



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

# Housing and Economic Land Availability Assessment (HELAA)

June 2021

Employment Sites

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## BCT Factory, Heathfield, Bovey Tracey - ih16ylq

### Site Overview

**Site Reference Number:** ih16ylq

**Site Name:** BCT Factory, Old Newton Road, Heathfield, Bovey Tracey

**Site Description:** Fairly level site covered by area TPO. Adjacent to industry with area of woodland in north west.

**Total Size (ha):** 4.84ha

**Gross Size (ha):** 4.84ha

**Estimated Potential yield:** 15,000 - 25,000 sq m floorspace



## Suitability Assessment Stage A

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

**Biodiversity:** Site within Landscape Connectivity Zone associated with the South Hams SAC and is within 5km of Great Crested Newt record. Part of site is a County Wildlife Site

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

**Conclusion:** Progress to stage B.

## Suitability Assessment Stage B

**Access:** An expired approved application in 2011 showed 2 access points to be achievable; one at the eastern end of the site at the junction of Old Newton road and Battle Road and one at the western end of the site, further along Old Newton Road.

**Air quality:** The site is not within an Air Quality Management Area.

### **Ecology:**

**European Sites:** Within the South Hams SAC Landscape Connectivity Zone and close to the edge of the SAC Sustenance Zone.

**SSSI:** The site is a County Wildlife Site (CWS) of SSSI standard.

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** None within or adjacent to the site.

**Priority Habitats:** Legally protected pennyroyal and other rare plant species.

**Other Habitats/Features:** Dense tree borders surround the site. There is a blanket TPO covering the site.

**European Protected Species:** Great Crested Newt Alert Zone, Dormice.

**Other Protected Species:** Mitigation and compensation will be needed for impacts on protected species including non-SAC bats, reptiles and others.

If the Council is minded to allocate this site, an AA and SAC mitigation will be needed. Substantial compensation will be required for loss of the pennyroyal, the CWS, the other rare plants and the seed bank. This should include creation of a larger area of similar habitat nearby (on similar soils, with similar hydrology), using the site's sward, topsoil and seedbank, with ongoing management to encourage the target species. The compensation site should then be gifted to a wildlife conservation body (e.g. Devon Wildlife Trust or Plantlife) together with a commuted sum to cover ongoing management in perpetuity. Prior to any works on-site, full survey will be required, with key species identified and propagated for later introduction to the receptor site. Mitigation and compensation will be needed for impacts on protected species including non-SAC bats, dormice, reptiles and others.

**Flood Risk, Water Quality and Drainage:** Flood zone 1

**Heritage and Archaeology:** No heritage concerns. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments.

**Landscape:** Low impact. Negligible impact on the setting of Dartmoor National Park

**Minerals:** No minerals constraints, but adjacent to MSA.

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

**Soils and Contamination:** 'Urban' soil classification / Spoil heaps on-site

**Waste:** No waste management constraints.

**Other:** In July 2011 the site was granted outline permission on appeal for a mixed used development ref. 09/00086/MAJ. The Local Plan housing trajectory considered it capable of accommodating 92 dwellings by 2017/18. However, site has not been developed. Possible land contamination from previous use.

Consideration should be given to the proximity of the site to surrounding heavy industrial uses and the compatibility of residential use with these.



A ground study of the ground conditions of the site was conducted in 2008 and reviewed in 2018. This concluded that:

1. Regarding contamination testing:  
The site appears to be underlain by made ground which extends to depths of 19.7m in places. From the test results provided the made ground exhibits elevated levels of metals and PAH hydrocarbons which would typically be remediated by provision of a clean capping to gardens.
2. Regarding ground gases:
  - Previously there has been inadequate characterisation of the source of ground gas at the site. There are several potential sources (the made ground in the landfill and also the lignite within the underlying natural strata) so would be advisable to look to see that gas monitoring has targeted both potential sources to determine the risks from each. The gas monitoring undertaken only seems to target the entire depth of the fill within the landfilled quarry and the response zones for the gas monitoring wells are generic and not targeted at specific strata/fill types which would mean further detailed monitoring would be required.
  - Given the one of the potential sources of the gases recorded is a landfill, the typical gas monitoring requirements would be around 12 to 24 rounds of monitoring over a 12 month duration. The monitoring undertaken already is unlikely to be adequate and is now 10 years old.
  - With regards to the results and interpretation, the site falls into either Characteristic Situation 2. Residential / mixed use development would therefore be using the NHBC gas guidance document and the table below:

**Table 14.1: Gas Risk Assessment - Traffic Lights with Typical Maximum Concentrations and Gas Screening Values**

Traffic Light Classification	Methane <sup>1</sup>		Carbon Dioxide <sup>1</sup>	
	Typical Maximum Concentration <sup>3</sup> (%v/v)	Gas Screening Value <sup>2,4</sup> (l/hr)	Typical Maximum Concentration <sup>3</sup> (%v/v)	Gas Screening Value <sup>2,4</sup> (l/hr)
Green	1	0.16	5	0.78
Amber 1	5	0.63	10	1.56
Amber 2	20	1.56	30	3.10
Red				

**Notes:**

1. The worst-case ground gas regime identified on the site, either methane or carbon dioxide, at the worst-case temporal conditions that the site may be expected to encounter will be the decider as to what Traffic Light is allocated;
2. Gas Screening Value is the Borehole Gas Volume Flow Rate, in litres per hour, as defined in Wilson and Card (1999), which is the borehole flow rate multiplied by the concentration in the air stream of the particular gas being considered;
3. The Typical Maximum Concentrations can be exceeded in certain circumstances should the Conceptual Site Model indicate it is safe to do so;
4. The Gas Screening Value thresholds should not generally be exceeded without the completion of a detailed ground gas risk assessment taking into account site-specific conditions.

- Using the above table, the site would fall within RED classification using the NHBC gas guidance which indicates the following:



**Table 14.2: Ground Gas Protection Measures Required for the Traffic Lights**

Traffic Light	Ground Gas Protection Measures Required
Green	Ground gas protection measures are not required.
Amber 1	Low-level ground gas protection measures are required, using a membrane and ventilated sub-floor void that creates a permeability contrast to limit the ingress of gas into buildings. Gas protection measures are to be installed as prescribed in BRE 414. Ventilation of the sub-floor void should be designed to provide a minimum of one complete volume change per 24 hours.
Amber 2	High-level ground gas protection measures are required, creating a permeability contrast to prevent ingress of gas into buildings. Gas protection measures are to be installed as prescribed in BRE 414. <b>Membranes used should always be fitted by a specialist contractor and should be fully certified (see Appendix E).</b> As with Amber 1, ventilation of the sub-floor void should be designed to provide a minimum of one complete volume change per 24 hours.
Red	Standard residential housing is not normally acceptable without further Ground Gas Risk Assessment and/or possible remedial mitigation measures to reduce/remove the source of the ground gases. In certain circumstances, active protection methods could be applied, but only when there is a legal agreement assuring the management and maintenance of the system for the life of the property.

**Climate Change Impacts:** There is a local centre within walking distance of the site which includes a convenience store. There are various employment opportunities within a very close vicinity to the site and good public transport links to Newton Abbot. Overall, considering the local availability of services and the lack of flooding, it is considered that the site would have minor impacts in relation to climate change, subject to compensatory tree planting for any trees lost as a result of the development.

## Site Potential

### AMBER

There are fairly significant constraints on this site which may affect the achievability of this development, most notably the loss of a county wildlife site including the rare pennyroyal plant, loss of trees, and most significantly the challenging ground conditions. Cumulatively these issues may make the site unviable or challenging to deliver. However, the site is within a sustainable location and if these issues can be overcome then development could be suitable here.

The site is within the settlement limit of Heathfield and therefore the principle of employment development is already established. Allocating the land for employment would establish the future land use of this site within this strategically important employment area.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 11-15 years.

**Achievability Assessment:** The site is considered to be potentially achievable

## Jews Bridge Meadow, Heathfield - 7415ygr

### Site Overview

**Site Reference Number:** 7415ygr

**Site Name:** Jews Bridge Meadow, Heathfield

**Site Description:** Small flat site in the floodplain adjacent to the A38 and north-east of Heathfield industrial estate.

**Total Size (ha):** 6.24ha

**Gross Size (ha):** 0

**Estimated Potential yield:** n/a



### Bovey Tracey - 7415ygr



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## Suitability Assessment Stage A

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

**Biodiversity:** No comments

**Flood Zone 3b:** Entire site lies within flood zone 3.

**Conclusion:** Unsuitable as the entire site lies within flood zone 3.

## Higher Mead Farm (Site 3) n612ver

### Site Overview

**Site Reference Number:** n612ver

**Site Name:** Higher Mead Farm Site 3, Ashburton

**Site Description:** Site lies to north east of Ashburton. It comprises fairly flat fields, enclosed by hedgerows, adjacent to A38, with small area of woodland to west and caravan site to south on higher land.

**Total Size (ha):** 5.91

**Gross Size (ha):** 5.91

**Estimated Potential yield:** 17,000 - 29,000 sq m





## Suitability Assessment Stage A

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

**Biodiversity:** Within Greater Horseshoe Bat Landscape Connectivity Area, but no issues that would rule site 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:** Poor junction on/off A38 is likely to raise concerns from HE. Access via narrow road and no footway. Unclear where the access to the site would be. Highway improvements would be required.

**Air Quality:** Not within AQMA but close to existing sources of air pollution.

**Ecology:**

Statutory sites: Within South Hams SAC Landscape Connectivity Zone.

Non statutory sites: Adjacent to Unconfirmed Wildlife Site (Mead Farm UWS SX77/032 -Broadleaved Woodland).

SSSI: None

Ancient Woodland: None

Priority habitats: Hedgerows, trees and pasture provide potential foraging and commuting habitat for several bat species including greater horseshoe bats.

Habitats/features: The site has a network of hedgerows and trees and therefore suitable habitat for dormouse and nesting birds. Potential habitat for reptiles and badger, and the site is within a barn owl sighting square. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice. Potential habitat connectivity area to Dartmoor National Park.

European protected species: Within Great Crested Newt Consultation Zone.

Other protected species: Unknown.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Within Critical Drainage Area (Holbeam).

Quality elements are at risk mainly from diffuse sources in this water body, possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove)

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

The proposed development lies in an area where little in the way of formal archaeological investigations have been undertaken. However, there is evidence of prehistoric activity within the surrounding landscape and the application area itself may contain archaeological deposits associated with this activity.

**Infrastructure:** Highway improvements would be required along with new footway. This may potentially include improvements to the A38 junction which is likely to be very costly.

**Landscape:** The presence of the A38 overrides any influence the setting of Dartmoor National Park would have on the sensitivity of the site.

**Minerals:** The site is within a Mineral Safeguarding Area for the limestone resource. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** n/a

**Climate Change Impacts:** The development of the site would lead to an increase in the reliance on the use of the private car, due to the distance from the nearest services and facilities, lack of pedestrian and cycle routes and lack of public transport serving the site. As such, the development of the site would have moderate negative impacts on climate change.

## Site Potential

### RED

Ecology, drainage and water quality constraints are likely to be able to be mitigated, although this may reduce the capacity of the site. However, due to the constraints presented by the minerals objection raised by Devon County Council, the poor highway network / A38 access serving the site, development of this site would have significant constraints to be overcome. Due to highways access constraints, a lack of sustainable travel options to and from the site, its isolated location, and other constraints outlined above, it is also unlikely to be viable or suitable site for employment uses.

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

**Achievability Assessment:** The site is considered to have such significant constraints that it prohibits development.

## Dolbeare Road, Ashburton - sites combined

### Site Overview

**Site Reference Number:** This pro forma combines sites:

gb12vrt Land East of Ashburton; 9c13boy Land off Dolbeare Road, Ashburton; j315yx1 Land at Dolbeare Road, Ashburton; st15yep Land north of Dolbeare; and bs135di land off Dolbeare Road, Ashburton. The individual sites overlap each other, but all lie to the east of Ashburton, around Dolbeare Road.

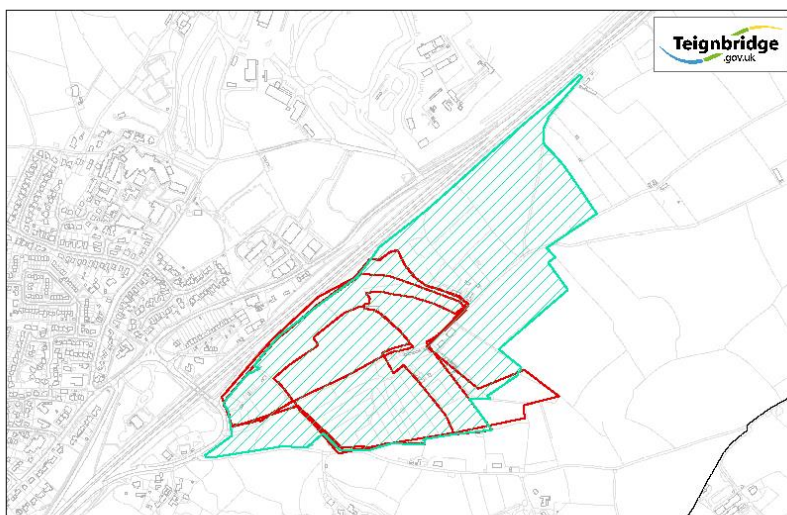
**Site Name:** Dolbeare Road Sites Combined

**Site Description:** Site lies to the east of the northern part of Ashburton. The A38 separates the site from the town. Large site comprising fields enclosed by hedgerows and bisected by Dolbeare Road.

**Total Size (ha):** 28.94

**Gross Size (ha):** 27.09 omitting steep areas

**Estimated Potential yield:** Gross area of circa 15ha potential for employment. Possibly 10,000 - 30,000 sq m



### Ashburton - gb12vrt



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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 South Hams SAC Landscape Connectivity Zone and on edge of Sustenance Zone, but no issues that would rule site 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:** Junction to/from A38 in both directions is adjacent to site. Existing roads are narrow with no footway. Highway improvements would be required. Poor road access into and within site, which would require significant upgrade. Unclear where the access to this land would be.

**Air Quality:** Not within an AQMA. Parts of site are close to existing source of air pollution.

**Ecology:**

European Sites: Within the South Hams SAC Landscape Connectivity Zone

Non Statutory Sites: Adjacent to Dolbeare farm Other Site of Wildlife Interest-

semi-improved neutral grassland with flushed areas. Adjacent to Pitley Farm Unconfirmed Wildlife Site- orchard.

SSSI: None

Ancient Woodland: None

Priority Habitats: The site has a network of hedgerows and trees and therefore suitable habitat for dormouse and nesting birds. Potential habitat for reptiles and badger, and the site is within a barn owl sighting square. Hedgerows, trees and pasture provide potential foraging and commuting habitat for several bat species including greater horseshoe bats.

Other Habitats/Features: arable

European 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. Within Great Crested Newt Consultation Zone

Other Protected Species: Unknown.

Preliminary Ecological Appraisal and protected species surveys will be required prior to applications to inform mitigation and enhancement measures. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. Ensure development does not cause deterioration to the River Ashburn.

However, historical flooding to properties bounding the River Balland and River Ashburn from The Quarry downstream to Chuley Road and historical flooding to road and properties at Eastern Road and Jordans Meadow and the Police Station Car Park. Water in stream being held back due to insufficient downstream channel and culvert capacity. Stream flood water overflows onto highway and into properties.

