



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Urban Capacity Sites- Bovey Tracey,
Chudleigh, Dawlish, Kingskerswell,
Kingsteignton, Newton Abbot and
Teignmouth

Contents

Land South of Le Molay Littry Way, Bovey Tracey UCS_TDC_BT_04.....	8
Site Overview	8
Suitability Assessment Stage A	9
Suitability Assessment Stage B	9
Site Potential	10
Developed land at St Johns' Lane & Station Road, Bovey Tracey UCS_TDC_BT_07	11
Site Overview	11
Suitability Assessment Stage A	12
Suitability Assessment Stage B	12
Site Potential	13
Depot South of Pottery Road, Bovey Tracey UCS_TDC_BT_12	14
Site Overview	14
Suitability Assessment Stage A	15
Suitability Assessment Stage B	15
Site Potential	16
Old Hospital Site, Moretonhampstead Road, Bovey Tracey UCS_TDC_BT_14	17
Site Overview	17
Suitability Assessment Stage A	18
Suitability Assessment Stage B	18
Site Potential	18
Field at Rendells Meadow, Bovey Tracey UCS_TDC_BT_15	19
Site Overview	19
Suitability Assessment Stage A	20
Suitability Assessment Stage B	20
Site Potential	20
Old employment sites to rear of Sparkworld and residential area, on Cannon Road, Heathfield, Bovey Tracey UCS_TDC_BT_HF_2.....	21
Site Overview	21
Suitability Assessment Stage A	22
Suitability Assessment Stage B	22
Site Potential	22
Skaigh and Depot, Oldway UCS_TDC_CH_4	23
Site Overview	23
Suitability Assessment Stage A	24
Suitability Assessment Stage B	24
Site Potential	24
North of Palace Gardens, rear of 2-4 Parade UCS_TDC_CH_5	25

Site Overview	25
Suitability Assessment Stage A	26
Suitability Assessment Stage B	26
Site Potential	26
Old Shippen UCS_TDC_CH_10.....	27
Site Overview	27
Suitability Assessment Stage A	28
Suitability Assessment Stage B	28
Site Potential	28
Redundant Listed Buildings at 13 Weech Road UCS_TDC_D_01.....	29
Site Overview	29
Suitability Assessment Stage A	30
Suitability Assessment Stage B	30
Site Potential	30
Daw Vale Nursing Home, 56 Westcliffe Road UCS_TDC_D_02	32
Site Overview	32
Suitability Assessment Stage A	33
Suitability Assessment Stage B	33
Site Potential	34
Parking/Grassed Area East of 1-50 Lanherne (Great Western Admin House) UCS_TDC_D_10	35
Site Overview	35
Suitability Assessment Stage A	36
Suitability Assessment Stage B	36
Site Potential	36
West Cliffe Park Drive Car Park UCS_TDC_D_15	38
Site Overview	38
Suitability Assessment Stage A	39
Suitability Assessment Stage B	39
Site Potential	39
Greenspace & Commercial Buildings south of Haldon Terrace, Hospital Hill UCS_TDC_D_22.....	40
Site Overview	40
Suitability Assessment Stage A	41
Suitability Assessment Stage B	41
Site Potential	41
Residential Garden rear of Badlake Hill & Weech Road UCS_TDC_D_23	43
Site Overview	43
Suitability Assessment Stage A	44
Suitability Assessment Stage B	44

Site Potential	44
Rear of 2-16 Second Avenue UCS_TDC_D_25	45
Site Overview	45
Suitability Assessment Stage A	46
Suitability Assessment Stage B	46
Site Potential	46
Garden of Lyme Acre, Old Teignmouth Road UCS_TDC_D_26	47
Site Overview	47
Suitability Assessment Stage A	48
Suitability Assessment Stage B	48
Site Potential	48
Garden of Shutterton Farm, Shutterton Lane UCS_TDC_D_27	49
Site Overview	49
Suitability Assessment Stage A	50
Suitability Assessment Stage B	50
Site Potential	50
Field/Open Space South of Coombeshead Road UCS_TDC_NA_09	52
Site Overview	52
Suitability Assessment Stage A	53
Suitability Assessment Stage B	53
Site Potential	53
UCS_TDC_NA_10 Mapleton Community Care Centre	54
Site Overview	54
Suitability Assessment Stage A	55
Suitability Assessment Stage B	55
Site Potential	55
Caravan Storage Area at Linden Lea UCS_TDC_NA_39	56
Site Overview	56
Suitability Assessment Stage A	57
Suitability Assessment Stage B	57
Site Potential	57
Field South of Pit Hill Road UCS_TDC_NA_42	58
Site Overview	58
Suitability Assessment Stage A	59
Suitability Assessment Stage B	59
Site Potential	59
Steep Land at Canada Hill, Ogwell Road UCS_TDC_NA_44	60
Site Overview	60

