the village. To reach the existing footway, a new footway would need to cross land outside the site.

Landscape: As the site is adjacent to the A30, development could easily be perceived by the highway user and should respond to the pattern, scale and palate of development in Tedburn St Mary. Within 5km of Dartmoor National Park.

Minerals: No minerals concerns.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: The site is within walking/cycling distance of the local facilities contained within Tedburn St Mary. However, it would be vital that any development provided a pedestrian link to the existing footway in order to ensure safe pedestrian access to the facilities of the village. If this was provided, the site could be developed in a way that resulted in minimal harm on climate change, given the lack of flooding and the relatively flat topography not requiring major ground level changes.

Site Potential

YELLOW

The site lies on the edge of the defined settlement of Tedburn St Mary where day-to-day facilities and services are found. Whilst currently the footway along the road stops short of the site, if this were to be extended to serve the site, these facilities and services would be within easy reach on foot. There

are limited ecology constraints, although some mitigation is likely to be required and some archaeological potential. However, there are no minerals, flooding, highways or other heritage constraints. Due to the lack of pedestrian access from the site to the services and facilities of the village, the site is regarded as yellow.

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

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

Land adj B3212 at Longdown 2e12ad9

Site Overview

Site Reference Number: 2e12ad9

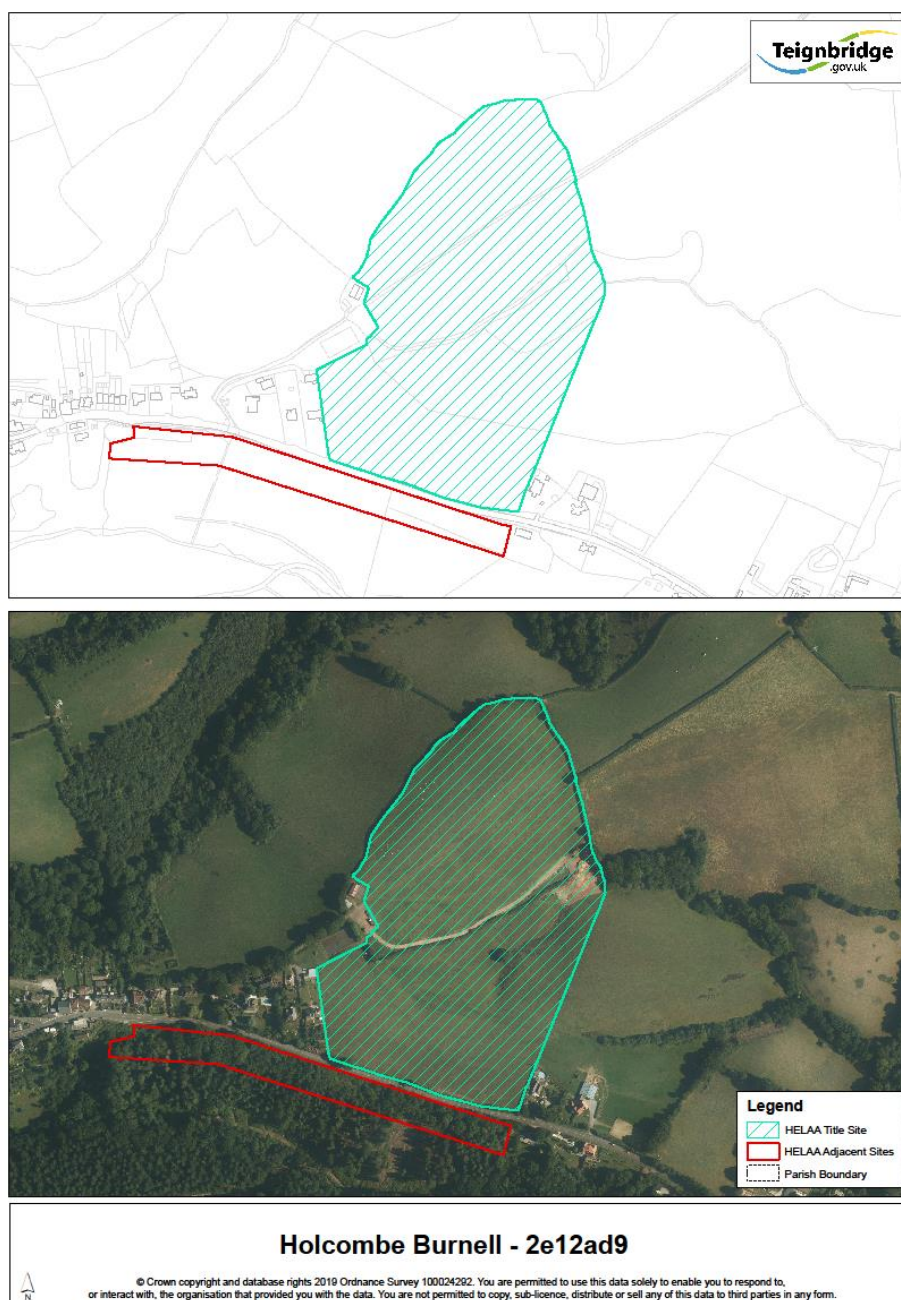
Site Name: Land adj B3212 at Longdown, Exeter