**Heritage and Archaeology:** Western part of site is within 1km buffer of Grade I and II\* Listed Buildings, but A38 lies between. No Listed buildings within or adjacent to site. Closest Grade II Listed Buildings are Dolbeare Farmhouse, approx 100m to the west and a milestone, which lies north of the A38.

Possible site of medieval gallows. Possible early medieval quarry.

**Infrastructure:** Highway improvements would be required, along with pedestrian and cycle links towards Ashburton town centre.

**Landscape:** The site lies in very close proximity to the boundary of Dartmoor National Park, although the presence of the A38 overrides any influence on the setting of the National Park. Some development would be visible from the A38 and the assimilation of the development into its surroundings through landscaping will be particularly important. Development on the south side of the A38 would be uncharacteristic of the rest of the town which is all to the north of the A38.

**Minerals:** Most of the site is within a Mineral Safeguarding Area for the limestone resource, with the remainder being within the associated Mineral Consultation Area. There is an objection under Policy M2 of the Devon Minerals Plan to the sterilisation of the mineral resource by other development unless the proposals are accompanied by a Mineral Resource Assessment that demonstrates that this resource is not economic now or in the future or otherwise meets one of the criteria of Policy M2.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** : The site lies between 1.2km and 2.2km from Ashburton town centre, where a good range of services and facilities are provided. There are bus stops within 100m and 500m of the westernmost part of the site, which would give opportunities for sustainable travel. However, there is no footway leading from the site to these bus stops. Without improved pedestrian and cycle links, development of the site would lead to an increase in the reliance on the private vehicle. In addition, whilst the site is within Flood Zone 1, there are local flooding issues which may be impacted upon by the development of the site. Overall, development of the site has the potential to result in moderate negative impacts on climate change.

## Site Potential

### AMBER

Subject to improved active travel links to nearby bus stops and to Ashburton town centre, the site could be accessible by foot, bicycle and bus. Ecology, archaeology and drainage constraints are likely to be able to be mitigated, but may reduce the capacity of the site, and impacts on the landscape and setting of Dartmoor National Park will need to be made acceptable through design and landscaping. Minerals represent a more significant constraint. Site is likely to need to be delivered in its entirety (i.e. as a combined site) in order to make highway access and sustainable travel upgrades viable. Overall the site is considered to have moderate constraints to be overcome and is regarded as amber for employment uses.

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

**Achievability Assessment:** The site is considered to be potentially achievable (subject to HELAA comments)

## Ruby Farm, Two Mile Oak, A381 na15yaq

### Site Overview

**Site Reference Number:** na15yaq

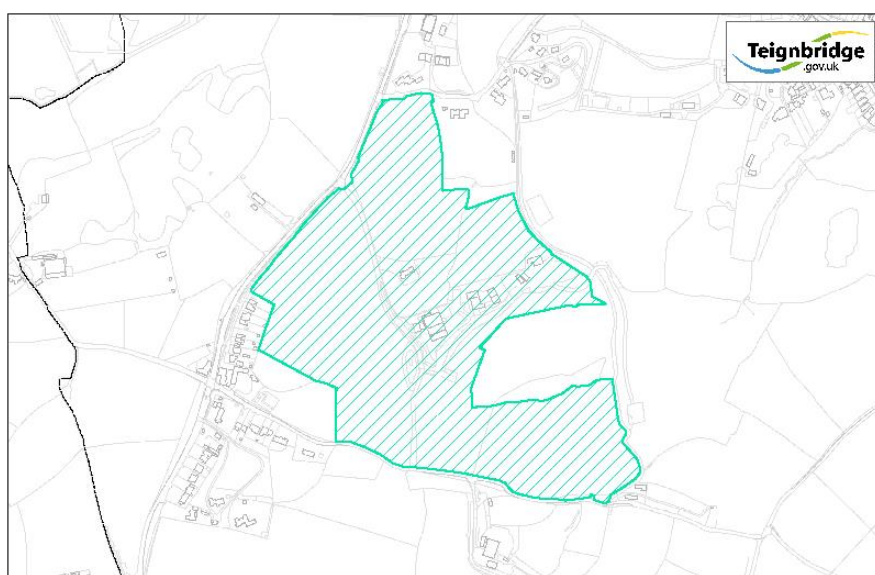
**Site Name:** Land at Ruby Farm

**Site Description:** Large site of rolling fields adjacent to A381, north-east of Two Mile Oak Cross. Located to the southwest of the village. Set approximately 460m from the edge of the village.

**Total Size (ha):** 20.51

**Gross Size (ha):** 20.51

**Estimated Potential yield:** Possibly 10,000 - 30,000 sq m floorspace



### Abbotskerswell - na15yaq



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## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC landscape connectivity zone. No issues that would rule out site at this stage.

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

**Conclusion:** Proceed to stage B.

## Suitability Assessment Stage B

**Access:** Site is adjacent to main road (A381) and access could be achieved subject to sufficient investment to create suitable new junction. Bus services linking the site to Newton Abbot and Exeter run along the A381. Access by other modes is likely to be limited in this location without considerable investment.

**Air Quality:** Potential for moderate to high impact on Air Quality Management Area.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non statutory sites: n/a

Priority Habitats: pasture, species rich hedges.

Other Habitats/Features: hedgerows which include some mature trees.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats.

Other protected species: Cirl bunting and Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. The site has a low/medium risk of flooding from surface water in the central section.

Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible.

Water Framework Directive: assumption that the site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSO's on infrastructure. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove)

Not within critical drainage area.

**Heritage and Archaeology:** No heritage concerns relating to Listed Buildings and Conservation Areas.

The site lies in an area of high archaeological potential with regard to known prehistoric activity in the surrounding landscape.

The Historic Environment Team would advise that any proposals for development here are supported by an appropriate level of archaeological investigation - consisting of geophysical survey and field evaluation.

**Infrastructure:** The site does not have a safe walking route to provision. The site would require road access upgrades.

**Landscape:** Landscape sensitivity level – Medium.

**Minerals:** The site lies within the Mineral Consultation Area for the nearby limestone resource, and there would be an objection under Policy M2 of the Devon Minerals Plan if development were to constrain future mineral development.

The proposer may wish to submit a Mineral Resource Assessment to establish the likelihood of future limestone extraction in the area.

**Safety:** Environmental Health Site of Potential Concern for filled ground and landfill covers section on mid-eastern side.

**Soils and Contamination:** Agricultural land classification is Grade 2.

**Waste:** No waste management constraint.

**Other:** Existing permission on site (19/01361/FUL) for 0.29 ha of Industrial building comprising 3 no. units (Use Classes B1, B2 & B8).

**Climate Change Impacts:** The village of Abbotskerswell has a reasonable level of service provision for its size, including a community hall, convenience store, place of worship, post office, public house, nursery provision and a primary school. This outlying and detached site, however, is approximately 1km away from the village centre. There are no specific pedestrian or cycle routes between the two points. This could discourage trips being made by foot or cycle. For a wider catchment, the distance to Newton Abbot town centre, (along the A381 route) is about 3km. The development of the site would therefore lead to an increase in the reliance on the use of the private car, due to the distance from some services and facilities and have consequent negative impact on the air quality management area. As such, the site would have a moderate negative impact on climate change overall.

## Site Potential

### AMBER

The gross site area has the potential to deliver a significant employment site. Proximity to existing residential development along the A381 is a concern and development would need to be set back from this, reducing the available developable area. Issues in relation to minerals would also need to be overcome.

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

**Achievability Assessment:** The site is considered to be potentially achievable.



## South West of Chudleigh Knighton - jy15ymy

### Site Overview

**Site Reference Number:** jy15ymy

**Site Name:** Land to south west of Chudleigh Knighton

**Site Description:** Site lies to the north of the A38 and south of the slip road to Chudleigh Knighton. Field enclosed by hedgebanks and Pipehouse Lane to east.

**Total Size (ha):** 0.58ha

**Gross Size (ha):** 0.58ha

**Estimated Potential yield:** 1000 - 3000 sq m



### Hennock - jy15ymy



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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 South Hams SAC Landscape Connectivity and Sustenance Areas, but no reason 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:** Site adjacent to the A38, and accessed off the B3344. Highway junction improvements required.

**Air Quality:** There are no nearby AQMAs, however, the site is adjacent to a source of air pollution (A38).

**Ecology:**

**European Sites:** South Hams SAC: Within 4km South Hams SAC Sustenance Zone and Landscape Connectivity Zone, A38 Strategic Flyway. Bat activity surveys, Appropriate Assessment and mitigation measures needed.

**SSSI:** None within or adjacent to the site.

**Ancient Woodland:** None within or adjacent to the site.

**Non Statutory Sites:** Potential Regionally Important Geological Site – at clay pit just across B3344, Unconfirmed Wildlife Site (heath, wood, scrub) to SW adjacent to clay pit, species-rich hedges and trees.

**Priority Habitats:** Suitable habitat for commuting and foraging bat species including greater horseshoe bats and dormouse.

**Other Habitats/Features:** Grassland, possibly semi-improved, possible scrub. Great Crested Newt breeding within 500m. Site lies within Local and Strategic Green Infrastructure Corridors.

**European Protected Species:** Bats – Barbastelle bat area nearby. Various species probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Great Crested Newt: within GCN zone, pond nearby.

**Other Protected Species:** Reptiles likely.

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

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

Historic field name evidence associated this area with the production of clay (tobacco) pipes. Any impact upon below ground archaeological deposits associated with this industry may be mitigated by an appropriate programme of historic archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted. No heritage impacts.

**Infrastructure:** No comments.

**Landscape:** The site is sandwiched between the A38 and slip road and could be perceived as eroding the character of Chudleigh Knighton. It is gently sloping towards the A38, which is clearly visible from the site.

**Minerals:** The site is within a Mineral Safeguarding Area for ball clay and close to operational quarries. However, the site is too constrained by existing highways to be viable for mineral extraction, and the noise levels from the A38 are likely to exceed those from the quarries. There is no objection to development of this site.

**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 village of Chudleigh Knighton has a fairly good level of service provision for its size, including a convenience store, post office, community hall, public house, place of worship and nursery/primary education. The site lies close to public transport in terms of bus services, but is approx 11km from the nearest railway station. There are some cycle links that would enable sustainable travel to Newton Abbot and Heathfield. It is within easy walking distance of village services. Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding or highest quality agricultural land, it is considered that the development of the site would have minor negative impacts in relation to climate change.

### **Site Potential**

#### **AMBER**

The site is small but has the potential to be developed, in terms of its accessibility. Most of the constraints are likely to be capable of being overcome, although more detailed ecology work would be required.

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

**Achievability Assessment:** To be inserted following HELAA Panel.

# Harcombe Farm, Chudleigh 8b138o1

## Site Overview

**Site Reference Number:** 8b138o1

**Site Name:** Land at Harcombe Farm, Chudleigh

**Site Description:** Fairly level site of grassed field enclosed by hedgerows. Lies adjacent to A38/exit slip road to Chudleigh and is adjacent to the petrol filling station on A38 and Holmans Wood Caravan Site.

**Total Size (ha):** 1.85 ha

**Gross Size (ha):** 1.85 ha

**Estimated Potential yield:** Possibly 5,000 - 9,000 sq m



## Chudleigh - 8b138o1



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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 sustenance zone and landscape connectivity zone associated with the South Hams SAC. Within Cirl Bunting wintering zone, within 5km of Great Crested Newt record, adjacent to County Wildlife Site (Roadside verge with unimproved neutral grassland & plant interest) and in close proximity to Special Verge site (Roadside verge herb-rich grassland. Plant interest). Within 10km recreational buffer for Dawlish Warren and part within 10km recreation buffer for Exe Estuary. No issues to rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is adjacent to the A38 and has good access although highway improvements would be required which may include compensatory parking for the loss of on street parking from the adjacent industrial units.

### Air Quality:

European sites: Within sustenance zone and landscape connectivity zone associated with the South Hams SAC. In combination impacts need to be considered.

SSSI: Sufficient distance from SSSI such that employment use could be acceptable, however caution as to whether SAC bats use country lane which runs alongside between tall overhanging hedges. Full SAC bat surveys needed. Proportion of site to be retained as targeted bat mitigation/buffer land. Substantial hedge landscaping and buffers between development and site edges. Lighting/night working regulation.

Ancient Woodland: None

Non statutory sites: Adjacent to County Wildlife Site. CWS interest (plants including orchids) may extend into this site - need surveys to check. Road access would entail destruction of some of CWS road verge. Mitigation/compensation would be needed.

Priority Habitats: Existing boundary hedges offer valuable habitat for bats and other species.

Other Habitats/Features: n/a

European Protected Species: Within 5km of a Great Crested Newt record and Cirl Bunting Consultation Zone

Other protected species: non-SAC bats, dormice. Other protected species.

NB: Natural England will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no particular risk of flooding from surface water. Not within critical drainage area.

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

**Infrastructure:** Specific highway and parking requirements as above. Utility services, including adequate power and broadband capacity needed.

**Landscape:** The land is an easily perceived location where development would erode the nucleated character of Chudleigh. Landscape sensitivity level is medium-high.

**Minerals:** No mineral constraint.

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

**Soils and Contamination:** Grade 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The development of the site for employment would lead to an increase in vehicular movements, due to the isolated location, lack of suitable pedestrian and cycle routes and public transport serving the site. In addition, there is potential for negative impact on ecology habitat without appropriate mitigation measures. As such, there are potential moderate negative impacts on climate change.

## Site Potential

### AMBER

Although unsuitable for residential development due to its distance from any defined settlement, the site does benefit from good access to the main highway network and would relate reasonably well to existing commercial uses nearby. Employment / commercial development would need to provide satisfactory ecological habitat and landscape mitigation measures. The site is considered amber in the context of these aspects.

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

**Achievability Assessment:** The site is considered to be potentially achievable subject to constraints being overcome.

## West of Benedicts Road, Liverton ue13usy

### Site Overview

**Site Reference Number:** ue13usy

**Site Name:** Land west of Benedicts Road, Liverton

**Site Description:** The agricultural land on the south side of Liverton is level to gently sloping. Liverton Brook runs through the central section of the site with flood zones to north and south. Site borders Benedict's Road to the east. Additional small site (Land south of Kittersley Drive) borders the north west of the site.

**Total Size (ha):** 4.19

**Gross Size (ha):** 1.2 to north of brook and 0.5 to south of brook

**Estimated Potential yield:** 5000 sq m floorspace





## Suitability Assessment Stage A

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

**Biodiversity:** Within South Hams SAC Landscape Connectivity Area and Cirl Bunting Consultation Zone but no issues to rule out at this stage.

**Flood Zone 3b:** The southern half of the site falls within floodplain associated with Liverton Brook running west/east across the site.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Fast road and would require good visibility at the access, as well as a suitable crossing point for safe access to bus stops with some highway improvements.

**Air Quality:** No nearby AQMAs.

**Ecology:**

Statutory sites: Within SH SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: None

Ancient Woodland: None

Priority Habitats: Preliminary Ecological Appraisal and protected species surveys will be required prior to application to inform mitigation and enhancement measures.

Habitats/Features: Hedgerows provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Hedgerows provide suitable habitat for dormouse and nesting birds. Opportunities for landscape scale biodiversity corridors/habitat links, particularly for commuting and foraging bats and dormice. Also within a Dartmoor National Park Living Dartmoor Habitat Link (Broadleaf Woodland and Other Habitat).

European Protected Species: Within Great Crested Newt Consultation Zone.

Other protected species: cirl bunting consultation zone

**Flood Risk, Water Quality and Drainage:** Flood Zones 1, 2 and 3. The northern part of the site lies within Flood Zone 1. However, the southern part of the site is within Flood Zones 2 and 3a. The central part of the site alongside Liverton Brook is within Flood Zone 3b.

