



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Teignmouth Parish

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Manor Farm, Holcombe 2114xw3

Site Overview

Site Reference Number: 2114xw3

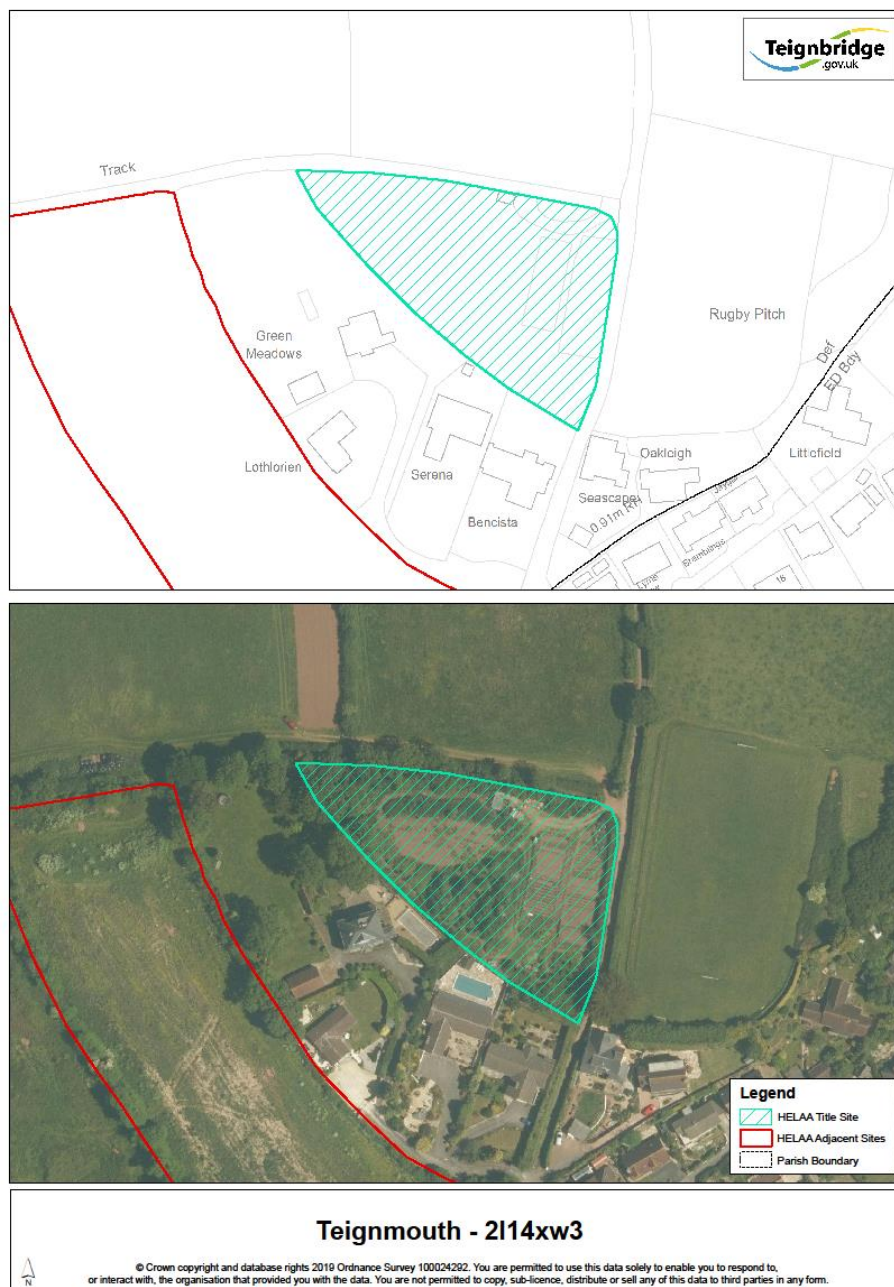
Site Name: Manor Farm, Holcombe

Site Description: Site lies to the north of Teignmouth. A fairly level triangular parcel of land that lies at the intersection of Oak Hill Cross Road with residential development to south.