Site Description: Area of sloped grassed / grazing land on the eastern edge of Longdown, bordered by the B3212 Longdown Road to the south

Total Size (ha): 9.14

Gross Size (ha): 9.14

Minimum/medium/maximum yield: 110/137/165 suburban/rural



Suitability Assessment Stage A

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

Biodiversity: Within Exe Estuary SPA Recreation Buffer and within 5km of Dartmoor National Park. No issues to rule out site 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: Fast road so any access on to this road would require full visibility. Highway improvements would be required including footway links to bus stops.

Air Quality: Not within an AQMA.

Ecology:

Statutory Sites: within Exe Estuary SPA 10km Recreational Zone.

Non statutory sites: Unconfirmed Wildlife Site – Perridge Woods c. 100m to SW (Ancient Wood).

Potential recreation impacts. Other Site of Wildlife Interest - Alphington Wood c. 50m to north (woodland) potential recreation impacts. Rebuilding Devon Nature Map area.

SSSI: None

Ancient Wood: Approx 100m to the SW.

Priority Habitats: species-rich hedges.

Other Habitats/Features: pasture, possibly semi-improved; trees; rushy/marshy in low-lying area.

Euro Protected Species: Bats – Lesser horseshoe and brown long-eared roosts close by. 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: None

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

Heritage and Archaeology: No archaeology concerns.

Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

Infrastructure: New access with full visibility, highway improvements and footway links to bus stops required.

Landscape: Well integrated with existing settlement pattern, but easily perceived location. Large scale development could swamp the rural character of the settlement. Within 5km of Dartmoor National Park.

Minerals: No minerals concerns.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: Site is remote from services and facilities and although there is a bus service serving the site, this is a limited service (5 times a day). The limited lack of services means that most trips are likely to be made by the private car. There is no school within walking distance of the site which would also generate regular traffic movements. As such, it is considered that the site would have a negative impact on climate change overall.

Site Potential

RED

The site is remote from day-to-day services and facilities and would increase reliance on the use of private vehicles. Development would need to be served by a new footway link to the nearest bus stops, however, this would require land outside the site and may be difficult to achieve. In addition, anything but small scale development would overwhelm the existing built form of the undefined

settlement. Ecology mitigation would be required, but is likely to be achievable, however, there may be recreational impacts on Ancient Woodland to the south. Overall, the site is regarded to have significant constraints, in the form of its location, remote from services and facilities, and from the highway infrastructure that would be required and is regarded as red.