Risk of barriers to fish migration due to physical modification on Liverton Brook.

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

**Infrastructure:** New access, highway improvements and crossing point required.

**Landscape:** Within the setting of Dartmoor National Park, so moderate impact likely.

**Minerals:** The site is within a ball clay Mineral Safeguarding Area within which there is a presumption under Policy M2 of the Devon Minerals Plan against sterilisation of the ball clay unless it can be demonstrated through a Mineral Resource Assessment that the resource is not of current or potential economic value or otherwise meets the criteria of Policy M2. In the absence of such evidence, DCC objects to development of this site.

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

**Soils and Contamination:** Agricultural grade 3 land.

**Waste:** No waste management constraints.

**Other:** Site lies adjacent to additional small site - Land south of Kittersley Drive.

**Climate Change Impacts:** The village of Liverton has basic services and some public transport links. The site lies approx 600m from the shop, approx 750m from the primary school and within easy walking distance of bus stops. In addition, there is a supermarket and large superstore within 1km of the site (as there is pedestrian access under the A38). Employment development is likely to have low to moderate negative impacts on climate change.

## Site Potential

### RED

The site is relatively small and constrained by neighbouring residential development, and extensive flood zone and relatively poor highway access. There are also minerals constraints and Devon County Council has raised objection, unless it can be demonstrated that the resource is not of current or potential economic value. The HELAA panel consider that there is unlikely to be strong market interest in view of these significant constraints.

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

**Achievability Assessment:** The site is considered to be unlikely to be achievable due to the size and viability of the site after constraints are considered.



## Buttlands Industrial Estate, Ipplepen - co121wo

### Site Overview

**Site Reference Number:** co121wo

**Site Name:** Land adj Buttlands Industrial Estate

**Site Description:** Agricultural land located to the east of Ipplepen and immediately adjoining Buttlands Industrial Estate on the western side with residential property (Makurdi) to the south.

**Total Size (ha):** 0.9 ha

**Gross Size (ha):** 0.9

**Estimated Potential yield:** HELAA submission of 0.63 ha employment, plus adjacent field to NW (estimated 2000 - 4000 sq m floorspace)



### Ilington - co121w0



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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 Cirl Bunting consultation zone.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This land is accessed off narrow lanes and highway improvements would be required including footway/cycle connections

**Air Quality:** Statutory sites: Within the South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

**Habitats:** Species-rich hedges – retain as many as possible with Root Protection Zones. Grassland, probably semi-improved or improved.

**Protected Species:** Some bat species likely to be present. Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse may be present.

Impacts from loss of hedges and from lighting. Mitigation/ compensation needed.

**Other Protected Species:** Cirl bunting and Great Crested Newt consultation zone.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

There is no risk of flooding from surface water on the site.

Not within critical drainage area.

### Heritage and Archaeology

Not within buffer of Grade I or II\* Listed Building

No listed building within or adjacent to the site.

This site lies in an area of known high archaeological potential with regard to significant prehistoric and Romano-British activity in the surrounding landscape. 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

Extent of infrastructure requirements are as yet unknown.

**Landscape:** Landscape sensitivity level is medium.

Close to the edge of Ipplepen but south of the Totnes Road. The setting and tranquillity of the landscape has already been eroded in this area due to other piecemeal development, where land use has stepped away from agricultural use. Reasonably well hidden from major approaches.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint.

### Soils and Contamination

Agricultural Land class - Grade 2 with small portion of Grade 3 on northeast side.

**Waste:** No waste management constraint.

**Other:** n/a

**Climate Change Impacts:** The site is detached from Ipplepen, separated by Totnes Road, a main road (the A381) with a distance of 750m from the centre. The village of Ipplepen has a good level of service provision for its size. The site is close to a bus route with frequent services to Totnes and Newton Abbot in particular. As such, it is considered that the site would have a minor negative impact on climate change overall.

## Site Potential

### YELLOW

Due to its separated location from the main settlement of Ippepen and safety and sustainable issues with accessing village services, the site is not considered suitable for residential development. However, whilst there are some constraints relating to access, archaeology, ecology and landscape matters, these should be able to be mitigated for employment development. It relates well to adjoining existing businesses at Buttlands to the south which offers potential for consolidation of business space for the Ippepen locality. Therefore, overall regarded as yellow for employment development.

**Availability Assessment:** The site promoter has confirmed that the site will be available within the next 5 years. Unknown if small field to the north may also become available.

**Achievability Assessment:** 6-10 years - subject to constraints being overcome.

## Browns Farm, Splatford br14yqq

### Site Overview

**Site Reference Number:** br14yqq

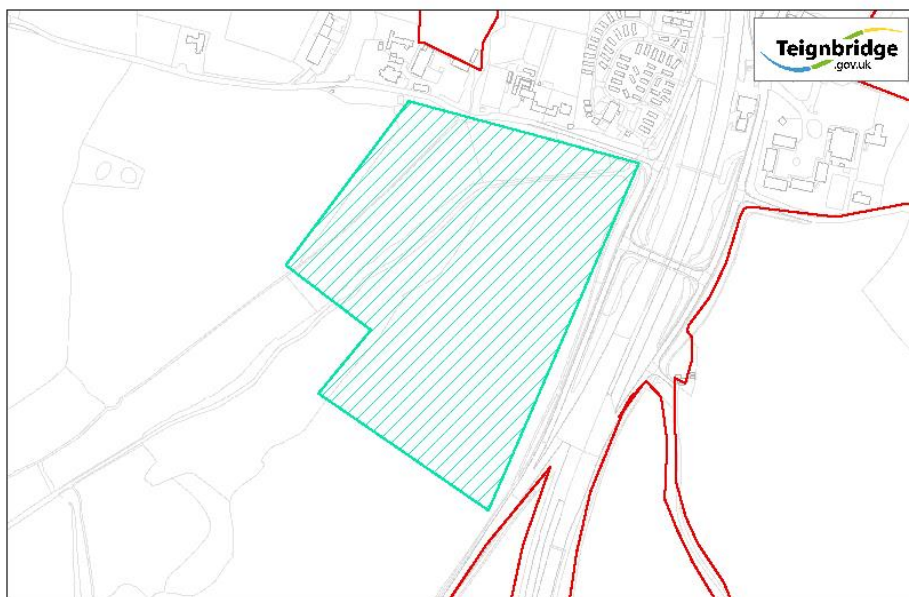
**Site Name:** Browns Farm

**Site Description:** The open land is located west of A380 and south of Splatford Barton. A wooded area runs through the central section of the site (Pope's Copse) which is sloped (more than 1:3 grad).

**Total Size (ha):** 9.45

**Gross Size (ha):** 5.18

**Estimated Potential yield:** 5.18 ha employment - estimated 15,000 - 25,000 sq m floorspace



**Kenn - br14yqq**



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A

**Flood Zone 3b:** A relatively small section of the site is within the flood plain associated with a stream on the western border.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This site would be accessed opposite the Kennford International Holiday Park and then directly on to the A380. The safety issues would need to be assessed being this close to the A380.

**Air Quality:** :

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedges; watercourse; broadleaved woodland. The woodland and watercourse should be retained with buffer zones and lighting limits.

Other Habitats/Features: arable; improved grassland; trees.

European Protected Species: Bats – Various species probably present. Potential impacts from loss of foraging habitat, flyways, tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence in hedges and woods. Impacts from loss of trees/ scrub/ hedges, and lighting. Mitigation/ compensation needed.

Other Protected Species: Within Cirl Bunting consultation zone.

**Flood Risk, Water Quality and Drainage:** The majority of the site lies within Flood Zone 1. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

Part of the western section along a stream is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (ie 3b).

Residential and economic development are not acceptable in Flood Zone 3b, as set out in the NPPG. Therefore this part of the site is discounted from having any potential for residential or economic development.

There is a low risk of flooding from surface water on the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible.

Water Framework Directive: In terms of sewerage infrastructure, assumption would be that this site would have a mains connection and be served by a sewage treatment works with adequate capacity. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.

Not within critical drainage area.

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

**Infrastructure:** None

**Landscape:** Close proximity of the A38 with the potential to add to the erosion of the rural experience of road users. Landscape sensitivity assessment level is medium - high.

**Minerals:** No mineral constraint.

**Safety:** Environmental Health Site of potential concern for filled ground and landfill at northern end adjoining road bordering the land.



**Soils and Contamination:** Agricultural Land class - mix of Grade 2, on eastern side and Grade 3, on western side.

**Waste:** No waste management constraint.

**Other:** n/a

**Climate Change Impacts:** The site is detached from main settlement of Kennford, separated by main A38/A380 highway corridor with a distance of 980m from the centre. The village of Kennford has a reasonable level of service provision for its size, including a shop, public house and hotel in close proximity. Nevertheless, the outlying nature of the site across the main highway means that many trips are likely to be made by the private car and the nearest stopping place for bus services is within the village centre. The site is relatively close to a bus route with frequent services to Exeter and Newton Abbot in particular. There is a lack of pedestrian and cycle routes serving the site. As such, it is considered that the site would have a moderate negative impact on climate change overall.

## Site Potential

### AMBER

Due to its separated location some distance from the main towns and limited access to village services, the site is not considered suitable for residential development. However, whilst there are some constraints relating to limited transport options serving the site, ecology and landscape matters, these should be able to be mitigated for employment development. It relates well to existing businesses near the southern end of the village. Therefore, overall regarded as amber for employment development.

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

**Achievability Assessment:** 11 - 15 years - subject to constraints being overcome.

## Opposite Exeter Court Hotel, Kennford kg1374c

### Site Overview

**Site Reference Number:** kg1374c

**Site Name:** Opposite Exeter Court Hotel

**Site Description:** The land is located at the southern end of Kennford and just 250m from Kenn. An open area of agricultural land adjoining a number of residential properties on north eastern side. There is a small portion of sloping land (of more than 1:6 grad) in the southernmost part of the site.

**Total Size (ha):** 19.2

**Gross Size (ha):** 18.46

Estimated potential yield: 10,000 - 50,000 sqm



**Kenn - kg1374c**



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access would be via Kenn Road a 30 MPH single carriageway, road widening and improvement, footway/cycle connection would be required. Also connection to the field south (3u137qv) could be made through this land.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: Trehill Wood (ancient & semi-natural woodland) lies 175m to east of site.

Non-statutory designated sites: None

Priority Habitats: species-rich hedges.

Other Habitats/Features: arable; trees; watercourse.

Euro Protected Species: Bats – Various species probably present. Potential impacts from loss of foraging habitat, flyways, tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence in hedges and woods. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Within Cirl Bunting consultation zone.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is no risk of flooding from surface water on the site.

Water Framework Directive: In terms of sewerage infrastructure, assumption would be that this site would have a mains connection and be served by a sewage treatment works with adequate capacity. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.

Not within critical drainage area.

**Heritage and Archaeology**

Within buffer of Grade I or II\* Listed Building.

Two Listed Buildings adjacent to site. (Trehill House to east and other on western side)

**Infrastructure:** None

**Landscape:** Development would introduce tension between the distinctiveness of Kenn and Kennford and erosion of the rural setting of Kenn Conservation Area. It would need to respond to the rural, historic context.

**Minerals:** No mineral constraint.

**Safety:** No known safety constraint

**Soils and Contamination:** Agricultural Land class - Grade 2.

**Waste:** No waste management constraint.

**Other:** n/a

**Climate Change Impacts:** The site is outlying from the main settlement of Kennford with a distance of about 950m from the centre. The village of Kennford with nearby Kenn has a reasonable level of service provision for its size. There are frequent bus services which enable access to Newton Abbot and Exeter. Overall, considering the level of service provision within the village area, and the

availability of public transport, and the lack of flooding, it is considered that the development of the site would have a moderate negative impact in relation to climate change.

## Site Potential

### **YELLOW**

The gross site area has the potential to deliver a moderate to large employment site adjacent to an A38/A380 junction. The site has sufficient space to provide substantial green space / planting / landscaping / boundary treatments to avoid coalescence of the villages and minimise / mitigate landscape impacts on Kenn. Supporting infrastructure and sustainable links into the centre of Kennford or Kenn would need to be considered, as well as impact on the wider landscape. Overall, the constraints should be able to be mitigated.

### **Availability Assessment**

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

### **Achievability Assessment**

6 - 10 years - subject to constraints being overcome.

## East of Old Newton Road and Aller Brook, Kingskerswell 3r13bo0

### Site Overview

**Site Reference Number:** 3r13bo0

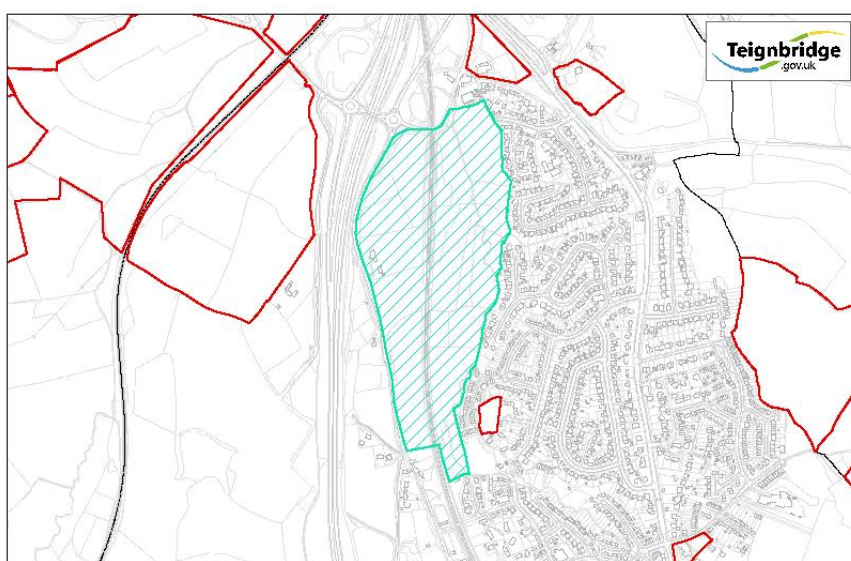
**Site Name:** Land at Aller, south of Aller Road.

**Site Description:** Flat land straddling the railway and the Aller Brook between Kingskerswell and South Devon Link Road. The eastern half of the site forms part of the functional floodplain for the Aller Brook.

**Total Size (ha):** 19.59

**Gross Size (ha):** 5.0

**Estimated Potential yield:** 15,000 - 25,000 sq m floorspace



### Kingskerswell - 3r13bo0



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## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Zone, Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

**Flood Zone 3b:** Approximately 10.65 ha is within Flood Zone 3b, covering the eastern half of the site

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access to this site could be through a number of options, all of which may require improvements.

A footway/cycleway connection would be required.

The western half of the site has good access from the Old Newton Road and it would be relatively straight forward to upgrade. Kingskerswell is well served by bus routes to Newton Abbot, Torbay, and less frequently Exeter. None of these routes runs along Old Newton Road but bus stops are a relatively short walk to the east on the main road through town.

The Paignton branch line railway runs through the site, however there is no rail access in this location, with Newton Abbot Station being approximately 2.5km to the north as the crow flies.

Pedestrian and cycle routes in to Kingskerswell and Newton Abbot would need to be improved.

**Air Quality:** The site is not within an Air Quality Management Area. The site has the potential to generate additional vehicular traffic that could potentially impact on the Kingskerswell AQMA.