Suitability Assessment Stage A	61
Field on Knowles Hill, Seymour Road/Petroc Drive UCS_TDC_NA_45.....	62
Site Overview	62
Suitability Assessment Stage A	63
Redundant Commercial Building & Land, West Golds Road UCS_TDC_NA_49	64
Site Overview	64
Suitability Assessment Stage A	65
Suitability Assessment Stage B	65
Site Potential	65
West of Brook Haven Close UCS_TDC_KK_03	66
Site Overview	66
Suitability Assessment Stage A	67
Suitability Assessment Stage B	67
Site Potential	67
The Sloop, Coffinswell Lane UCS_TDC_KK_05.....	69
Site Overview	69
Suitability Assessment Stage A	70
Suitability Assessment Stage B	70
Site Potential	70
Greenhill industrial units CS_TDC_KT_04.....	71
Site Overview	71
Suitability Assessment Stage A	72
Suitability Assessment Stage B	72
Site Potential	72
Greenhill Way / Hackney Lane UCS_TDC_KT_05.....	73
Site Overview	73
Suitability Assessment Stage A	74
Suitability Assessment Stage B	74
Site Potential	74
Crossley Moor Road & Golvers Hill Road UCS_TDC_KT_12.....	75
Site Overview	75
Suitability Assessment Stage A	76
Suitability Assessment Stage B	76
Site Potential	76
North of Broadway Road UCS_TDC_KT_14	77
Site Overview	77
Suitability Assessment Stage A	78
Suitability Assessment Stage B	78

Site Potential	78
North West of Orchid Vale UCS_TDC_KT_13	79
Site Overview	79
Suitability Assessment Stage A	80
Suitability Assessment Stage B	80
Site Potential	80
Land at Penn's Mount R Home UCS_TDC_KT_16	81
Site Overview	81
Suitability Assessment Stage A	82
Suitability Assessment Stage B	82
Site Potential	82
Trinity Lodge & Car Park UCS_TDC_T_01	83
Site Overview	83
Suitability Assessment Stage A	84
Suitability Assessment Stage B	84
Site Potential	85
Teignmouth Library and Citizens' Advice Centre UCS_TDC_T_02	86
Site Overview	86
Suitability Assessment Stage A	87
Suitability Assessment Stage B	87
Site Potential	87
Parking & Storage Area, Alexandra Terrace UCS_TDC_T_11	89
Site Overview	89
Suitability Assessment Stage A	90
Suitability Assessment Stage B	90
Site Potential	91
Land at Teign Corinthian Yacht Club UCS_TDC_T_13	92
Site Overview	92
Suitability Assessment Stage A	93
Suitability Assessment Stage B	93
Site Potential	94
Small Car Park at Corner of Myrtle Hill & Dawlish Street UCS_TDC_T_14	95
Site Overview	95
Suitability Assessment Stage A	96
Suitability Assessment Stage B	96
Site Potential	96
Small Car Park at St James' Precinct UCS_TDC_T_16	98
Site Overview	98

Suitability Assessment Stage A	99
Suitability Assessment Stage B	99
Site Potential	99
Open Space rear of Bishop Wilfrid Road UCS_TDC_T_22.....	100
Site Overview	100
Suitability Assessment Stage A	101
Suitability Assessment Stage B	101
Site Potential	101
Open Space on Gilbert Avenue UCS_TDC_T_25.....	102
Site Overview	102
Suitability Assessment Stage A	103
Suitability Assessment Stage B	103
Site Potential	103
Teignmouth Station Car Park UCS_TDC_T_28.....	105
Site Overview	105
Suitability Assessment Stage A	106
Suitability Assessment Stage B	106
Site Potential	106
South of Rocky Lane UCS_TDC_T_30	108
Site Overview	108
Suitability Assessment Stage A	109
Suitability Assessment Stage B	109
Site Potential	110
Land to Rear of Zion Chapel, Landscore Road UCS_TDC_T_35	111
Site Overview	111
Suitability Assessment Stage A	112
Suitability Assessment Stage B	112
Site Potential	112

Land South of Le Molay Littry Way, Bovey Tracey UCS_TDC_BT_04

Site Overview

Site Reference Number: UCS_TDC_BT_04

Site Name: Land South of Le Molay Littry Way, Bovey Tracey

Site Description: Gently sloping site immediately to the south of Le Molay Littry Way with a large proportion of tree and hedgerow coverage.

Total Size (ha): 2.89ha

Gross Size (ha): 1.64ha

Minimum/medium/maximum yield: 40 / 46 / 52 (Urban extension)



Bovey Tracey - UCS_TDC_BT_04



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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 is within sustenance zone associated with South Hams SAC and area highlighted for Selected Priority Species. A small part of site is within a strategic flyway

Flood Zone 3b: The entire site lies within flood zone 2, of which a 1.06ha area is classed as flood zone 3b.