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

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

Land to North of Westwater Hill jd121dc

Site Overview

Site Reference Number: jd121dc

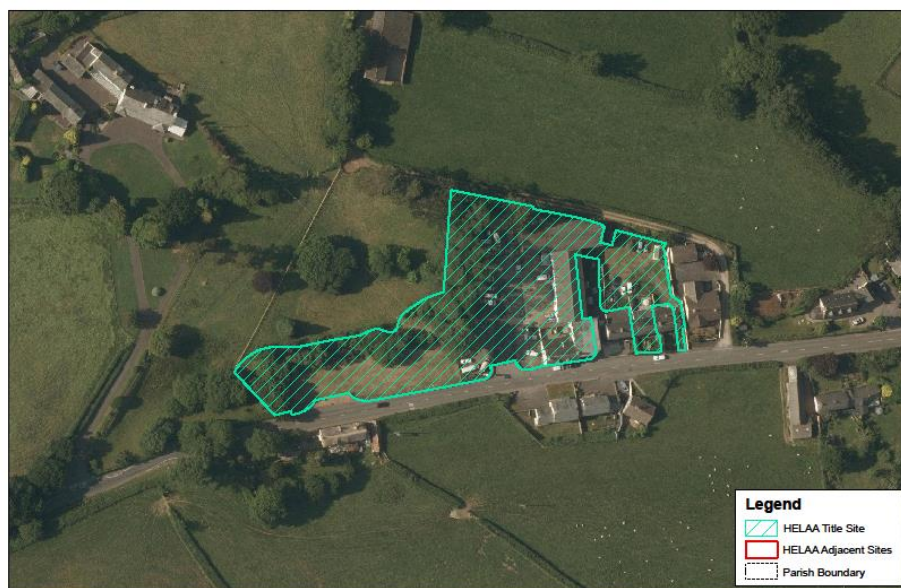
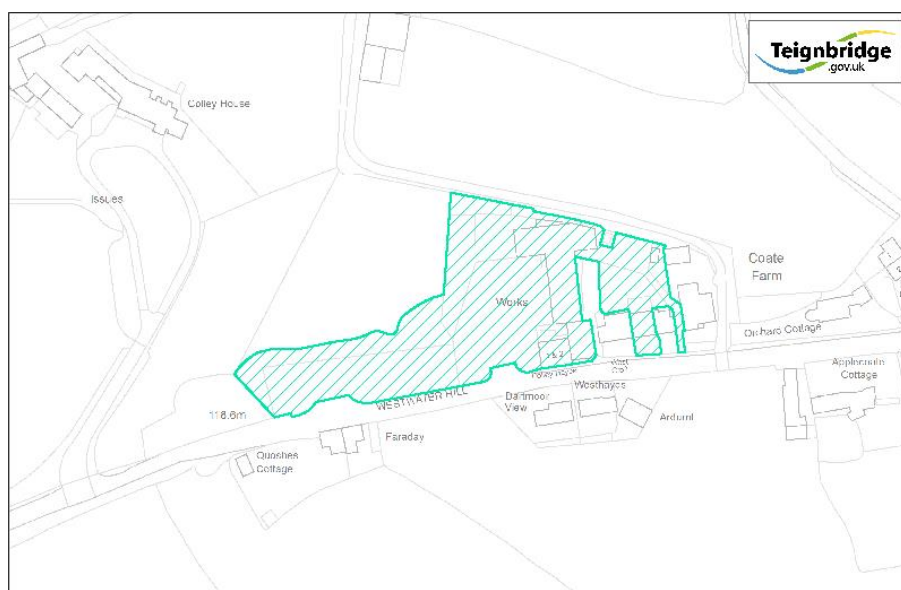
Site Name: Land to north of Westwater Hill

Site Description: Site lies on western edge of the village. Comprises buildings, yard and field. Land on the western edged slopes 1:6 or more.

Total Size (ha): 0.46

Gross Size (ha): 0.34 (reduced from total because of sloping areas on western edges).

Minimum/medium/maximum yield: 7/8.5/10 suburban/rural



Tedburn St Mary - jd121dc



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Suitability Assessment Stage A

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

Biodiversity: Nothing to rule site out.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Site is accessed off a C classified road and just inside the village. A safe pedestrian route to the amenities and highway improvements would be required.

Air Quality: Not within an AQMA.

Ecology:

Statutory sites: None

Non Statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: None

Habitats/ Features: mature trees and scrub; grassland, possibly semi-improved. Buildings – bat and bird survey needed. Trees and root buffer zones should be retained if possible.

Euro Protected Species: Bats – various species are likely to 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: None

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

Heritage and Archaeology: No archaeology concerns.

