



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Teigngrace Parish

## Contents

Blatchford Farm, Teigngrace 1u15yz4 .....	3
Site Overview .....	3
Suitability Assessment Stage A .....	4
Suitability Assessment Stage B .....	4
Site Potential .....	5
East Golds Quarry, Teigngrace - zh15ypk .....	6
Site Overview .....	6
Suitability Assessment Stage A .....	7
Kingsteignton Bridge, Teigngrace - te15yoq .....	8
Site Overview .....	8
Suitability Assessment Stage A .....	9
Land at East Golds, Abbot Road, Teigngrace - h515ylh & rt15y01 .....	10
Site Overview .....	10
Suitability Assessment Stage A .....	11
Stover Caravan Club Site - znr456x .....	12
Site Overview .....	12
Suitability Assessment Stage A .....	13
Suitability Assessment Stage B .....	13
Site Potential .....	14
Teigngrace Glebe - qe13bar .....	15
Site Overview .....	15
Suitability Assessment Stage A .....	16
Suitability Assessment Stage B .....	16
Site Potential .....	16

# Blatchford Farm, Teigngrace 1u15yz4

## Site Overview

**Site Reference Number:** 1u15yz4

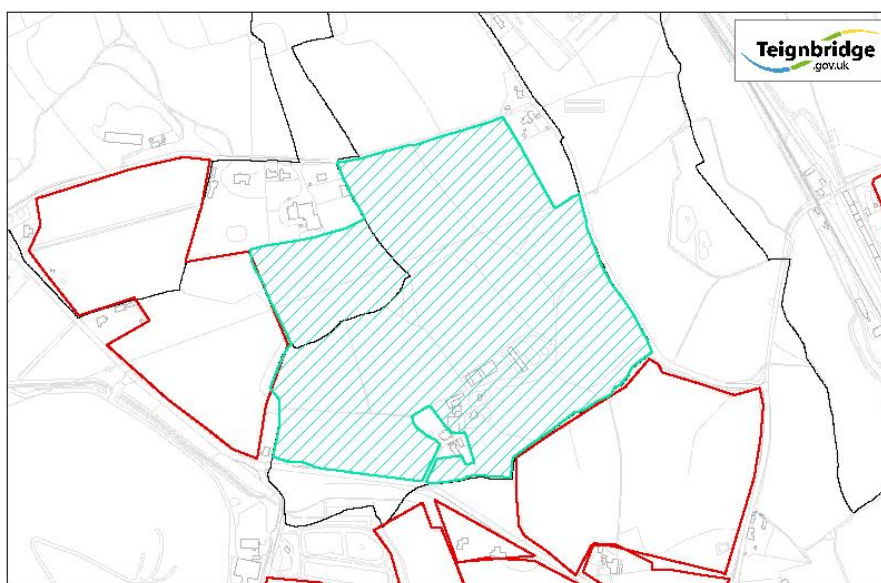
**Site Name:** Blatchford Farm, Teigngrace

**Site Description:** Grassed site on the edge of Newton Abbot comprising 11 fields bordered to the south by the A382 (Bovey Tracey Road) and to the west by Berry Knowles Farm.

**Total Size (ha):** 23.78ha

**Gross Size (ha):** 7.18ha

**Minimum/medium/maximum yield:** 89 / 102 / 115 (Urban extension)



## Teigngrace - 1u15yz4



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## Suitability Assessment Stage A

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

**Biodiversity:** Site falls within a Bat SAC Landscape Connectivity Zone; a Cirl Bunting Wintering Zone; A Great Crested Newt Alert Zone; a Green Infrastructure Extended Strategic Corridor.

**Flood Zone 3b:** A small section at the south / south west edge of the site falls within Flood Zone 3

**Conclusion:** Proceed to Stage B

## Suitability Assessment Stage B

**Access:** If the site is to be accessed off the A382, suitable visibility would be required. However, if access would pass through Berry Knowles Farm, through Flood Zones 2 and , it may not be considered safe to increase number of properties taken from this access and a new emergency access maybe required.

**Air Quality:** The site is not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could impact on the Newton Abbot / Kingsteignton AQMA.