Total Size (ha): 0.45

Gross Size (ha): 0.45

Minimum/medium/maximum yield: 9 / 11 / 13 (Suburban/rural)



Suitability Assessment Stage A

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

Biodiversity: The site lies within Cirl Bunting consultation zone, the South Hams SAC Landscape Connectivity Zone, and Dawlish Warren SAC and Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: No footways in the area and road narrow with no passing places. Not clear how access to the site would be achieved. The approach lane is single width and cannot be widened due to properties either side of the lane.

Air Quality: The site is close to, but not within an AQMA. Any development would require connection with sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Bitton Park Road AQMA.

Ecology:

European Sites: Within South Hams SAC Landscape Connectivity Zone. Within Exe Estuary SPA/Dawlish Warren SAC 10km recreation Zone. Hab Regs contribution will be needed.

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: Species-rich hedges.

Other Habitats/Features: Arable; allotments; hedges / treelines; rough grass; scrub.

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 – possibly present. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting - within Cirl wintering zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No anticipated archaeology impacts.

Infrastructure: No comments.

Landscape: Attached to existing settlement, however undeveloped coast on a spur of land at the edge of Teignmouth and likely to be visually conspicuous from the sea. For development to be acceptable, it would need to give the edge a fragmented appearance: be widely spaced, with buildings juxtaposed in an irregular pattern and set within strategic scale tree planting.

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: Teignmouth is one of the largest towns in the district with an excellent range of services and facilities. It has railway connections to Exeter, Newton Abbot, Dawlish and onwards, as well as regular bus services to key destinations. The site lies on the edge of Teignmouth, approximately 1.5km away from the town centre and key services. However it is within walking distance from the A379 where public transport is available. Development of the site is considered to have minor negative impacts on climate change.

Site Potential

RED

The site lies on the north eastern edge of Teignmouth. The site is adjacent to existing residential development that provides the opportunity to link with existing infrastructure. It has various constraints including landscape sensitivity and ecology mitigation but its biggest constraint appears to be access. It is not clear how a suitable access could be achieved given the nature and layout of the approach roads and surrounding residential development. As such, development of the site is not considered achievable.

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.

Manor Farm, Holcombe n014xoy

Site Overview

Site Reference Number: N014xoy

Site Name: Manor Farm, Teignmouth

Site Description: Rectangular parcel of land west of Oak Hill Cross Road which forms part of existing Local Plan allocation TE3A. Part agricultural field parcel on the north northern edge of Teignmouth.

Total Size (ha): 1.09 (0.3 outside TE3A allocation)

Gross Size (ha): 0.3 outside TE3A allocation

Minimum/medium/maximum yield: 9 / 10 / 12 urban extension



Suitability Assessment Stage A

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

Biodiversity: The site lies within Cirl Bunting consultation zone; the South Hams SAC Landscape Connectivity Zone; and the Dawlish Warren SAC and Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: No footways in the area and road narrow with no passing places. Access looks incredibly difficult to achieve, with only a single carriageway width entrance between adjoining properties. Site is elevated above the level of the lane.

Air Quality: The site is close to, but not within an AQMA. Any development would require connection with sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Bitton Park Road AQMA.

Ecology:

European Sites: South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA/Dawlish Warren SAC: within 10km Zone. Hab Regs contribution will be needed.

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: Species-rich hedges.

Other Habitats/Features: Arable; hedges / treelines; rough grass/tall herb.

European Protected Species: Bats - Various species probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – possibly present. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting - within Cirl wintering zone. Barn Owl - within barn owl square.

Reptiles – probable.

Flood Risk, Water Quality and Drainage: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No anticipated impact upon any archaeological assets.

Infrastructure: No comments

Landscape: Within the context of the existing settlement. Steeply sloping. Outside Undeveloped Coast designation.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade of land and any contamination issues

Waste: No waste management constraints.

Other: North, east and west boundaries are within Area TPO.

Climate Change Impacts: Teignmouth is one of the largest towns in the district with an excellent range of services and facilities. It has railway connections to Exeter, Newton Abbot, Dawlish and onwards, as well as regular bus services to key destinations. The site lies on the edge of Teignmouth, approximately 1.5km away from the town centre and key services. However it is within walking distance from the A379 where public transport is available. Development of the site is considered to have minor negative impacts on climate change.