### **Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: Close to Yanndon Lane Fields CWS, (mixed farmland with bird interest) 43m from southwest end of site. Whole of eastern side of site is Aller Brook West

Unconfirmed Wildlife Site (marshy grassland)

Priority Habitats: species-rich hedges,

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

Euro Protected Species: Bats – various species are likely to be present. Potential impacts from loss of foraging habitat and lighting. Mitigation/ compensation needed. Dormouse – assume present.

Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Within Cirl Bunting and Great Crested Newt consultation zones.

**Flood Risk, Water Quality and Drainage:** Historical flooding to property at Kingskerswell Road, Decoy Newton Abbot. Surface water runoff from Decoy County Park. Teignbridge DC previously installed a cut off trench and catch pit to try and collect the water into the existing stream culvert from Decoy Lake overflow. Surface water runoff remains an issue in this area. Also historical flooding to properties at Orchard Terrace, Brookedor Gardens and Brook Orchard due to stream overflowing (Environment Agency Main River)

In addition to the 10.85ha of land within floodzone 3, a further 1.19ha is within floodzone 2 or is otherwise isolated from the remainder of the site. The site therefore has a medium probability of experiencing fluvial / coastal flooding. Those elements of the site within Flood Zones 2 only have the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment.

Water Framework Directive - Ensure development does not cause deterioration. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove).

Not within critical drainage area.

**Heritage and Archaeology:** No significant heritage assets.

Within buffer of Grade I or II\* Listed Building.

There are 2 Listed Buildings adjacent to the site beyond the southern boundary.

**Infrastructure:** Access works. Potential to deliver Aller Valley Trail.

**Landscape:** Landscape sensitivity level is low-medium.

**Minerals:** A small area at the southern end of this site is within a Mineral Consultation Area for the nearby limestone resource. However, given the relationship with the South Devon Link Road and rail line, it is considered that no constraint on future mineral development would occur, therefore no objection is raised.

**Safety:** Environmental Health Site of Potential Concern for railway line through centre of site.

No other known safety constraints.

**Soils and Contamination:** Agricultural Land classification: Grade 3 and 4.

**Waste:** North west section of site has permission for employment development (18/01140) on approximately 2.3 ha. The site forms part of a proposed country park in the adopted Teignbridge Local Plan (Policy KK4 - Aller Valley Country Park and Aller Valley Trail).

**Climate Change Impacts:** Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available. There are no specific pedestrian or cycle routes in place. No bus routes immediately serve the site along Old Newton Road but bus stops are a relatively short walk to the east on the main road through the village. Overall, considering the potential negative impact on transport options, flooding aspect and ecology habitat it is considered that the development of the site would have a moderate negative impact.

## Site Potential

### Yellow

The gross site area has the potential to deliver approximately 5 ha of employment uses.

Of the 19 ha submitted site, approximately 12 ha of land is within Flood Zone 3 and/or inaccessible from the rest of the site due to the railway or flood zone and is therefore undevelopable.

A 1.2 ha section of the western site appears to be an existing residential garden.

Land on the eastern side of the site would contribute to green infrastructure provision for the Aller Valley Country Park identified in Policy KK4 of the existing Local Plan.

The site location borders the built form of the village. Due to the constraints presented by limited transport modal options for the site, potential negative impacts on ecology resource, loss of green space, drainage/flooding dimension and waste management, this site would have moderate constraints to be overcome and is regarded as yellow / amber.

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

**Achievability Assessment:** 6 - 10 years - subject to constraints being overcome.



## Zig Zag Quarry zato32x

### Site Overview

**Site Reference Number:** zato32x

**Site Name:** Zig Zag Quarry, Aller Brake Road

#### Site Description:

Site lies at northern end of Kingskerswell, bounded by Torquay Road to west and Underway to south. Consists of quarry area with existing storage and distribution yard and land to rear and extending to Milber Lane with sloping profile (more than 1:3 gradient in places)

**Total Size (ha):** 9.10

**Gross Size (ha):** 1.61

**Estimated Potential yield:** 1.61ha employment - 5000 - 7000 sq m



## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Zone, Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Torquay Road is a C Class County road restricted to 40mph. There has been one “serious” collision at the junction with Aller Brake Road.

There are footway/ cycleway links to both Newton Abbot and Torquay, and the area is street lit.

There is an existing access into the quarry which may need to be improved but should be achievable.

**Air Quality:** The site is within an Air Quality Management Area. Following Kingskerswell bypass completion there is no impact on air quality expected.

### Ecology:

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

SSSI: Aller SandPit (Aller gravels) 430m to north

Ancient Woodland: none

Non-statutory designated sites: Harpins Brake UWS (Broadleaved woodland) 190m to southeast.

Priority Habitats: Broadleaved woodland – retain as far as possible.

Euro Protected Species: Bats – Some species likely to be associated with treed areas. Potential impacts from loss of foraging habitat and additional lighting. Mitigation/ compensation needed.

Dormouse present nearby and possibly in woods. Impacts from loss of woods and from lighting. Mitigation/ compensation needed.

Other Protected Species: Great Crested Newt: in GCN zone – present nearby, may use ponds within the quarry. Within Cirl Bunting consultation zone.

**Flood Risk, Water Quality and Drainage:** The site lies mainly within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is low risk of flooding from surface water on western edge of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible.

Not within critical drainage area.

**Heritage and Archaeology:** No known heritage interest. No heritage concerns relating to Listed Buildings and Conservation Areas.

**Infrastructure:** None

**Landscape:** Landscape sensitivity assessment in area is high, but site is visually contained within existing quarry. Within existing area designated as Strategic Open Break.

**Minerals:** Site is located in a MSA and MCA (Aggregates) and also part of the operational Zig Zag Quarry, so DCC would object to the development of this site currently. However, the quarry has a limited life, and there would be no objection to development once extraction has been completed.

**Safety:** Environmental Health Site of Potential Concern - Quarry Pit.

**Soils and Contamination:** Requirement for Soils and Contamination Phase 1 Assessment.

**Waste:** No waste management constraint. Site not located in a WCZ.

**Other:** n/a

**Climate Change Impacts:** Kingskerswell has a good range of service provision reflective of a larger village. There are some frequent bus services which enable access to Newton Abbot and Torbay and the village lies only 3.2km from Newton Abbot Train Station. Given the site is previously 'developed' in relation to the quarrying operation there are potential beneficial impacts for reuse and enhancement of the physical environment. Overall, because of low risk of flooding and distance to most services, development here is considered to have a moderate negative impact on climate change

## Site Potential

### AMBER

The site has the potential to deliver an employment development. The site location is adjoining the built form of Kingskerswell. Due to the constraints presented by ecology mitigation, highway access, and landscape sensitivity including strategic open break position, this site would have moderate constraints to be overcome and is regarded as amber.

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

**Achievability Assessment:** 11 -15 years - subject to constraints being overcome.

## East of Kingskerswell Road, Newton Abbot - if13b9q (part) and zp77pqq (part)

### Site Overview

**Site Reference Number:** if13b9q and zp77pqq

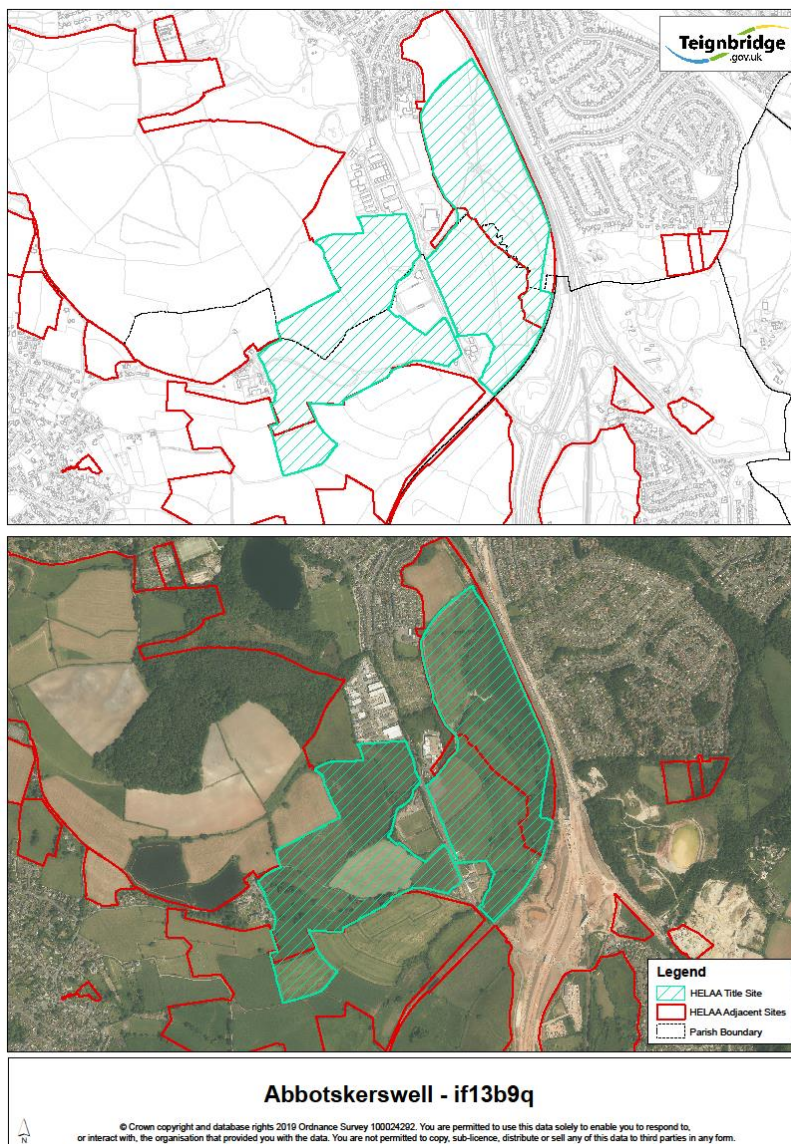
**Site Name:** Land east of Kingskerswell Road, Newton Abbot

**Site Description:** Site lies to the east of Kingskerswell Road, and west of the A380. The Aller Brook runs through the site and it forms a wide area of flood plain. The site is identified in the adopted Local Plan as a potential route for a trail & country park between Newton Abbot and Kingskerswell. 2.2 ha of the site already allocated for employment in existing Local Plan.

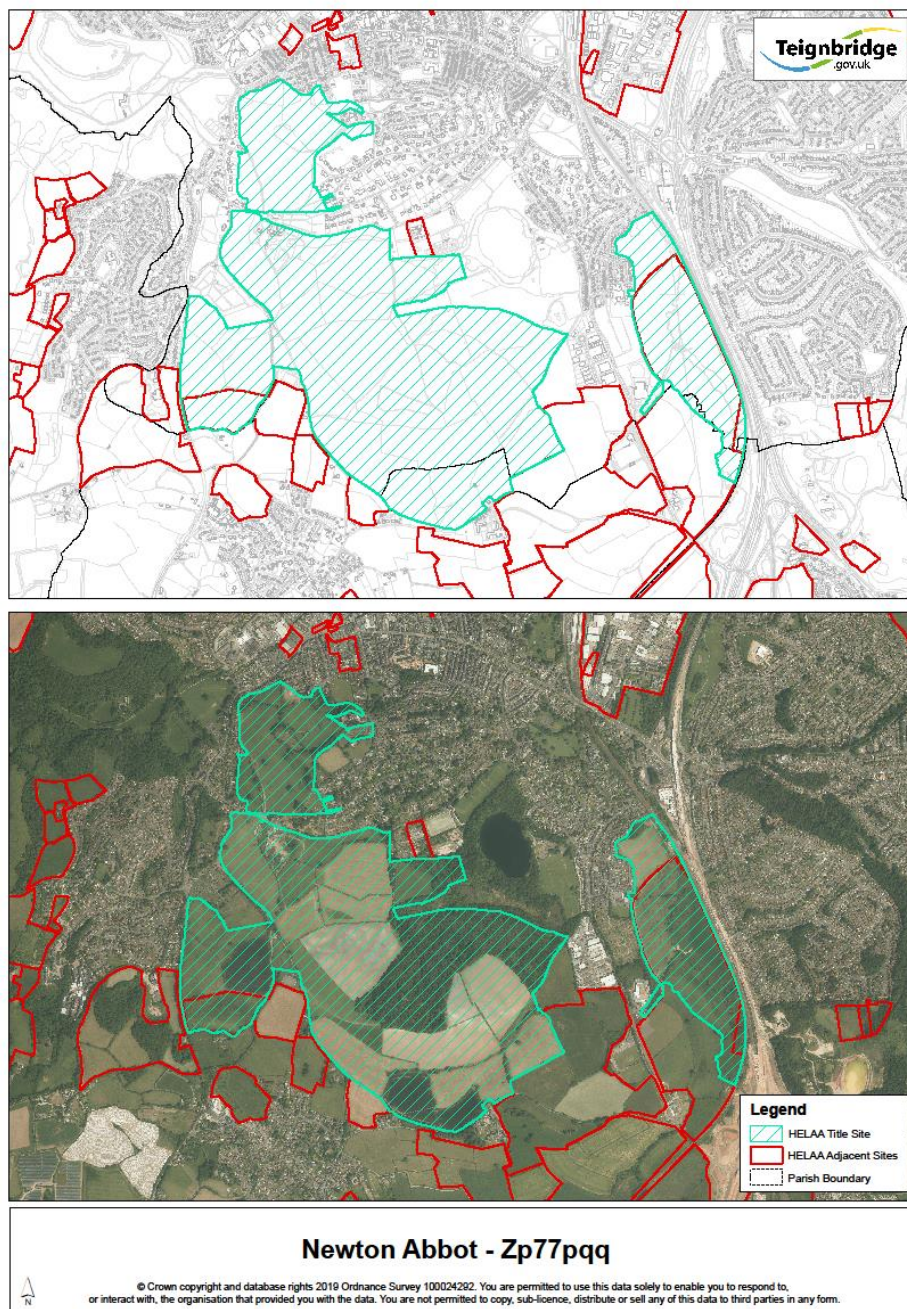
**Total Size (ha):** 31.8

**Gross Size (ha):** Approximately 6.5 ha remains outside Flood Zone 3

**Estimated Potential yield:** 6.5 ha employment land - 20,000 - 30,000 sq m







## Suitability Assessment Stage A

**Strategic Policy:** Spatial Strategy not yet agreed, therefore no sites are discounted on this basis. Part of the site is already allocated as employment land (NA3) and green infrastructure (KK4) in the adopted Local Plan.

**Biodiversity:** Within the SAC Landscape Connectivity Area.

**Flood Zone 3b:** Most of the site is within functional floodplain.

**Estimated potential yield:** Part of the site has outline planning permission. Much of the remaining site is within Flood Zone 3.



## Suitability Assessment Stage B

**Access:** Access to this site would be from Kingskerswell Road, and it is likely road junction access improvements would be required.

There is some provision for active travel (footway/cycleway) from Newton Abbot. Improvements are likely to be required.

**Air Quality:**

Not within the Newton Abbot/Kingsteignton AQMA, but close to it.

**Ecology:**

European sites: South Hams SAC: The site is within SAC Landscape Connectivity Area. Appropriate Assessment may be needed. As a minimum, dark flyways should be retained.

Non statutory sites: Within 100m of the Unconfirmed Wildlife Site at Aller Bridge - floodplain grazing marsh.

SSSI: None on site.

Ancient Woodland: None

Priority Habitats: species-rich hedges; grazing marsh.

Other Habitats/ Features: improved pasture; possibly semi-improved pasture; standard trees.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats.

Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/compensation needed.

Great Crested Newt alert zone. GCNs may well use the terrestrial habitat on this site, e.g. hedges and rough grassland. Surveys of terrestrial and aquatic habitat, mitigation and compensation will be needed, including retention of hedges, with buffers.

Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges and from lighting. Mitigation/compensation needed.

Other protected species: Within a curlew wintering zone.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1, 2 and 3 on site.

**Heritage and Archaeology:** No listed buildings on site. The Priory, which is a Grade II\* Listed Building lies 700m to the west.

This site lies in an area where prehistoric activity is recorded in the surrounding landscape. 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:** New access onto Kingskerswell Road and sustainable travel links would be required.

Examine options for improving active travel (walking / cycling) routes south to Kingskerswell and east towards Buckland/Milber.

**Landscape:** Site lies in countryside between Newton Abbot and Kingskerswell, and development could erode the separation between these settlements.

**Minerals:** The site includes a MSA for Aggregates (on the eastern half of the site).

**Safety:** Electricity pylons run north-south through the centre of the site.

**Soils and Contamination:** Agricultural grades 2 and 3a, 3b and 4 land. The most developable area is grade 2.

**Waste:** No waste management constraints.

**Other:** Development will need to be mindful of a residential dwelling to the south of the site.

The most developable area of this site has been granted planning permission (19/00238/MAJ): Hybrid planning permission for vehicular access point to the site from Kingskerswell Road, phased outline planning permission for residential led mixed use development comprising up to 450 dwellings, a local centre of up to 279 sq metres (GIA) with in Use Classes A1, A2, A3, D1 and D2, up to 22,000 sq metres

of employment uses including all B class uses, infrastructure and associated development including demolition or conversion of existing farm buildings.

#### **Climate Change Impacts**

The Kingskerswell Road site will benefit from sustainable travel links/improvements that will be provided as part of the NA3 development. The site lies around 1.2km from an existing supermarket and around 1.9km from the railway station. Subject to the provision of walking and cycling links, the development of the site could be done in a way that had minor negative impacts on climate change, including air quality.

### **Site Potential**

#### **Green**

The gross site area has the potential to deliver approximately 6 ha of employment uses and is reasonably well connected in respect to the A380. Development of the site offers the potential to open up land to provide green infrastructure provision for the Aller Valley Trail and Country Park identified in Policy KK4 of the existing Local Plan. The site has typical constraints to be overcome (access, ecology, drainage/flooding) but benefits from a recent planning permission for employment land which is likely to be on this site, and is therefore regarded as green.

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

**Achievability Assessment:** First 5 years - subject to constraints being overcome.

## North of Forches Cross, Newton Abbot - iz137wn

### Site Overview

**Site Reference Number:** iz137wn

**Site Name:** Land at Forches Cross, Newton Abbot

**Site Description:** Site lies to the north west of Forches Cross, on the A382 and is made up of fields divided by hedgerows, with a small wooded area in the west. The site comprises the land allocated for employment within the adopted Teignbridge Local Plan (Policy NA1) plus land to the north, which immediately adjoins the allocated site.

**Total Size (ha):** 16.99

**Gross Size (ha):** 7.8ha already allocated for employment within Local Plan Policy NA1 and accompanying Development Framework Plan. Additional 9.19ha available for employment. However, approximately 2.3 ha of this has been identified as foraging land for bats.

**Estimated Potential yield:** 6.9ha employment - potential 20,000 - 34,000 sq m



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site 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:** Site is partly allocated for employment. The land is likely to be accessed from the permitted new link road.

**Air Quality:** There is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

Part of site is already allocated in NA1. This comment refers to the rest of the site.

European sites: South Hams SAC: Appropriate Assessment may be needed. Parts of the site may provide a SAC bat flyway. If so, a dark flyway corridor will need to be retained and protected.

Non statutory sites: Close to Stover Potential Site of Regional Geological Importance

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, streams; broadleaved woodland (copse). The streams should be retained with buffer zones; the woodland should be retained with a buffer zone. Other Habitats/ Features: Improved grassland/ley /arable; trees.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats. 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 and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; part of the site is within a cirl bunting breeding territory zone. Arable may provide wintering habitat. Compensation payment will be required.

In addition, the HRA work undertaken in association with the Framework Plan identified an existing bat flyway along the watercourse separating the allocated site from this additional land proposed to the north. In order to retain the flyway, it may be necessary to construct a culvert underneath any road link, which may affect viability. This is along with the constraint presented by the part of the site identified as foraging land, which would reduce the area available by approximately 2.3 hectares to 6.9ha.

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

EA assumption would be that this site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove)

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Stover Registered Park and Garden lies to the north east of the site and development has the potential to adversely affect its rural setting.

**Infrastructure:** The additional land should be accessed through the allocated land and provide pedestrian and cycle links.

**Landscape:** Low- medium landscape sensitivity. Within 5km of DNP. However development has the potential to impact on the setting of Stover Registered Park and Garden, which lies immediately adjacent to the north east.

**Minerals:** A large part of this site is within the Mineral Safeguarding Area for the ball clay resource, with the remainder being within the associated Mineral Consultation Area, and an objection would

normally be raised to sterilisation of this mineral resource. However, there may be scope under Policy M2(c) of the Devon Minerals Plan for the enlargement of the employment site allocated in the Teignbridge Local Plan provided that proposals are conditional on removal of buildings and associated infrastructure when the land is required for future ball clay extraction (as is provided for in the current employment allocation by Policy NA1(n) and paragraph 7.4 of the Teignbridge Local Plan). In this case, officers are aware that the subterranean owner, Sibelco, intends to extract the mineral resource, which is of economic value, in a timescale of 40-50 years. This puts a constraint on the length of time development would be able to be in place before it is required to be removed, potentially affecting viability.

**Safety:** No overhead electricity lines. Gas pipe buffer covers southern half of site (area within employment allocation).

**Soils and Contamination:** Agricultural grade 3 land.

**Waste**

No waste management constraints.

**Other**

The southern half of the site is allocated for employment within the local Plan allocation NA1 and accompanying Development Framework Plan.

**Climate Change Impacts**

The site is located approximately 2.9km from the town centre of Newton Abbot and is also close to existing bus stops, served by buses at relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to the town centre.

Development of the site for employment purposes would result in minimal negative impacts on climate change.

## Site Potential

**YELLOW** - existing land allocated for employment.

The southern half of the site is allocated for employment within Policy NA1 of the Local Plan and the accompanying Development Framework Plan. The site does not yet have planning permission and will need to provide ecology mitigation, as well as highway improvements and sustainable travel links and will need to overcome any minerals objections. It is therefore considered as yellow.

**AMBER** - land to north of allocated site

Whilst the site appears to have potential as an extension to the existing employment allocation, there are a range of constraints which are costly and are likely to reduce the area of land available for development. These include highways infrastructure, the extension of sustainable travel links, maintaining the significance of the setting of the nearby Registered Park & Garden at Stover, and ecology mitigation (possibly including a culverted bat flyway). In addition, development may need to be of a temporary form, in order for the land to be worked for mineral extraction in the future.

Because of the combination of these constraints, the site is considered as amber.

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

**Achievability Assessment:** 6-10 years subject to constraints being overcome.



## Blatchford Farm, Teigngrace - 1u15yz4

### Site Overview

**Site Reference Number:** 1u15yz4

**Site Name:** Blatchford Farm, Teigngrace

**Site Description:** Agricultural land 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):** 23.7 ha

**Gross Size (ha):** Approx 18 ha (excluding flood zone).

**Estimated Potential yield:** Potential for a 10 ha employment site - 30,000 - 50,000 sq m floorspace



## 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:** An area in south west edge of the site falls within Flood Zone 3

**Conclusion:** Proceed to Stage B

## Suitability Assessment Stage B

**Access:** This site looks to be accessed off the A382 and suitable visibility would be 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 existing A382 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**

Low - medium landscape sensitivity. Negligible impact on the setting of Dartmoor National Park.

**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. Employment use is considered low sensitivity.

**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. 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

### AMBER

The site's proximity to Newton Abbot, topography and ability to take advantage of the new and improved sustainable links due to be delivered as part of nearby new and emerging development, mean that the site may provide a good location for employment development. Development is likely to be accessed from the A382 edge of the site, or possibly Grey Coat Lane, subject to considering the high pressure gas pipe. Development on the southern side of the site is likely to be constrained by flood zone 3. However, 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. The site's suitability will therefore be determined by further discussions with the Minerals Authority.

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

**Achievability Assessment:** The site is considered to be potentially achievable, subject to Minerals considerations.

## East of Forches Cross (UFS\_NA\_12)

### Site Overview

**Site Reference Number:** UFS\_NA\_12

**Site Name:** 12 - East of Forches Cross

**Site Description:** Site lies to the east of Forches Cross. Part of the site is currently used as a sports pitch. The site is crossed by 132 kv pylons. The site is within the Minerals Safeguarding / Consultation areas for Ball Clay.

**Total Size (ha):** 10 ha

**Gross Size (ha):** 9 ha (excludes areas immediately above high pressure gas mains)

**Estimated Potential yield:** 27,000 - 45,000 sq m floorspace





## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the SAC Landscape Connectivity Area for GHB. Within Cirl Bunting wintering zone. Within Great Crested Newt alert zone.

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

**Conclusion:** Proceed to Stage B

## Suitability Assessment Stage B

**Access:** Access from A382 or Greycoat Lane. A382 is being upgraded including improved active travel routes.

**Air Quality :** Not in AQMA.

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone. HRA may be required, informed by bat activity surveys. May be a key GH bat crossing point for A382.

Priority Habitats: Species-rich hedge, broadleaved woodland. These features should be retained and protected with RPZs.

Other habitats: amenity grassland, semi-improved grassland.

Euro Protected Species: Bats – likely to be used by several species. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted. Mitigation/ compensation needed.

Dormouse – assume present. Impacts from loss of habitat and from lighting. Mitigation/ compensation needed.

Great Crested Newt – in GCN zone. The nearby pond should be DNA checked and mitigation/ compensation provided if GCNs are present.

**Flood Risk, Water Quality and Drainage:** Low flood risk. Not in a Critical Drainage Area.

**Heritage and Archaeology:** 700m from II\* Listed Teigngrace Church, and 900m from Grade 1 Highweek Church. No Listed Buildings within or adjacent to site.

**Infrastructure:** No comments

**Landscape:** Low – medium sensitivity. Level and low-lying. Somewhat detached from Newton Abbot. Long length of frontage along the A382 – a major approach, from which the presence of built development would detract from the rural character of the approach. To be acceptable, set built development back by a minimum of 20m from the highway and plant as woodland.

**Minerals:** Within Mineral Safeguarding Area and Mineral Consultation Area for Industrial Minerals. Unless the minerals can be shown to be insufficient and/or unviable to extract, this issue could prevent development.

**Safety:** High pressure gas main runs through edge of site along Greycoat and south following lane to Exeter Road. 132 kv (small pylons) run east-west through centre of site.

**Soils and Contamination:** Grade 3 agricultural land. Contamination Desk top Phase 1 Assessment may be required.

**Waste:** No waste management constraints.

**Other:** None

**Climate Change Impacts:** The site lies within relatively easy reach of the services and facilities of Newton Abbot and could potentially link into the sustainable travel links and facilities being provided as part of the NA1 development and A382 improvements. The development would utilise grade 3 agricultural land, however, due to its location the site could be developed in a way that would have minimal negative impacts on climate change, subject to the provision of sustainable travel infrastructure.



## Site Potential

### RED

There are significant constraints, in particular minerals, which could make the site difficult to develop, including ecology constraints (part of GHB mitigation for the A382 improvements), minerals safeguarding, pylons and high pressure gas line. The combination of these constraints is likely to make the development difficult to achieve and potentially unviable.

**Availability Assessment:** Unknown

**Achievability Assessment:** The site has significant constraints and is considered unlikely to be achievable.

## Bakers Yard, Bishopsteignton – vh1373t

### Site Overview

**Site Reference Number:** vh1373t

**Site Name:** Bakers Yard, Bishopsteignton

**Site Description:** Site comprises redundant and derelict agricultural buildings previously linked to horticultural nursery on land sloping up towards the north. With existing hard surfacing areas associated mainly with buildings of variable quality. Enclosed by hedgerows with intermittent trees.

**Total Size (ha):** 1.23

**Gross Size (ha):** 0.84

**Estimated Potential yield:** Estimated 4000 sq m floorspace



### Bishopsteignton - vh1373t



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## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Zone, 5km of a Great Crested Newt record, within Cirl Bunting wintering zone and area highlighted for Selected Priority Species (Grey Long Eared Bat) and within 10km of Dawlish Warren and Exe Estuary HRA. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Highway improvements required depending on size of development.

**Air Quality:** The site is not within an Air Quality Management Area.

**Ecology:**

European sites: South Hams SAC Landscape Connectivity Zone, Exe Estuary SPA and Dawlish Warren SAC: within 10km Zone: Habitat Regulations contribution will be needed for new dwellings.

SSSI: None

Ancient Woodland: None

Non statutory designated sites: Adjacent to Ashwell County Wildlife Site (breeding cirl buntings).

Priority Habitats: species-rich hedges. Other Habitats/Features: scrub; trees; rough grass, possibly unimproved; ruderal vegetation; bare ground; disused buildings - bat survey needed.

Euro Protected Species: Bats – Grey long-eared bats have been radio-tracked foraging in the site.

The nearby Bishopsteignton House supports one of only 8 known maternity roosts for this species in Britain. Lesser horseshoe bats also roost nearby, and may forage here. Both species are very light sensitive. Various other species probably also present. Potential impacts from loss of roosts in buildings and tree, loss of foraging habitat and lighting.

Mitigation/ compensation needed including: retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/ enhancement of foraging habitat. Dormouse – assume present in hedges and scrub. Impacts from loss of trees/ scrub/ hedges, and lighting. Mitigation/ compensation needed.

Other protected species: The site is surrounded by cirl bunting breeding territories and may provide suitable breeding and summer foraging habitat. Cirl surveys should be undertaken and the standard compensation payment made if necessary. Barn Owl - within barn owl square, may use buildings on site. Reptiles very likely to use the site, survey and translocation needed.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a medium risk of flooding from surface water within a small section of the central part of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible.

The site is not within a critical drainage area.

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

**Infrastructure:** None

**Landscape:** Undeveloped coast. Visually prominent location where development will be perceived to add to the erosion of the rural, nucleated character of Bishopsteignton. For development to be successful, it would need to have a form, scale and appearance that concealed modern, urban characteristics and reinforce rural vernacular character.

**Minerals:** No mineral constraint.

**Safety:** Environmental Health Site of Potential Concern – Factory Works.

**Soils and Contamination:** Agricultural Land class – Grade 3.

**Waste:** No waste management constraint.

**Other:** Outline planning application (ref 19/00800) for mixed residential and B1 Use employment to be determined. (Aug 2020)

**Climate Change Impacts:** The village of Bishopsteignton has a good range of service provision. There are some frequent bus services which enable access to Newton Abbot and Teignmouth. Overall, considering the level of service provision within the village, and the availability of public transport, it is considered that the development of the site would have minor negative impacts in relation to climate change.

## Site Potential

### Red

The site has constraints in relation to landscape, ecology and the need for highway and transport connectivity improvements but these should be able to be overcome. It is within the undeveloped coast, and development would need to ensure appropriate landscaping and layout to minimise harm. However, in view of the site having lain redundant for a period of many years, and the fact it has secured planning permission for a residential led mixed use scheme, the site is considered Red for employment only uses, as it is considered very unlikely to be made available or come forward for employment uses.