### **Ecology:**

European Sites: Within the 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: None within or adjacent to the site.

Priority Habitats: **No comments.**

Other Habitats/Features: within a Green Infrastructure Extended Strategic Corridor. A small area of trees is within the site.

European Protected Species: Within a Great Crested Newt Alert Zone.

Other Protected Species: Within a Cirl Bunting Wintering Zone.

**Flood Risk, Water Quality and Drainage:** No property flooding but surface water runoff from A381 drains into field. Water is impounded by the farm access road and floods the lower part of the field.

**A small section at the south / south west edge of the site falls within Flood Zone 3**

**Heritage and Archaeology:** Some archaeological potential (green).

Within the buffer of Grade I or II\* Listed Building. Listed Buildings adjacent to site.

**Infrastructure:** None

**Landscape:** Negligible impact on the setting of Dartmoor National Park so no change to sensitivity assessment

**Minerals:** The site is wholly within the Mineral Safeguarding Area for the ball clay resource, and part has an extant planning permission for mineral working. The County Council's Bovey Basin Strategy identifies the site as suitable for mineral working in the longer term. There is a strong objection to non-mineral development that would sterilise the ball clay resource under Policy M2 of the Devon Minerals Plan. If the proposer of the site considers that development is capable of meeting one of the criteria of Policy M2, it is open to them to submit a Mineral Resource Assessment to justify this.

**Safety:** Gas pipeline runs within the northern and eastern edge of the site with related buffer zones extending into the site.

**Soils and Contamination:** Soil grades 3/4

**Waste:** No waste management constraints.

**Other:** Adjacent site has planning permission for residential development.

**Climate Change Impacts:** The site is remote from basic services and public transport routes. However, the planned work on the A382 improvements, the conditions relating to the planning permission for residential development on the adjacent Berry Knowles site, the NA2 Whitehill development and the emerging NA1 application mean that footpath, dedicated cycle links and improved bus routes are already planned. There is no supermarket nearby and its relatively remote location means that most journeys are likely to be made by private vehicle. Development of the site is considered to have

moderate impacts in relation climate change, due to the potential for an increase in vehicular movements from the remote location of the site that could impact the Newton Abbot / Kingsteignton AQMA.

## Site Potential

### RED/AMBER

A Significant amount of the site undevelopable because of flood zone and gas pipe buffer. Any development would be largely constrained to the front of the site. The site is wholly within the Mineral Safeguarding Area for the ball clay resource and there is a strong objection to non-mineral development that would sterilise this resource. There is a strong concern about deliverability because of this. In addition, the access/flooding constraints weigh against the site.

The site's proximity to Newton Abbot and ability to take advantage of the new and improved sustainable links due to be delivered as part of nearby new and emerging development, weigh in favour of the site and would mean that the site could be provided with local services as part of a larger urban extension. Subject to minerals constraints, the site is assessed as red/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 red/amber due to possible significant minerals constraints.



# East Golds Quarry, Teigngrace - zh15ypk

## Site Overview

**Site Reference Number:** zh15ypk

**Site Name:** East Golds Quarry, Teigngrace

**Site Description:** Large site near Teign Bridge, Teigngrace - currently being quarried and in Flood Zone 3.

**Total Size (ha):** 15.26ha

**Gross Size (ha):** 0ha

**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 lies within a Mineral Consultation Area; a South Hams SAC Strategic Flyway, a Cirl Bunting consultation zone; and the Draft South Hams SAC Landscape Connectivity Zone.