Site Potential

RED

The site lies on the north eastern edge of Teignmouth. The site is adjacent to existing residential development that provides the opportunity to link with existing infrastructure. It has various constraints including landscape sensitivity and ecology mitigation but its biggest constraint appears to be access. It is not clear how a suitable access could be achieved given the nature and layout of the approach roads and surrounding residential development. . As such, development of the site is not considered achievable.

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 Buddleford Farm, Teignmouth wm135ir

Site Overview

Site Reference Number: wm135ir

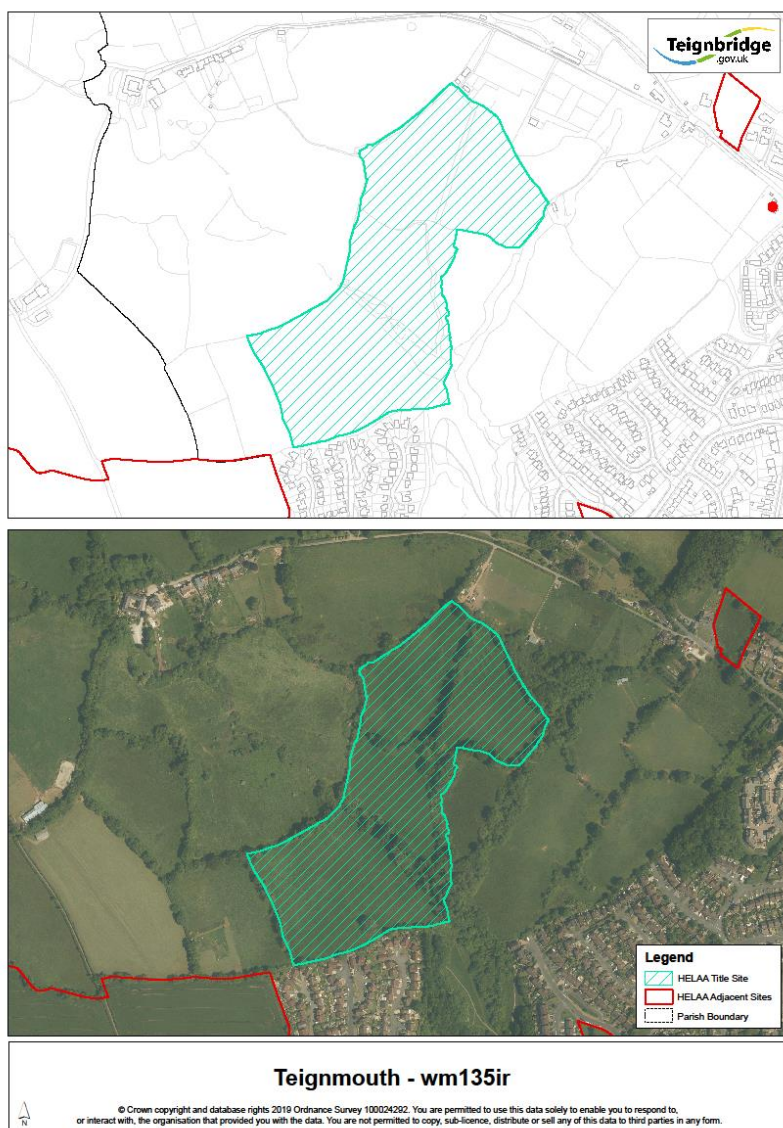
Site Name: Land at Buddleford Farm, Teignmouth

Site Description: Site lies to the north west of Teignmouth. Agricultural fields divided by hedgerows with Bitton Brook running through the centre of the site. The land either side of the brook is within Flood Zones 2 and 3. The site slopes steeply and the majority of land would not be developable. This is with the exception of land at the north, which is the largest area of developable land within the site and other small pockets of land.

Total Size (ha): 10.8

Gross Size (ha): 1.5 and additional pockets amounting to approx. 2.2 (omitting steep areas and Flood Zone 3)

Minimum/medium/maximum yield: 50 - 60 max on southern part of site only.



Suitability Assessment Stage A

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

Biodiversity: The site lies within Cirl Bunting consultation zone, the South Hams SAC Landscape Connectivity Zone, and Dawlish Warren SAC/Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1, with the exception of land either side of Bitton Brook, which is in Flood Zones 2 and 3 (and the land area discounted). The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: Access may be possible via Moorview Drive - highway improvements including footway and cycleway connections will be required.