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

Infrastructure: A safe pedestrian route to the amenities and highway improvements would be required.

Landscape: Well integrated with existing settlement, but existing mature trees should be retained. Within 5km of Dartmoor National Park.

Minerals: No minerals concerns.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site is within walking/cycling distance of the local facilities contained within Tedburn St Mary. However, it would be vital that any development provided a pedestrian link to the existing footway in order to ensure safe pedestrian access to the facilities of the village. If this was provided, the site could be developed in a way that resulted in minimal harm on climate change, given the lack of flooding and the relatively flat topography not requiring major ground level changes.

Site Potential

YELLOW

The site lies on the edge of the defined settlement of Tedburn St Mary where day-to-day facilities and services are found. Whilst currently the footway along the road stops short of the site, if this were to be extended to serve the site, these facilities and services would be within easy reach on foot. There are limited ecology constraints, although some mitigation is likely to be required. However, there are no minerals, flooding, highways or other heritage constraints. Due to the lack of pedestrian access from the site to the services and facilities of the village, the site is regarded as yellow.

Availability Assessment: Timing unknown.

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

Land East of Cheriton Cross jo14yq7

Site Overview

Site Reference Number: jo14yq7

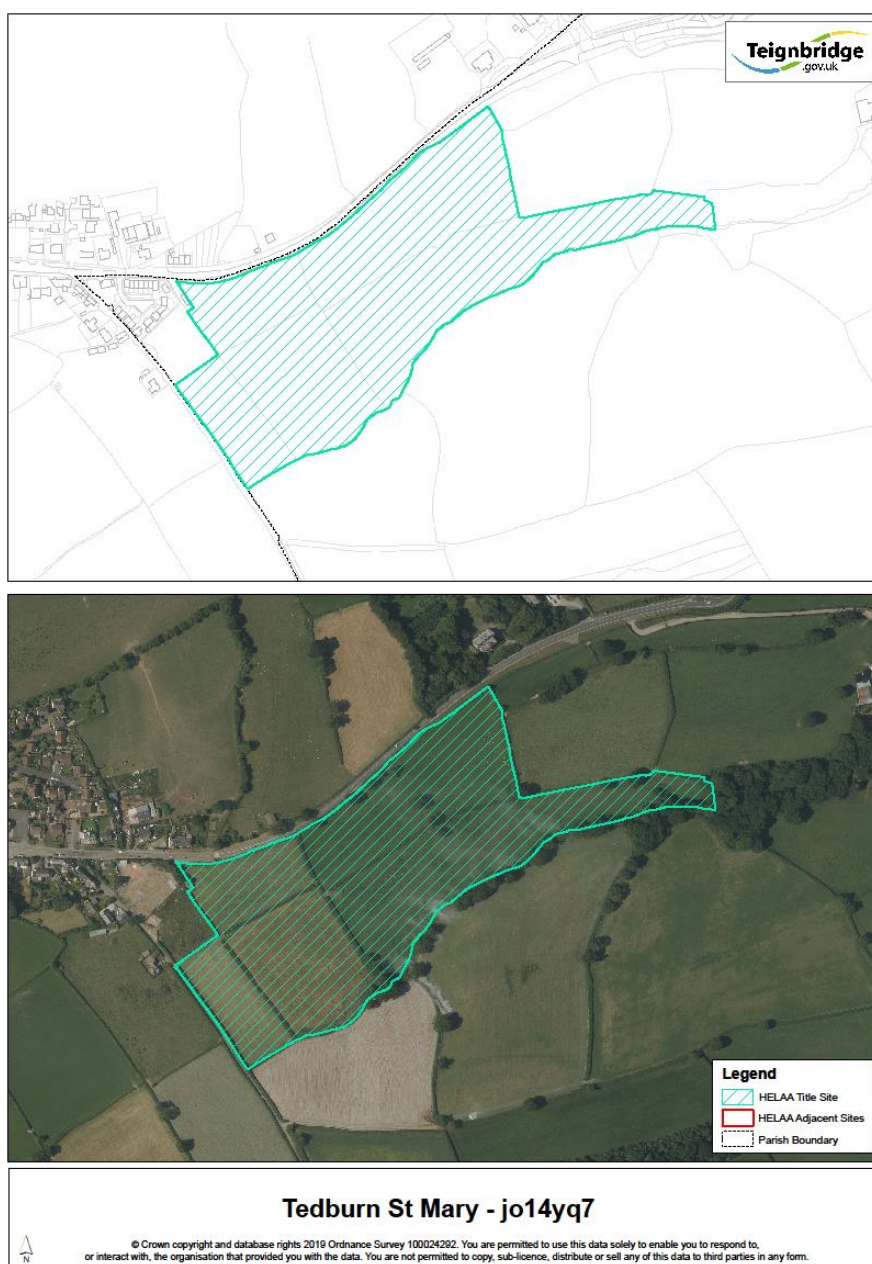
Site Name: Land East of Cheriton Cross, Cheriton Bishop