**Flood Zone 3b:** The entire site falls within Flood Zone 3

**Conclusion:** Unsuitable

# Kingsteignton Bridge, Teigngrace - te15yoq

## Site Overview

**Site Reference Number:** Te15yoq

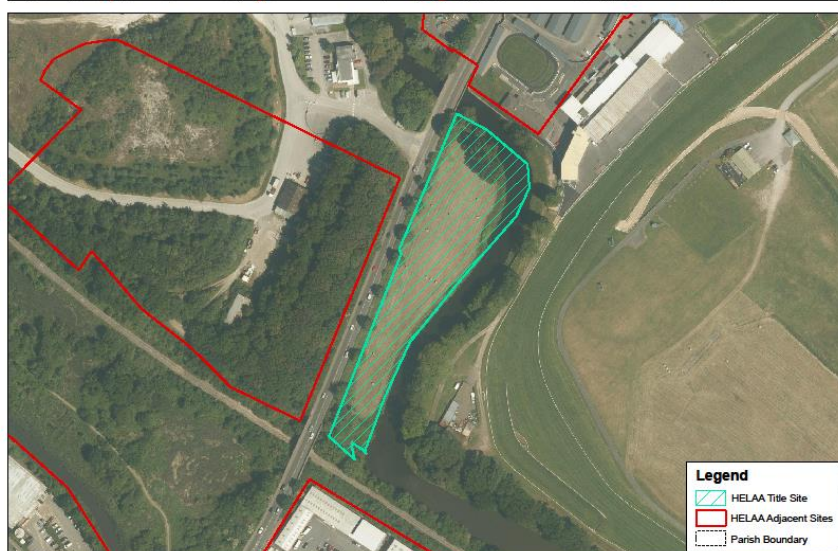
**Site Name:** Kingsteignton Bridge, Teigngrace

**Site Description:** Grassed strip of land between Newton Road and the River Teign / Newton Abbot Racecourse.

**Total Size (ha):** 0.94ha

**Gross Size (ha):** 0ha (0.752ha)

**Minimum/medium/maximum yield:** N/A



## Teigngrace - te15yoq



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



## 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 Mineral Consultation Area; a South Hams SAC Strategic Flyway, a Cirl Bunting consultation zone; the Draft South Hams SAC Landscape Connectivity Zone; and is a Devon Character Area.

**Flood Zone 3b:** The entire site falls within Flood Zone 3

**Conclusion:** Unsuitable

## Land at East Golds, Abbot Road, Teigngrace - h515ylh & rt15y01

### Site Overview

**Site Reference Number:** H515ylh & rt15y01

**Site Name:** Land at East Golds, Abbot Road, Teigngrace

**Site Description:** Predominantly wooded area within the grounds of East Golds Quarry.

**Total Size (ha):** 3.85ha

**Gross Size (ha):** 0ha

**Minimum/medium/maximum yield:** N/A



### Teigngrace - h515ylh



© Crown copyright and database rights 2019 Ordnance Survey 100024262. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## 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 Mineral Consultation Area; a South Hams SAC Strategic Flyway, a Cirl Bunting consultation zone; the Draft South Hams SAC Landscape Connectivity Zone; and is a Devon Character Area.