Air Quality: Not within an AQMA, but there is an AQMA at Bitton Park Road.

Ecology:

European Sites: South Hams Bat SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Hab Regs contribution will be needed if site is developed to residential use.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: Part of the site is within Buddleford Farm OSWI, which is identified for semi-improved grassland and woodland. The woodland should be protected with buffer zones. Adjacent to Bishopsteignton County Wildlife Site, identified for Cirl Bunting.

Priority Habitats: Species-rich hedges; broadleaved woodland and streams which should be protected with buffer zones.

Other Habitats/Features: Semi- and possibly unimproved pasture; trees. Loss of this intimate landscape of wildlife habitats would be very regrettable.

European Protected Species: Bats: Several species including horseshoe bats recorded nearby.

Potential impacts from loss of tree roosts, loss of foraging habitat and from additional lighting.

Dormouse – assume present, as recorded close by. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl bunting surveys needed and mitigation/compensation if present.

Flood Risk, Water Quality and Drainage: Flood Zone 1, with the exception of land either side of Bitton Brook, which is in Flood Zones 2 and 3 (and the land area discounted). The site does not lie in a Critical Drainage Area (CDA).

The site suffers from very wet ground conditions as there are a number of small watercourses within it. These will need to be controlled through appropriate surface water drainage attenuation to protect the surface water dam managed by TDC that protects Bitton Brook. This is in addition to the large watercourse of Bitton Brook itself.

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

The proposed development site lies in an area of archaeological potential with regard to known prehistoric and Romano-British activity in the immediate vicinity of the site. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and field evaluation to understand the significance of any heritage assets here.

Infrastructure: No comments.

Landscape: Abuts the existing settlement edge and green infrastructure. Steeply sloping land within the Undeveloped Coast, although the land parcel lies enfolded by landform at the head of the valley and development will appear somewhat contained. Having said that, the site will be visible from the Shaldon side of the estuary, Shepherds Lane and the residential areas in the close vicinity of the site.

Regard would need to be given to ensuring the development is well screened and assimilated in to the context.

The site lies in an elevated position and development would be highly conspicuous within the landscape. The fact that the developable areas of land lie at the northern end of the site and would have little visual relationship with the development at the edge of the town would make this impact worse.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Agricultural grades 2 and 3 land.

Waste: No waste management constraints.

Other: None.

Climate Change Impacts: Although the site lies adjacent to the settlement boundary of Teignmouth, the developable areas of land lie further away and would require new pedestrian and cycle links in order to offer sustainable travel options. Bus service is available, with closest bus stop at Keats Close, to the south of the site. However, due to topography, it is unlikely that many people would walk or cycle to the services and facilities of the town centre approx 2.5km away, unless a closer bus stop was provided it is unlikely that people would use public transport. Therefore development of the site would have a moderate negative impact on climate change from the reliance on the private car.

Site Potential

AMBER

This site on the northern edge of Teignmouth lies in an area of high landscape sensitivity. The majority of the site is steeply sloping, restricting the area of the site suitable for development. However, due to sufficiently high property prices in this area of Teignmouth, which is more elevated and benefits from views, it would be viable to consider a split level form of residential development on the southern part of the site, (to south west of Bitton Brook), subject to mitigating constraints of flood risk, ecology, archaeology and landscape. As such, the site 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 agrees assessment of the southern part of the site only as amber.

Land adj Buddleford House, Teignmouth ea13be0

Site Overview

Site Reference Number: ea13be0

Site Name: Land adjacent to Buddleford House, Teignmouth

Site Description: Site lies on the northern edge of Teignmouth, adjacent to the B3192. Land rises steeply (between 1:6 and 1:3) from road towards the north.

Total Size (ha): 1.06ha

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 Cirl Bunting consultation zone, the South Hams SAC Landscape Connectivity Zone, and Dawlish Warren SAC/Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Not Suitable as entire site has a gradient of between 1:6 and 1:3.

Holcombe Down Road, Holcombe ab137b3

Site Overview

Site Reference Number: ab137b3

Site Name: Holcombe Down Road, Teignmouth

Site Description: Steeply sloping parcel of woodland at the junction of Holcombe Down Road and Breakneck Hill.