Site Description: Site lies on the eastern edge of the village, immediately south of the road to Tedburn St Mary. Series of fields, with lane to west. Land slopes more steeply along the south east boundary.

Total Size (ha): 9.16

Gross Size (ha): 7.1 (land at south slopes steepest and is removed)

Minimum/medium/maximum yield: 85/107/128 suburban/rural but yield of 25 likely to be more suitable



Suitability Assessment Stage A

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

Biodiversity: No issues to rule site out.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Site is accessed off an unclassified road and just inside the village. A safe pedestrian route to the amenities and highway improvements would be required.

Air Quality: Not within an AQMA.

Ecology:

Statutory sites: None

Non Statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges and stream – retain as far as possible, with buffer zone for stream.

Other Habitats: grassland, probably improved, trees.

European Protected Species: Bats – use by several species is likely. Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse possibly present. Impacts from loss of woods from cat predation and from lighting. Mitigation/ compensation needed.

Other Protected Species: None

Flood Risk, Water Quality and Drainage: Flood Zone 1 - with area of flood risk alongside the small stream running along the south east boundary. This land is also too steep for development and has been removed from the area available.

Heritage and Archaeology: No archaeology concerns.

Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

Infrastructure: A safe pedestrian route to the amenities and highway improvements would be required.

Landscape: The parcel has a long frontage with the approach road and as a consequence, development would be conspicuous, adding to the over linear character of the settlement and further eroding the rural character of the area, in what is the approach to Dartmoor National Park. Site is adjacent to Dartmoor National Park.

Minerals: No minerals concerns.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: The village of Cheriton Bishop lies mainly within Mid Devon District. The Mid Devon Local Plan 2020 contains a site of 1.4 hectares at Land off Church Lane, Cheriton Bishop, which is allocated for residential development, subject to the following:

- a) 20 dwellings with 30% affordable housing, subject to Transport Assessment;
- b) Assessment of the capacity of the junction of Church Lane and the main road (C50);
- c) Widening of Church Lane and provision of a footpath along site frontage; and
- d) Provision of a landscape buffer along the northern boundary of the site.

Climate Change Impacts: Cheriton Bishop contains a local convenience store, post office, primary school and nursery, doctor's surgery and public house. The site is within walking distance of these day-to-day services and facilities, however, in order to access them and to access bus stops on foot, pedestrian links would need to be provided. If this was done, the site could be developed in a way that had a minimal negative impacts on climate change.

Site Potential

YELLOW

The site lies within walking distance of day-to-day services and facilities, albeit modest in scale, and is not subject to minerals, heritage or flooding constraints. However, highway infrastructure would be required to link the site to the facilities of the village and ecology mitigation is likely to be required.

The main constraint affecting the development of the site is its proximity to Dartmoor National Park, which lies immediately west of the site and whose setting would be affected by development. Whilst the site could accommodate between 85 and 128 dwellings, this scale would be excessive in relation to the existing small village, the setting of Dartmoor National Park, and taking account of the existing allocation for 20 dwellings in the Mid Devon Local Plan. A yield of 25 was considered more suitable.

Availability Assessment: Timing unknown

Achievability Assessment: The HELAA Panel agrees that the site had minor constraints to overcome, and subject to a reduced yield of 25, that the site is assessed as yellow.