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

**Achievability Assessment:** The site is considered to be potentially achievable

## Horsemills Field, Kingsteignton – cc15yhz

### Site Overview

**Site Reference Number:** cc15yhz

**Site Name:** Horsemills Field, Preston Manor Clay Works.

**Site Description:** The land is located on the northern side of B3193 between Kingsteignton and Chudleigh Knighton. It is level with some trees to the northern and eastern edges of the site.

**Total Size (ha):** 1.70

**Gross Size (ha):** 1.70

**Estimated Potential yield:** 5000 sq m floorspace employment



### Kingsteignton - cc15yhz



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## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the Cirl Bunting 2km consultation zone and South Hams SAC sustenance zone. No issues that would rule out site at Stage A.

**Flood Zone 3b:** No part of the site is within the functional flood plain

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Land off a fast new road, footway links would be required.

**Air Quality:** The site is not within an Air Quality Management Area.

The site is remote from local services and facilities. Cycle paths exist linking to Kingsteignton.

Improved bus services are unlikely to be provided by this small development. Potential minor impact on the Kingsteignton AQMA.

**Ecology:**

European sites: Within South Hams SAC Chudleigh Sustenance Zone. Recent planning application surveys show SAC bats use the site, flying along woodland edges. The woodland must be retained and wide, adjacent bat-flyways must be retained. The flyways should provide feeding opportunities. The site and especially the flyways must remain dark. Appropriate Assessment will be needed.

SSSI: Southacre Clay Pits SSSI (geological) - 225m to south of site.

Ancient Woodland: None

Non-statutory designated sites: Fosterville Wood Unconfirmed Wildlife Site adjacent to the south.

The wood should be protected with a buffer zone. Clay pit Potential Regionally Important Geological Site on opposite side of main road.

Priority Habitats: broadleaved woodland adjacent on three sides.

Other Habitats/Features: semi-improved grassland; bare ground; ruderal vegetation.

Euro Protected Species: Bats - Various species present, including greater horseshoes. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed. Dormouse – assume present in adjacent woodland. Impacts from loss of trees/ scrub/ hedges and lighting. Mitigation/ compensation needed.

Other Protected Species: Within Great Crested Newt consultation zone.

**Flood Risk, Water Quality and Drainage:** The site lies mainly within Flood Zone 1 with a small splice of Flood Zone 2 on northwest tip.

Not within critical drainage area.

**Heritage and Archaeology:** Not anticipated impact upon any archaeological assets.

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

**Infrastructure:** None

**Landscape:** Potentially visually prominent from the highway, isolated and detached from an existing settlement and potentially will lack sense of place.

Landscape sensitivity assessment level is medium/high.

**Minerals:** The site is within the Mineral Safeguarding Area for ball clay and is defined as a long-term working area in the Devon Minerals Plan. However, the site is separated from other ball clay operations by the newly-realigned B3193 and is unlikely to be viable for mineral extraction or waste tipping due to its limited size. There is unlikely to be an objection on mineral safeguarding grounds.

**Safety:** No known safety constraint.

**Soils and Contamination:** Agricultural Land class - Grade 4.

**Waste:** The site lies within the Waste Consultation Zone for Heathfield, a site containing a range of waste management activities. There is no objection in principle to employment development, but an objection is made to development for housing due to the potential constraint on the ongoing waste operations.

**Other:** n/a

**Climate Change Impacts:** The site lies SE of Chudleigh Knighton and is detached from the northwest edge of Kingsteignton, about 2km away. Services are therefore mainly distant. There is however an hourly bus service along the adjoining Clay Pits Way, providing journeys between Kingsteignton to Chudleigh Knighton and beyond to Chudleigh although nearest stopping place is at Clay Lane, 1.5km to west. It would be necessary to seek a new request stop nearer to the site with any future development scheme.

In addition, other factors include loss of ecology resource and potential negative impact on Air Quality Management Area. As such, the site would have a moderate negative impact on climate change overall.

## Site Potential

### Yellow (employment only)

The site location is remote from Kingsteignton. Due to the constraints presented by the limited transport modal options serving the site, its location and Waste Consultation Zone objection, the site is not suitable for residential development. However, these are less of an issue for employment development and providing the sensitivities can be mitigated, the site could be suitable for employment development.

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

**Achievability Assessment:** 6 - 10 years - subject to constraints being overcome.

## East Golds Quarry, Kingsteignton – zh15ypk

### Site Overview

**Site Reference Number:** l6135xe / zh15ypk

**Site Name:** East Golds Quarry

**Site Description:** Site lies on the western side of Kingsteignton and is bounded by Exeter Road to the north and former Stover Canal / Templer Way to west. Parts of the site are sloping to at least 1:6 gradient, although as an existing / former quarry operation, it is possible this can be re-profiled. The site is all in flood plain.

**Total Size (ha):** 15.91

**Gross Size (ha):** 0

**Estimated Potential yield:** 0



## Suitability Assessment Stage A

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

**Biodiversity:** Within South Hams SAC landscape connectivity zone and partially within Cirl Bunting 2km consultation zone. (north west segment) No issues that would rule out site at Stage A.

**Flood Zone 3b:** The site lies entirely within Flood Zone 3 or within the functional flood plain (1.51 ha in 3b)

**Conclusion:** Not Suitable due to flood constraint.

## Land at Staplake Road, Starcross – fs14yuo

### Site Overview

**Site Reference Number:** fs14yuo

**Site Name:** Land at Staplake Road, Starcross.

**Site Description:** Site lies to the north of the village. Nearly enclosed on three sides by development. Large Oak tree stands in the centre of the site- no TPO. Open frontage but boundary trees and hedges. Open land located on the northern side of Starcross adjoining government agency facility offices immediately to the west and residential properties along Staplake Road.

**Total Size (ha):** 0.95

**Gross Size (ha):** 0.59 (once area within Flood Zone 3 removed)

**Estimated Potential yield:** 2000 sq m floorspace





## 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:** Road narrow with no passing places, highway improvements would be required. Including junction upgrades.

**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.

**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.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** 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.

## Site Potential

### RED

Whilst the site benefits from services and facilities, including public transport close by, it is affected by flooding, ec

ology and access constraints. Flooding and ecology could potentially be mitigated by leaving the areas within Flood Zones 2 and 3 free of development. This would have the knock on effect of providing the ecology buffer required to protect the adjacent land, used in connection with the Exe Estuary SPA and would provide the landscape buffer suggested. The access constraints, however, present a more significant issue and anything other than a very small development is unlikely to be acceptable. Given the broad constraints and resulting very small developable area, it is therefore considered that the site is unlikely to be viable.

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

**Achievability Assessment:** The site is considered to be so small and constraints that it prohibits viable employment site development.

# Stover Caravan Club, Teigngrace – znr456x

## Site Overview

**Site Reference Number:** znr456x

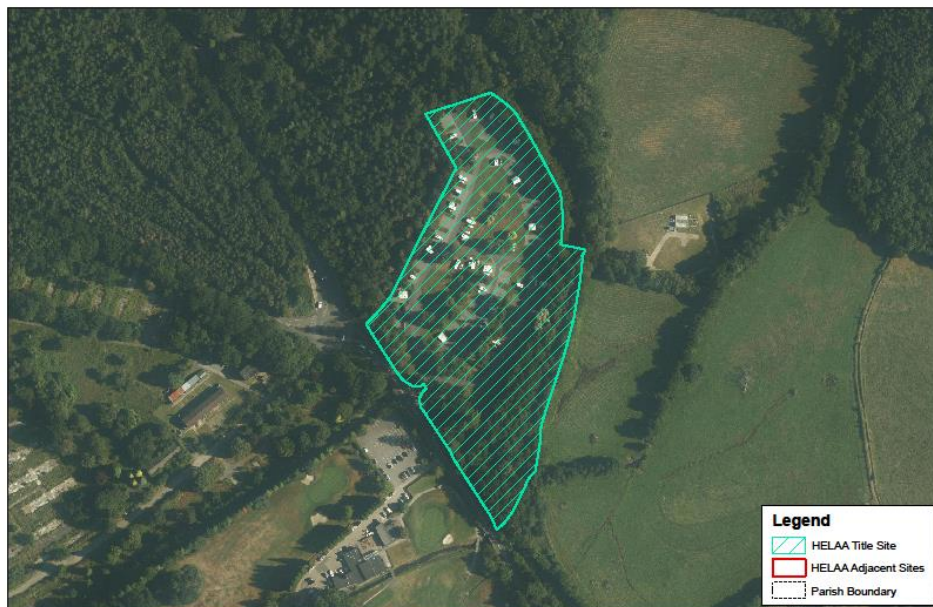
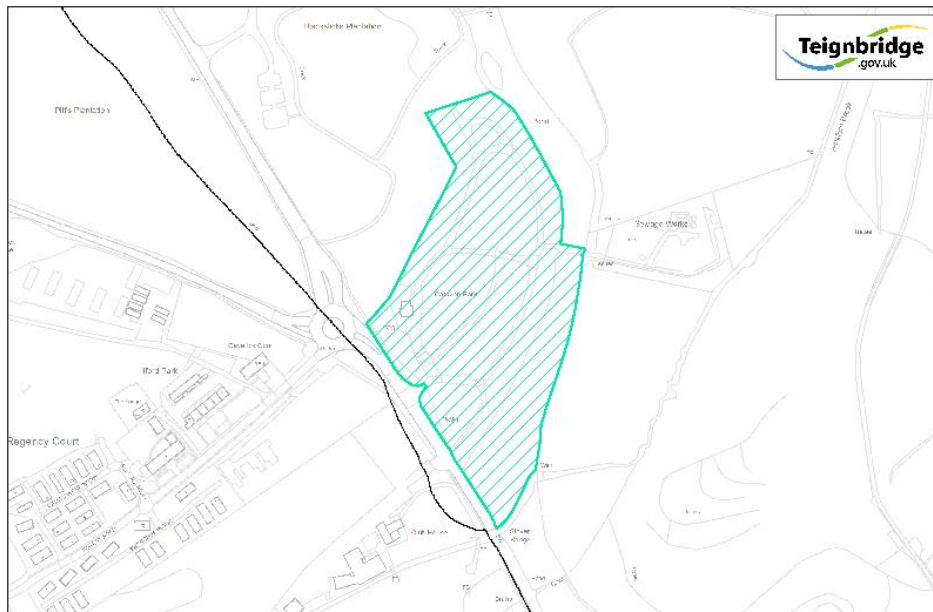
**Site Name:** Stover Caravan Club Site, Teigngrace

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

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

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

**Estimated Potential yield:** 8,000 - 13,000 sq m floorspace



## Teigngrace - znr456x



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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 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:** 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, although currently there is no safe footway. 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, planned for construction over the first half of the plan period. 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 / Red**

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 development in the countryside. 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 severely 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 site is considered to be potentially suitable for some very low impact uses, but most employment uses are likely to be unachievable due to the significant constraints. As such the site is considered Amber/Red.



## Newton Abbot - Decoy

### Site Overview

**Site Reference Number:** n/a

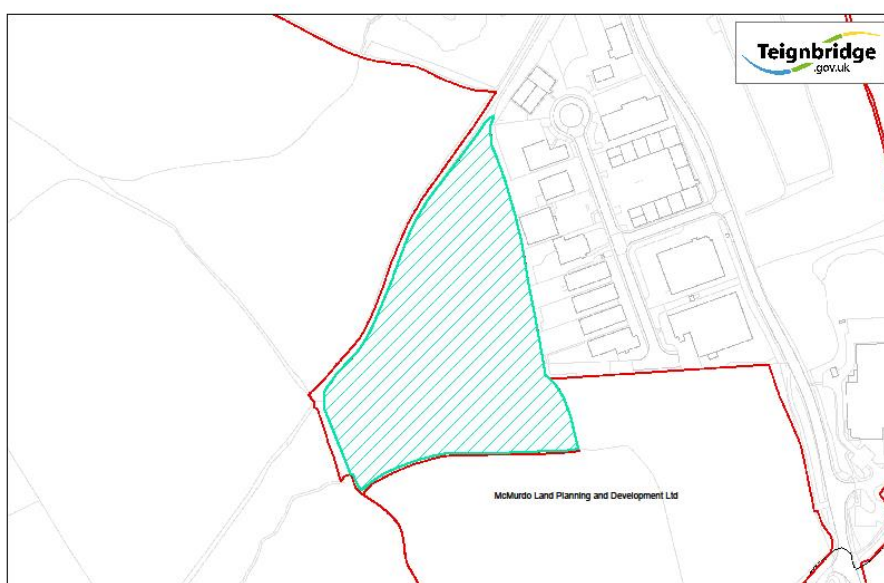
**Site Name:** Rear of Silverhills Employment Estate, Decoy, Kingskerswell Road, Newton Abbot

**Site Description:** Site lies to the south of Newton Abbot and / south east of Decoy Park. Agricultural land enclosed by Decoy Wood to west, industrial development to east and NA3 allocation to south. Site lies within the NA3 allocation.

**Total Size (ha):** 2.5 ha

**Gross Size (ha):** 2.5 ha

**Estimated Potential yield:** 10,000 - 15,000 sq m floorspace



### Employment Site - Newton Abbot - Decoy



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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 the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site out at this stage.

**Flood Zone 3b:** None of the site is within functional floodplain.

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access would be off Kingskerswell Road, likely via the new link road serving NA3. Alternatively a new access might potentially be created via Decoy employment estate. Highway improvements would be required as well as sustainable travel links. Preferably a footway access would be made into the existing employment area.

**Air Quality:** Not within the Newton Abbot/Kingsteignton AQMA, but close to it.

### Ecology:

The land is already allocated in Local Plan as NA3.

European sites: South Hams SAC: The site is within SAC Landscape Connectivity Area. Appropriate Assessment may be needed. As a minimum, dark flyways should be retained.

Non statutory sites: Adjacent to Decoy wood DCWS - containing secondary broadleaved woodland, broadleaved plantation & pond.

SSSI: 200m from Wolborough Fen SSSI

Ancient Woodland: None

Priority Habitats:

Other Habitats/ Features: arable/improved pasture; possibly semi-improved pasture;

European Protected Species: Great Crested Newt zone. GCNs may well use the terrestrial habitat on this site, e.g. hedges and grassland. Surveys of terrestrial and aquatic habitat, mitigation and compensation will be needed, including retention of hedges, with buffers.

Bats – various species are likely to be present, including Greater Horseshoe Bats. 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 and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; part of the site is within a cirl bunting wintering zone.

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

**Heritage and Archaeology:** No heritage assets within or close to the site. The Priory (II\* listed) lies 600m to the south. The site lies in an area where prehistoric activity is recorded in the surrounding landscape.

**Infrastructure:** New access off Kingskerswell Road, likely via the new link road serving NA3.

Alternatively a new access might potentially be created via Decoy employment estate. Active travel links would be required.

**Landscape:** Site lies in countryside already allocated for development to south of Newton Abbot. Adjacent to existing employment estate.

**Minerals:** Adjacent to MSA for Aggregates with small area within the MSA. Whole site in MCA for Aggregates.

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

**Soils and Contamination:** Agricultural land grade 3b.

**Waste:** No waste management constraints.

**Other:** The land to the south has been granted planning permission:

19/00238/MAJ - planning permission granted: For part link road and vehicular access point to the site from Kingskerswell Road, outline planning permission for residential led mixed use development comprising up to 450 dwellings, a local centre of up to 279 sq metres (GIA), up to 22,000 sq metres of employment, infrastructure and associated development including demolition or conversion of existing farm buildings.