Total Size (ha): 0.3ha

Gross Size (ha): 0.08ha (once areas sloping more than 1:6 removed)

Minimum/medium/maximum yield: n/a



Teignmouth - ab137b3



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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 lies within Cirl Bunting consultation zone, the South Hams SAC Landscape Connectivity Zone, and Dawlish Warren SAC/Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Not Suitable as 0.08ha remains once land that slopes more than 1:6 has been removed. This below the size threshold of the HELAA.

Higher Holcombe Farm, Higher Holcombe Road, Holcombe nw13baw

Site Overview

Site Reference Number: nw13baw

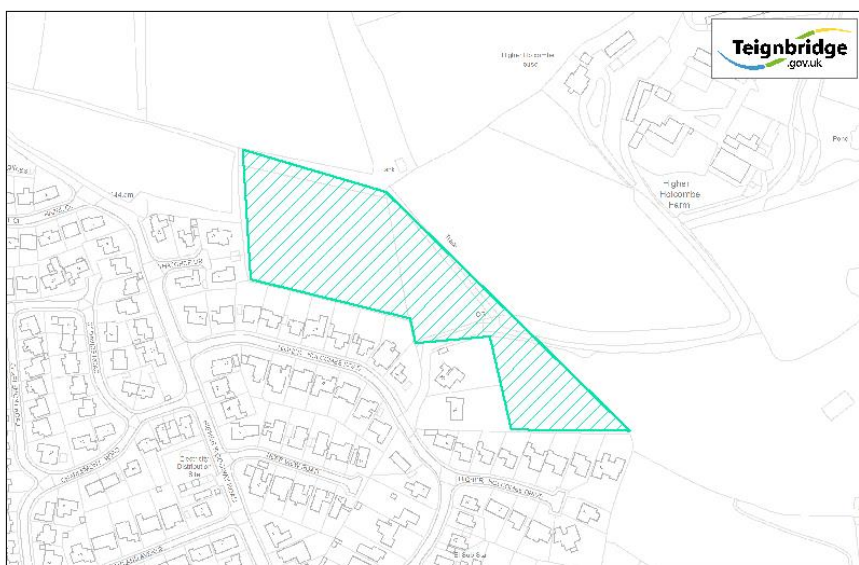
Site Name: Higher Holcombe Farm, Higher Holcombe Road

Site Description: Grassed fields likely to be in agricultural use on the north eastern edge of Teignmouth. The land comprises sections of 3 fields accessed via a private drive from Higher Holcombe Road. The site slopes gently toward the existing housing on the outer edge of Teignmouth. Steep slope covering 0.04ha at north west corner of the site.

Total Size (ha): 1.5ha

Gross Size (ha): 1.46ha (omitting steep area)

Minimum/medium/maximum yield: 36 / 41 / 47 (urban extension)



Teignmouth - nw13baw



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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 lies within Cirl Bunting consultation zone, the South Hams SAC Landscape Connectivity Zone, and Dawlish Warren SAC/Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B

Suitability Assessment Stage B

Access: Not sure where the access will be to this land. Adequate parking would be required for any development and footway and cycleway links to the town centre.

Air Quality: The site is close to, but not within an AQMA. Any development would require connection with sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Bitton Park Road AQMA.

Ecology:

European Sites: South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA/Dawlish Warren SAC: within 10km Zone. Hab Regs contribution will be needed.

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: Priority Habitats: species-rich hedges.

Other Habitats/Features: Agriculturally-improved pasture, possible semi-improved pasture; trees.

European Protected Species: Bats - probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – possibly present. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation may be needed.

Other Protected Species: Other protected species: Cirl Bunting; wintering zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

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

The proposed development lies in an area of archaeological potential with regard to known prehistoric and Romano-British activity in the wider landscape. Any impact upon below ground archaeological deposits may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that may be granted.

Infrastructure: No comments.