**Flood Zone 3b:** The entire site falls within Flood Zone 3

**Conclusion:** Unsuitable

## Stover Caravan Club Site - znr456x

### Site Overview

**Site Reference Number:** znr456x

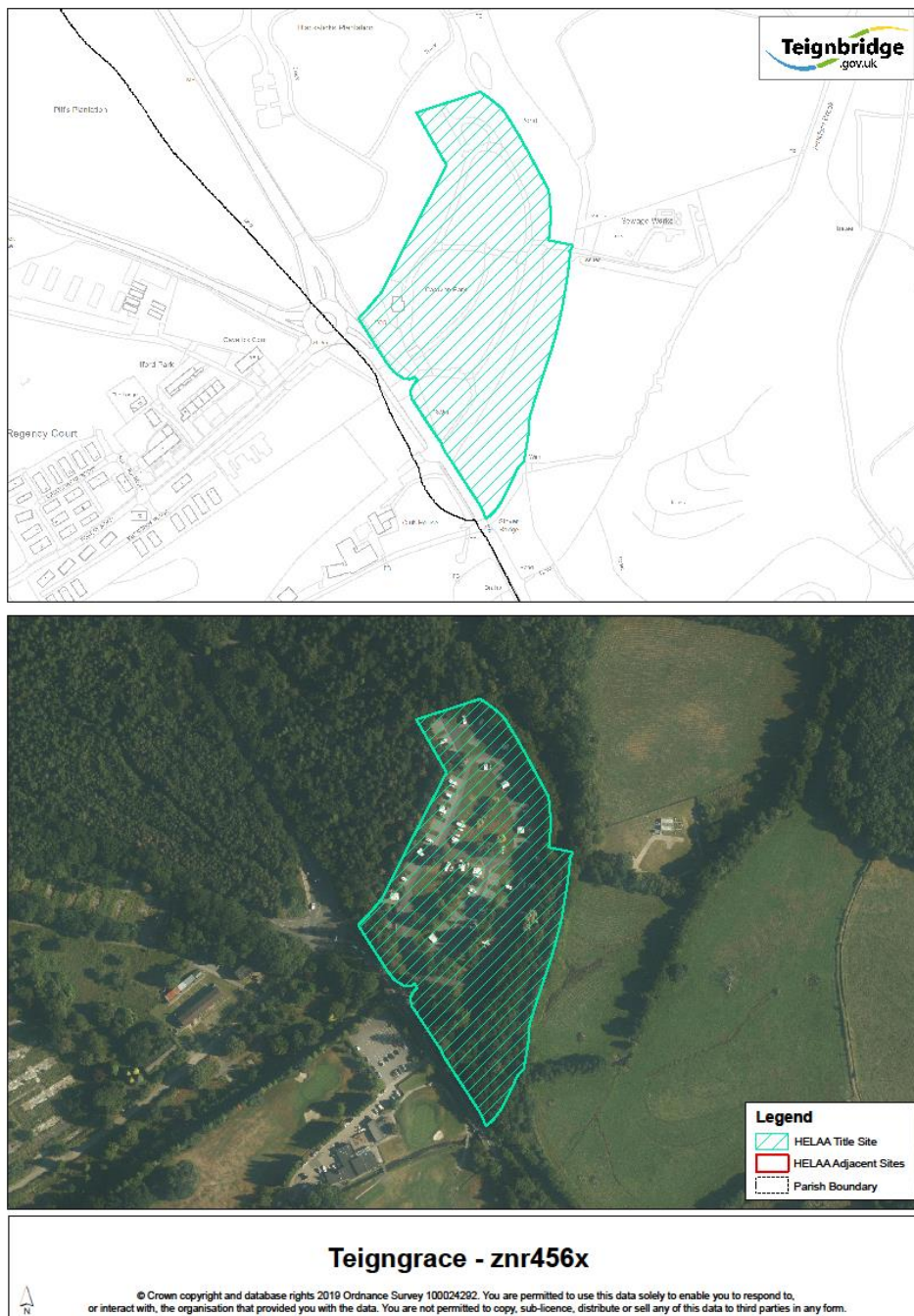
**Site Name:** Stover Caravan Club Site, Teigngrace

**Site Description:** Stover Caravan Club Site adjacent to the A382 and Stover Country Park.

**Total Size (ha):** 2.91ha

**Gross Size (ha):** 2.69ha

**Minimum/medium/maximum yield:** 2.69ha (employment)



## 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 Cirl Bunting consultation zone; the South Hams SAC Landscape Connectivity Zone.

**Flood Zone 3b:** A small area at the southern edge of the site falls within flood zone 3.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site has good access arrangements off the A382 and could potentially benefit from having its own arm off the Trago Mills roundabout. There is potential for footway/ cycleway links to Newton abbot as part of the current A382 widening scheme.

**Air Quality:** The site is not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could impact on the Newton Abbot / Kingsteignton AQMA.

### Ecology:

European Sites: within the South Hams SAC Landscape Connectivity Zone

SSSI: The site lies adjacent to Stover Country Park SSSI (Freshwater lake, reedbed, remnant heath, broadleaved & conifer plantation. Rich invertebrate fauna, particularly dragonflies)

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to Stover Local Nature Reserve

Priority Habitats: Cirl Bunting wintering zone.

Other Habitats/Features: No comments

European Protected Species: Great Crested Newt Alert Zone. Bat species within Landscape Connectivity Zone

Other Protected Species: Cirl Bunting

**Flood Risk, Water Quality and Drainage:** A small area at the southern edge of the site falls within flood zone 3.

**Heritage and Archaeology:** Site forms part of Stover Country Park (classed as Registered Parks and Gardens). Strong objections from DCC Historic Environment Team to development of the site because of its impact on the setting of Listed Stover House. Only development that would enhance the Registered Park should be considered. This is likely to be limited to recreation/tourism- related uses and non-permanent structures. Historic England should be consulted.