**Climate Change Impacts:** Development could join into the active travel links that will be improved as part of the NA3 development, the closest of which runs along Kingskerswell Road, and would benefit from the new neighbourhood facilities to be provided. The site lies around 1km from an existing supermarket and around 1.6km from the railway station. Subject to the provision of walking and cycling links, the development of the site could be done in a way that had minor negative impacts on climate change, including air quality.

## Site Potential

### **Yellow / Amber.**

Given the reasonably good road links via Kingskerswell Road to the A380, and the sustainable location of the site with regards to active travel opportunities, this site is well placed. Subject to access being achieved, and sufficient buffers to the woodland / hedgerow, a small c2ha extension to the existing employment estate appears possible. Yellow/Amber due to unknown landowner intention.

**Availability Assessment:** Land availability for employment uses is unknown.

**Achievability Assessment:** The site is considered to be potentially achievable.

## Field east of Milber Trading Estate, Newton Abbot

### Site Overview

**Site Reference Number:** zat312x

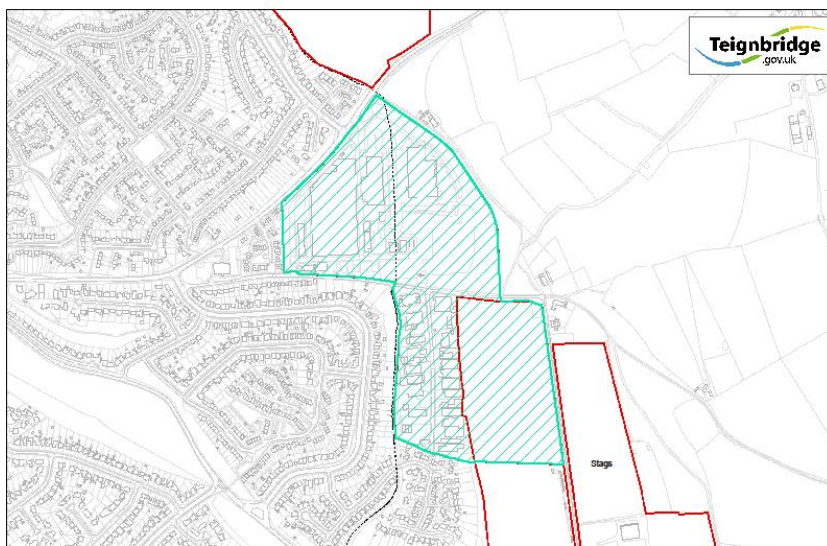
**Site Name:** Field east of Milber trading estate.

**Site Description:** Site lies on the eastern side of Newton Abbot, east of Milber Trading Estate. Comprises a field on reasonably flat land, tree lined on main boundaries. Existing employment development to west. Site has existing permission for employment development [16/02845/MAJ].

**Total Size (ha):** 5.5 ha

**Gross Size (ha):** 4.7 ha

**Estimated Potential yield :** 10,000 - 20,000 sq m



### Employment Site - Newton Abbot - Field East of Milber Trading Estate



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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 a South Hams SAC Landscape Connectivity Zone, Cirl Bunting consultation zone and within 5km of a Great Crested Newt record. There are no issues to rule out the site from 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 existing road to Milber Trading Estate is poorly suited to development reliant on heavy vehicles, being a fairly narrow road with residential properties, traffic calming and on street car parking. The land is owned by Centrax and a new access road from Shaldon Road through their primary site is proposed in the planning permission (details to be approved).

**Air Quality:** There are AQMAs at Kingskerswell (although this is likely to be revoked due to improved air quality following the construction of the south Devon Highway) and at Newton Abbot/Kingsteignton.

**Ecology:**

Statutory sites: Within South Hams SAC Landscape Connectivity Zone

SSSI: None

Non statutory sites: Close to Little Haccombe Settlement - Unconfirmed Wildlife Site (broadleaved woodland, unimproved grassland and scrub).

Ancient Woodland: None

Priority Habitats: Species-rich hedges.

Habitats/Features: Arable; pasture, possibly some semi-improved; hedges, tree lines.

European Protected Species: Potential impacts on bats and dormice from loss of roosts/habitat and from increased lighting. Can be mitigated/compensated. In a great crested newt 5km zone.

Other protected species: cirl bunting territories to south.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. EA advice to ensure development does not cause deterioration. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove).

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

South western part of site is close to Scheduled Monument of Milber Down camp.

High potential for archaeology associated with Scheduled Monument.

**Infrastructure:** Significant highway and access improvements and footway/cycleway connection.

**Landscape:** Not within a Minerals Safeguarding Area or Minerals Consultation Area.

**Safety:** The high pressure gas pipe buffer runs along the access road, crossing the northern part of the site.

**Soils and Contamination:** Agricultural grade 2 land.

**Waste:** No waste management constraints.

**Other:** n/a

**Climate Change Impacts:** The site lies approx 750m from bus links and is approx 2.3km from Newton Abbot Station. As such, public transport options are available. However, cycle and pedestrian links would be required to improve connection with the town centre, station and other services and facilities. There are minor negative impacts on climate change.

## Site Potential

Green



The site was allocated for employment in 2014 and planning permission was granted in 2016. The site occupies a prominent position on elevated land close to a ridge to the east of Milber, beyond which the landscape slopes away to the rural areas beyond. Development would lie close to this natural ridge and could be conspicuous in the landscape. Development will need to ensure it does not create any surface water run off that could cause harm to the quality of the Teign river or coast and that the setting of Milber Camp Scheduled Monument is conserved.

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

**Achievability Assessment:** The site is considered to be achievable.

## Ilford Park, Drumbridges

### Site Overview

**Site Reference Number:** n/a

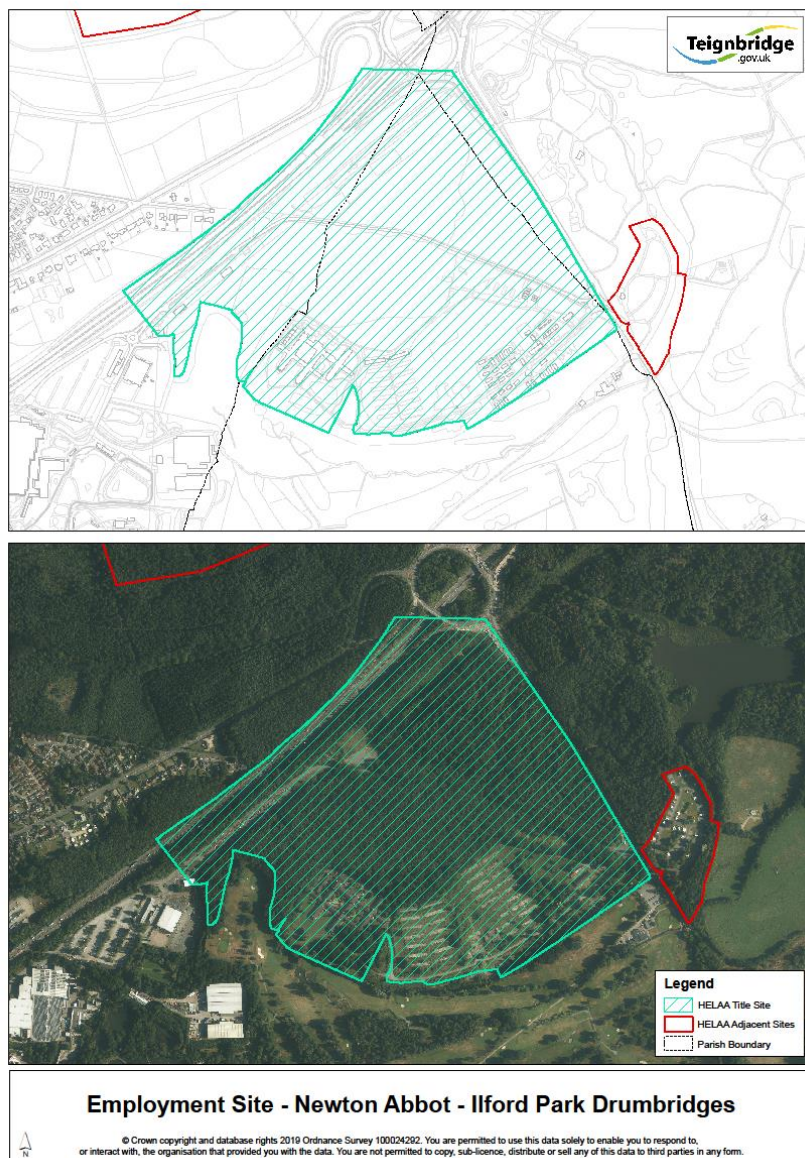
**Site Name:** Ilford Park, Stover - Incorporating Gavrick Copse and Pitt's Plantation.

**Site Description:** 46 ha large flat area located to the north of Stover Golf Course / south of A38, incorporating forestry / plantation land, some of which has now been felled and cleared. 26.5 ha of the site has already secured a planning permission (14/02580/MAJ) for B2 and B8 employment development (with ancillary B1 office), restaurant/public house, totalling 15,600 sq m of floor space.

**Total Size (ha):** 46 ha.

**Gross Size (ha):** Approx 26 ha

**Estimated Potential yield:** 30,000 - 50,000 sq m floorspace



## Suitability Assessment Stage A

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

**Biodiversity:** The site is within the South Hams SAC Landscape Connectivity Zone. Also Cirl Bunting 2km and Newt consultation zones. Stover Country Park is a SSSI. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site is adjacent to the A382 and Drumbridges. The site would require local access and potential local highway improvements including cycleway and footway connections.

**Air Quality:** Not within an AQMA.

**Ecology:**

Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Adjacent to SSSI.

Non-statutory sites: Unconfirmed wildlife site. Extensive TPO polygon across site.

SSSI: None on site

Ancient Woodland: None

Priority Habitats:

Other Habitats/ Features: mature trees; stream bankside vegetation.

European Protected Species: Potential impacts from loss of forestry on bat flyways and foraging habitat and impact of additional lighting. Mitigation / compensation needed.

Other protected species: Possible Dormouse. Possible Cirl Bunting wintering zone. Survey needed (and compensation payments).

**Flood Risk, Water Quality and Drainage:** Flood zone along Liverton Brook to south of site.

**Heritage and Archaeology:** No Listed Buildings within or immediately adjacent to site. Site is close to Grade II Stover Park which lies on the other side of A382 and 750m from Grade II\* Stover House.

**Infrastructure:** Electricity supply connection requires expensive upgrade. Highway improvements including cycleway and footway connections would be required.

**Landscape:** Lowland plains in the Bovey Basin. Negligible impact on the setting of Dartmoor.

**Minerals:** Within the Mineral Safeguarding area for Ball Clay.

**Safety:** The site contains large scale overhead electricity lines.

**Soils and Contamination:** Forestry land (no Agricultural land classification).

**Waste:** No waste management constraints.

**Other:** Site lies adjacent to Trago Mills shopping centre. Site requires significant WPD electricity sub-station upgrades.

**Climate Change Impacts:** The site lies 3.5km from Newton Abbot and Bovey Tracey with the potential for good cycle links to both (subject to some planned and additional upgrades). Some public transport is available. Overall, development of the site is considered to have minor to moderate negative impacts on climate change subject to the provision of sustainable travel links.

## Site Potential

### YELLOW

The gross site includes areas with existing planning permission for employment uses, as well as other surrounding land ownerships. The site's flat landscape, location adjacent to the A38 and the A382 and proximity to a number of larger settlements makes it a good option for a wide variety of employment developments which are less suited to town centres yet close to the heart of Teignbridge area. The site is subject to ecology and potentially some historic environment / archaeology constraints, but it is likely that these could be overcome through design of the development. Discussion will be required with the mineral planning authority to discuss Minerals issues. Any development would need to ensure sufficient belts of trees and green infrastructure are

maintained to minimise landscape and ecological impacts, appropriate services are available within the site for workers, and public transport and active travel links are improved to provide alternative options to car travel.

**Availability Assessment:** The site is being actively promoted by various landowners for different forms of development. However, they have not submitted their sites into the HELAA process.

**Achievability Assessment:** The site is considered to be potentially achievable

## West Exe Park, Peamore [17/03039/MAJ]

### Site Overview

**Site Reference Number:** n/a

**Site Name:** West Exe Park, Alphington, Devon, EX2 9SL.

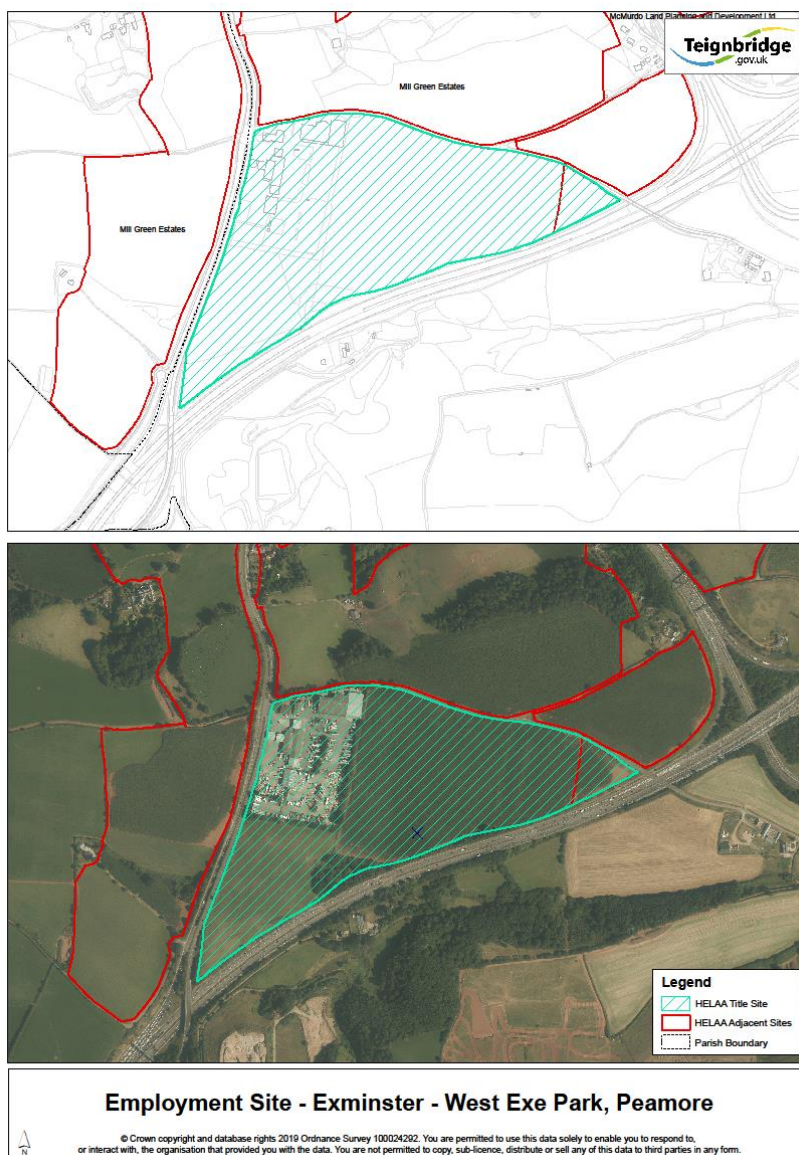
**Site Description:** 18 ha fields located at junction of A38/M5 and A379. The fields slope towards the A38/M5 and are adjacent to the existing Peamore Industrial Estate.

The site benefits from a planning permission for employment development (Use Classes B1, B2 and B8) incorporating up to 47,112 square metres (gross floor area) together with associated infrastructure including new vehicular access, internal road layout, car parking, landscaping, and services.