Landscape: The site lies in an area designated as Undeveloped Coast on the upper slope of a west facing spur. However the slope faces towards the town and, so as long as development avoids the skyline, some development could be accommodated. The development would form the settlement edge of Teignmouth and would need to be fragmented and irregular in form.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land and.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: Teignmouth is one of the largest towns in the district with an excellent range of services and facilities. It has railway connections to Exeter, Newton Abbot, Dawlish and onwards, as well as regular bus services to key destinations. The site lies on the edge of the town, adjacent to existing residential development. Providing that additional pedestrian and cycle links were put in place, development would be close to an existing bus stop (Higher Woodway Road) and the site could be developed in a way that had minor negative impacts on climate change.

Site Potential

RED

This site on the north eastern edge of the town is gently sloping and is adjacent to existing residential development. Whilst it has some minor constraints relating to landscape, ecology and heritage that are likely to be able to be overcome, there is no suitable access to the site. Unless this can be overcome, the site is assessed as red as it is undeliverable.

Need to approach landowner to west and investigate possible access from road. (Higher Woodway Road)

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, in the absence of a suitable access.

Land North West of Broadmeadow, Teignmouth bg13bg2

Site Overview

Site Reference Number: bg13bg2

Site Name: Land north west of Broadmeadow

Site Description: Steeply sloping area of woodland on the western edge of Teignmouth overlooking Broadmeadow industrial estate and playing pitches. Entire site slopes greater than 1:6 gradient and is within an Area TPO.

Total Size (ha): 4.15ha

Gross Size (ha): 0

Minimum/medium/maximum yield: n/a



Teignmouth - bg13bg2



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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 lies within Cirl Bunting consultation zone and Dawlish Warren SAC/Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: Flood Zone 1. The site does not lie in a Critical Drainage Area (CDA).

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

Lower Brook Street Car Park, Teignmouth pg14x08

Site Overview

Site Reference Number: pg14x08

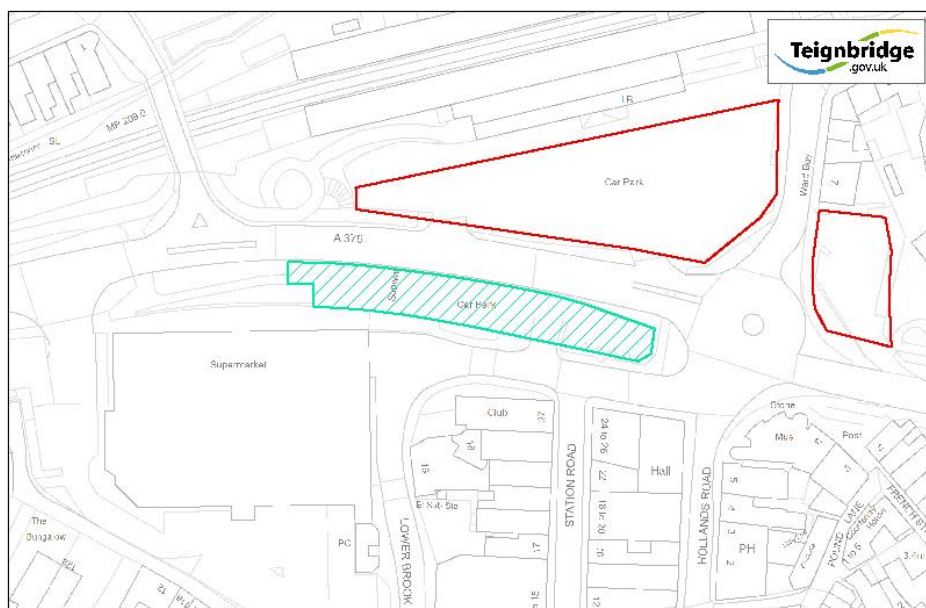
Site Name: Lower Brook Street Car Park

Site Description: Site lies in town centre of Teignmouth. Car park that lies opposite the train station.

Total Size (ha): 0.09ha

Gross Size (ha): 0.09ha

Minimum/medium/maximum yield: n/a



Teignmouth - pg14x08



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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 lies within Cirl Bunting consultation zone and Dawlish Warren SAC/Exe Estuary SPA Recreation Buffers. No issues to rule out site at this stage.

Flood Zone 3b: The area immediately to the south of the site is designated as flood zone 3. The area surrounding the site is at risk of surface water flooding (1:1000 chance per year). The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Not Suitable as size is below HELAA size threshold of 0.15ha. Narrow plot between main road and supermarket means development is unlikely to be deliverable.