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

**Infrastructure:** None

**Landscape:** Within the setting of Stover Country Park (SSSI and a Registered Park and Garden)

**Minerals:** Site is located in a MSA (Ball Clay) and MCA (Ball Clay) and anticipated to hold good quality, internationally important ball clay. However, likely to be challenges for working due to relationship with Stover historic park and garden. Further discussion required.

**Safety:** No overhead electricity lines or gas pipes on-site.

**Soils and Contamination:** Soil grades - Non Agricultural

**Waste:** No waste management constraints.

**Other:** No comments

**Climate Change Impacts:** Although detached from a defined settlement, there is a supermarket and other services within walking distance of the site at Trago Mills Leisure Park. There are also regular bus services along the A382 and with planned improvement, there will be dedicated cycle and footpaths along the A382 into Newton Abbot in due course. As such, the majority of trips would not need to be made by car and, in terms of climate change, this site could be developed with minimum negative impacts on climate change.



## Site Potential

### AMBER

This flat former caravan site has good access from the A382 and forms part of Stover Country Park Registered Park. Although there are local services and facilities within walking distance at Trago Leisure Park, the site is not related to any defined settlement and would result in an uncharacteristic and isolated form of residential development in the countryside. As such, it is not considered suitable for residential development. Given its proximity to the A38, connections onto the A382 (which will also include segregated footpath and cycle ways to Newton Abbot once improvements have been made) and the relationship with nearby employment locations, it is considered that there may be some potential for employment uses on the site, although the type and extent of uses will be limited due to its location within the setting of Stover Registered Park and Garden. Any development would also need to have regard to the adjacent sewage works and to Stover Country Park SSSI.

**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.

## Teigngrace Glebe - qe13bar

### Site Overview

**Site Reference Number:** qe13bar

**Site Name:** Teigngrace Glebe

**Site Description:** Flat grassed site on the northern edge of Teigngrace adjacent to Stover Canal, bordered by mature trees and hedgerows.

**Total Size (ha)**

0.46ha

**Gross Size (ha)**

0.21ha

**Minimum/medium/maximum yield**

7 / 9 / 11 (Suburban / Rural)



**Teigngrace - qe13bar**



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

## 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 Great Crested Newt Alert Zone; a Cirl Bunting consultation and wintering zone; the South Hams SAC Landscape Connectivity Zone and 4km Sustenance Zone.

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

**Conclusion:** Progress to stage B

## Suitability Assessment Stage B

**Access:** This land is accessed off an unclassified road, suitable access will be required with highway improvements.

**Air Quality:** The site is not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys that could impact on the Newton Abbot / Kingsteignton AQMA.

### Ecology:

European Sites: South Hams SAC: within the Landscape Connectivity Zone and on Strategic Flyway.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Adjacent to a Teigngrace DBRC County Wildlife Site (wet semi-improved grassland, tall herb vegetation, alder and willow scrub.)

Priority Habitats: Species-rich hedges and trees – retain as far as possible.

Other Habitats/Features: no comments.

European Protected Species: Use by several bat species is likely. Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse probably present woods. Impacts from loss of woods from cat predation and from lighting. Mitigation/ compensation needed. In Great Crested Newt zone.

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

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

**Heritage and Archaeology:** Within the buffer of Grade I or II\* Listed Building. Grade II Listed Buildings (canal lock on the disused Stover Canal) adjacent to site.

**Infrastructure:** None

**Landscape:** Site is medium – high sensitivity. It's location within Stover Registered Park and Garden means that development could have an adverse effect on the setting of the Park.

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

**Safety:** No overhead electricity lines or gas pipes on-site.

**Soils and Contamination:** Soil grade 4

**Waste:** No waste management constraints.

**Other:** No comments

**Climate Change Impacts:** The settlement of Teigngrace has very few services which 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 has some significant constraints which may not be able to be overcome even for a small development (e.g. the setting of the Registered Park and Garden, the use of the site as community recreational space). In addition, the location of development in a settlement with such few services

means that any benefits are outweighed by the negative impacts on climate change. As such, the site is not 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 assessment of the site as red.