**Total Size (ha):** 18 ha.

**Gross Size (ha):** 18 ha

**Estimated Potential yield:** 10,000 - 50,000 sq m floorspace





## 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 and Dawlish Warren SPA / SAC Recreation Buffer Zone and so may require Appropriate Assessment. Also within Cirl Bunting 2km consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The site is accessible from the A379, which has a south bound junction onto the A38. The site would require local access and highway improvements, including cycleway and footway connections towards Exeter.

**Air Quality :**

Statutory sites: None

Non-statutory sites: None.

SSSI: None on site

Ancient Woodland: None

Priority Habitats: None

Other Habitats/ Features: None

European Protected Species: Potential recreational impacts on Exe Estuary / Dawlish Warren may be require assessment / mitigation.

Other protected species: Possible Cirl Bunting wintering zone. Survey needed.

**Flood Risk, Water Quality and Drainage:** None known, although proximity to M5 may require drainage considerations.

**Heritage and Archaeology:** Peamore Farm and Peamore House are nearby listed buildings close to the site.

**Infrastructure:** Highway improvements including new road junction onto A379, cycleway and footway connections would be required.

**Landscape:** The Exe Estuary lower rolling farmed and settled valley slopes is considered to have a medium to high sensitivity. The site is near to Peamore House, a Grade II listed building. Historic maps show the house to have a parkland setting, parts of which are included in the site. The parkland is not a registered park and garden, however, it is of importance to the historic landscape and an undesignated heritage asset of some value. Development of the site could have an adverse impact on the parkland as well as the setting of the park and the house.

**Minerals:** None

**Safety:** A high pressure gas main runs through the east of the site.

**Soils and Contamination:** Grade 2 / 3 agricultural land.

**Waste:** No waste management constraints.

**Other:** North bound access onto M5 is convoluted. Creating a new M5 access from the site is likely to be too costly for this development in isolation.

**Climate Change Impacts:** The site lies approximately 6 km from the centre of Exeter with the potential for cycle links (subject to significant upgrades). Some public transport is available on the A379.

Overall, development of the site is considered to have minor to moderate negative impacts on climate change subject to the provision of sustainable travel links.

## Site Potential

### Green

The site largely already benefits from an existing planning permission for employment uses. The site's proximity to the A38/M5 and the A379 and to Exeter makes it a good option for employment development which are less suited to town centres. The site is potentially subject to some historic

environment considerations, but it is likely that these could be overcome through design of the development. Any development would need to seek to minimise landscape impacts, and active travel links are improved to provide alternative options to car travel.

**Availability Assessment**

The site was recently on the market following planning permission for employment uses.

**Achievability Assessment**

The site is considered to be achievable.

## Shutterton, Dawlish EX7 ONS [15/02700/MAJ]

### Site Overview

**Site Reference Number:** n/a

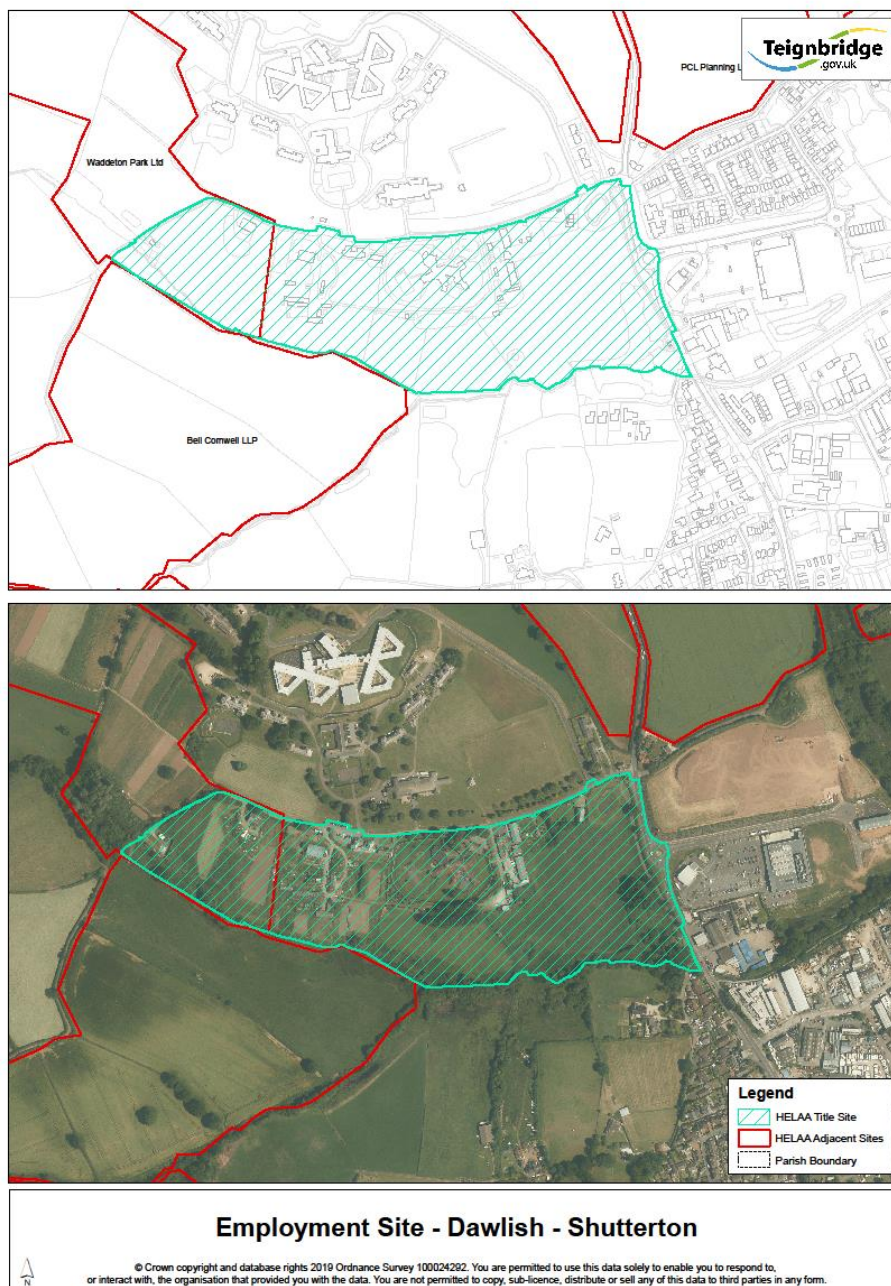
**Site Name:** Shutterton (Langdon) EX7 ONS, Dawlish

**Site Description:** The land was permitted for employment use as part of 15/02700/MAJ and was also included in the Dawlish DA2 SPD. It is adjoining the western side of the Langford site within 'Area 4' as set out in the SPD. Currently mostly gently sloping agricultural fields.

**Total Size (ha):** 3 ha

**Gross Size (ha):** 2.3 ha

**Minimum/medium/maximum yield:** 10,000sqm of floorspace



## Suitability Assessment Stage A

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

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

**Flood Zone 3b:** Approx 0.7 of the site is within Flood Zone (Shutterton brook)

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** Access including necessary highway improvements, cycleway and footway connections already considered via planning permission for wider Langford Site.

**Air Quality:** Not within an AQMA. There is an AQMA at Iddesleigh Terrace, Dawlish.

**Ecology:**

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

Non-statutory sites: Port Road County Wildlife Site adjacent, designated for cirl bunting. Langdon Copse adjacent. Buffer zone needed for tree roots.

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges, stream.

Other Habitats/ Features: mature trees; stream bankside vegetation. This should be retained in a buffer zone for the stream.

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

Other protected species: Cirl Bunting at least one cirl bunting breeding territory overlaps the site. Survey and compensation payments needed.

**Flood Risk, Water Quality and Drainage:** Site within Critical Drainage Area

Part of site within Flood zones 2 and 3 along Shutterton Brook.

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

This site lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape.

**Infrastructure:** Highway improvements including cycleway and footway connections would be required.

**Landscape:** South west facing parcel and hidden from the wider landscape. More detached from Dawlish.

**Minerals:** No minerals constraints.

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

**Soils and Contamination:** Part agricultural grade 1, part grade 2 land.

**Waste:** No waste management constraints.

**Other:** Site is identified within SPD but is not allocated in Local Plan.

**Climate Change Impacts:** The site is remote from the centre of Dawlish, being approx 3km from the station. However, the site is adjacent to an existing development allocation and could link into new cycle and pedestrian links. It is within easy reach of the A379, where public transport is available, as well as a supermarket. Overall, development of the site is considered to have minor to moderate negative impacts on climate change subject to the provision of sustainable travel links. Larger commercial vehicles wishing to access the major trunk roads are forced to travel along the A379 to

Exeter or Kingsteignton (or along lanes), which may be undesirable. Broadly minor or moderate impacts.

## Site Potential

### GREEN

The submitted site has outline planning permission as part of the wider Langford Development. The site provides a good employment opportunity as part of the wider DA2 development, creating local employment.

Constraints are likely to be overcome through design of the development and mitigation measures. Landscape sensitivity of this area is less impactful. A buffer along the watercourse may slightly restrict the area available however, overall, given the existing permission and proximity to existing sustainable travel links, the site is regarded as green.

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

**Achievability Assessment:** The site is considered to be achievable



## Coventry Farm, Torquay Road [16/01183/MAJ]

### Site Overview

**Site Reference Number:** n/a

**Site Name:** Coventry Farm, Torquay Road

**Site Description:** Potential allocation / extension of small existing site which lies on southern edge of Kingskerswell. It comprises an existing motorbike dealership and storage space. The site is terraced into a steep hillside (1:6 - 1:3). A planning permission (16/01183/MAJ) has been granted for a motorbike dealership on a 3.39 ha area of land.

**Total Size (ha):** 1.4 ha

**Gross Size (ha):** 1 ha

**Minimum/medium/maximum yield:** Potential increase of 5000 sq m business uses



## Suitability Assessment Stage A

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

**Biodiversity:** Site within South Hams SAC Landscape Connectivity Area, Cirl Bunting consultation zone (2km) & Great crested newt consultation zone. No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** This area has an existing access. Not known if improvement would be required for a larger development.

**Air Quality:** Kingskerswell Air Quality Management Area (AQMA) is in the process of being undesignated due to significant improvements in air quality through the settlement. The site has the potential to generate some additional vehicular traffic that could potentially impact on the Kingskerswell.

**Ecology:**

Bat and Bird survey of existing buildings required, with mitigation/compensation as required. Retain existing trees and hedges.

**Flood Risk, Water Quality and Drainage:** Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

Site is suitable if planning policy followed so as not to increase flood risk. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Not within Critical Drainage Area.

**Heritage and Archaeology:** No Listed Buildings within or adjacent to site.

No heritage or archaeology constraints.

**Infrastructure:** Access improvements may be required. Green infrastructure and landscaping may should be considered.

**Landscape:** Within edge of urban setting, but prominent in the landscape in the area between Kingskerswell and Edginswell.

**Minerals:** Not located within a Mineral Safeguarding Area or Mineral Consultation Area.

**Safety:** High pressure gas pipe runs along southern border of site, with HSE buffer zone covering most of site. However, employment development is considered a level 1 sensitivity meaning that this is unlikely to significantly inhibit development.

**Soils and Contamination:** No contamination issues

**Waste:** Not located within a Waste Consultation Zone.

**Other:** none

**Climate Change Impacts:** Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available. There are frequent bus services which enable access to Newton Abbot and Torbay. The site has potential for minimising use of the private car on some journeys, given its proximity to services and facilities and public transport options, therefore a minor impact.

## Site Potential

**Red**

The site already has consent for a motor dealership. Employment uses have already been established on the land and allocation is unlikely to result in any additional benefits.

**Availability Assessment:** Not known

**Achievability Assessment:** Site already in Commercial / Employment use - no further action required.

## Mainbow Nurseries, Forches Cross Road [20/01641/FUL]

### Site Overview

**Site Reference Number:** n/a

**Site Name:** Mainbow Nurseries, Forches Cross, Newton Abbot

**Site Description:** The site is located at the junction between Staplehill Road and the A382, known as Forches Cross, and is already permitted for employment uses. An existing B8 unit is to the west of the site and accessed from Staplehill Road to the north. This road also allows access to the Plants Galore site which lies to the south of the site. An existing permission is in place to allow extension of existing storage and distribution space. It is understood that the landowner is intending to submit a further applications for the erection of new business/retail units to the east (19/02432/PEMAJ).

**Total Size (ha):** 1 ha

**Gross Size (ha):** 0.8 ha

**Estimated Potential yield:** 3,000 - 4,000 sq m floorspace



## Suitability Assessment Stage A

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

**Biodiversity:** Within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting Consultation Area, but no issues to rule site 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 likely to be accessed from existing Staplehill Road. The new link road will be constructed nearby.

**Air Quality :** There is an AQMA at Newton Abbot/Kingsteignton.

**Ecology:**

European sites: South Hams SAC: Appropriate Assessment may be needed. Parts of the site may provide a SAC bat flyway. If so, a dark flyway corridor will need to be retained and protected.

Non statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: species-rich hedges.

European Protected Species: Bats – various species are likely to be present, including Greater Horseshoe Bats. 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 and from lighting. Mitigation/ compensation needed.

Other protected species: Cirl Bunting; part of the site is within a cirl bunting breeding territory zone.

Arable may provide wintering habitat. Compensation payment will be required.

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

EA assumption would be that this site would have a mains connection and be served by Newton Abbot STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure. Due to the proximity of this allocation to water body GB510804605800 Teign Estuary, it should also be noted that development should be mindful of possible influence on shellfish waters (Teign estuary east and west) and bathing waters (Teignmouth town, Shaldon and Ness Cove)

**Heritage and Archaeology:** Within buffer of Grade I or II\* Listed Building. Stover Registered Park and Garden lies to the north east of the site and development has the potential to adversely affect its rural setting.

**Infrastructure:** Connect to new pedestrian and cycle links on A382. Limited WPD grid capacity in the area.

**Landscape:** Low- medium landscape sensitivity. Within 5km of DNP. However development has the potential to impact on the setting of Stover Registered Park and Garden, which lies immediately adjacent to the north east.

**Minerals:** Site is within the Mineral Safeguarding Area for the ball clay resource. An objection would normally be raised to sterilisation of this mineral resource. However, there may be scope under Policy M2(c) of the Devon Minerals Plan for the enlargement of the employment site allocated in the Teignbridge Local Plan provided that proposals are conditional on removal of buildings and associated infrastructure when the land is required for future ball clay extraction (as is provided for in the current employment allocation by Policy NA1(n) and paragraph 7.4 of the Teignbridge Local Plan).

**Safety:** Gas pipe buffer covers site, however this is unlikely to be an overriding constraint for employment development. No overhead electricity lines.

**Soils and Contamination:** Urban brownfield.

**Waste:** No waste management constraints.

**Other:** Adjacent to existing area allocated for employment within the local Plan allocation NA1 and accompanying Development Framework Plan.

**Climate Change Impacts:** The site is located approximately 2.6 km from the town centre of Newton Abbot and is close to existing bus serves of relatively high frequency. Improved cycle links are proposed as part of the A382 widening/improvement works and development at the site would need to link into these. This path will enable walking and cycling journeys to be made to the town centre. Development of the site for employment purposes would result in minimal negative impacts on climate change.

## Site Potential

### Green

The site is permitted for storage/distribution uses and its allocation would potentially widen the options and improve the quality of employment uses on the site. The site will need to provide ecology mitigation, as well as local highway improvements and sustainable travel links and will need to overcome any minerals objections.

**Availability Assessment:** Land availability is unknown.

**Achievability Assessment:** The site is considered to be potentially achievable.