Conclusion: Progress to stage B (those areas that lie outside flood zones 3 and 3b)

Suitability Assessment Stage B

Access: The site is accessed off the B3344 which is restricted to 30mph. There have been 2 “slight” collisions in the vicinity of the site. There are good footway/ cycleway links to Bovey Tracey and beyond. Good public transport link with a bus stop outside the site. If the site access was to the west, then the visibility is likely to be acceptable for the traffic speeds although the position of the bus stop may need to be considered. No objections likely.

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

Ecology:

European Sites: The site is within the South Hams SAC Landscape Connectivity Zone. Site lies in Dartmoor SAC Recreation Buffer Area.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

Non Statutory Sites: The site is within the West Golds Marsh Unconfirmed Wildlife Site, identified for floodplain grazing marsh.

Priority Habitats: Probable unimproved marshy grassland (priority habitat). Greater horseshoe bats may use the site as part of a flyway corridor along the northern edge of Bovey. GHB activity surveys, light level surveys and Appropriate Assessment required.

Other Habitats/Features: The boundary and on-site watercourses, hedges and copses are all of value and should be retained with dark buffer zones. Habitat Survey required.

European Protected Species: Great Crested Newt Alert Zone.

Other Protected Species: No comments

Flood Risk, Water Quality and Drainage: Entire site is in Flood Zone 2 with areas Flood Zone 3 and 3b. Above ground SuDS are generally not recommended for use in Flood Zones, alternative attenuation of surface water would need to be considered early on in the planning process. An ordinary watercourse runs through the site which would need to be considered and the necessary land drainage consents obtained prior to the start of development.

Heritage and Archaeology: No known heritage issues.

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

Infrastructure: No comments

Landscape: Site lies within the 5km buffer of Dartmoor National Park and is classed in the Interim Landscape Sensitivity Assessment as medium-high sensitivity. Adjacent to existing settlement, low lying, easily mitigated.

Minerals: The site is partly within a ball clay Mineral Safeguarding Area (and wholly within the associated Mineral Consultation 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

Environmental Health: Contaminated land assessment required: Sewage works SE corner.

Soils and Contamination: Soil grade 3

Waste: No waste management constraints

Other: No comments

Climate Change Impacts: The site is c. 1.8km away from the town centre for access to services which is likely to result in increased trips made by the private car. However, it's location on the B3344 provides opportunities for sustainable cycle and bus route connections to Bovey Tracey and Newton Abbot. Overall, considering the site's location, large area of flood risk and significant presence of trees which store carbon that would be released should they be felled, development of the site is considered to have significant impacts in relation climate change.

Site Potential

RED

The site is located along the B3342 on the eastern edge of Bovey Tracey. The entire site lies in areas designated as Flood Zones 2, 3 and 3b leaving and is heavily wooded in parts. The site is partly within a ball clay Mineral Safeguarding Area (and wholly within the associated Mineral Consultation Area). The location of the site to the south of Le Molay-Littry Way will also require careful consideration in relation to its impact on ecology and views / landscape setting and breaching the current pattern of development which only lies north of the B3344. Given these collective constraints, the site is not considered suitable for development.

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

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

Developed land at St Johns' Lane & Station Road, Bovey Tracey UCS_TDC_BT_07

Site Overview

Site Reference Number: UCS_TDC_BT_07

Site Name: Developed land at St Johns' Lane & Station Road, Bovey Tracey

Site Description: Existing developed site on the western edge of Bovey Tracey extending from Station Road, across St Johns Lane to Monks Way, wrapped around existing buildings which are predominantly in business use.

Total Size (ha): 1.35ha

Gross Size (ha): 0.93ha

Minimum/medium/maximum yield: 23 / 26 / 30 (Urban Extension)



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone associated with South Hams SAC and lies in a Green Infrastructure Strategic Corridor.

Flood Zone 3b: Entire site is in Flood Zone 2 with areas Flood Zone 3.

Conclusion: Progress to stage B (those areas that lie outside flood zones 3 and 3b)

Suitability Assessment Stage B

Access: Town Centre location with good existing access from St John's Lane and Station Road.

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

Ecology:

European Sites: Site is within sustenance zone associated with South Hams SAC and lies in a Green Infrastructure Strategic Corridor. Greater horseshoe bats may use the treed leat corridor along the north-eastern site boundary as a flyway. GHB activity surveys, light level surveys and Appropriate Assessment required. Site lies in Dartmoor SAC Recreation Buffer Area.

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: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion.

Other Habitats/Features: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion.

European Protected Species: Great Crested Newt Alert Zone.

Other Protected Species: No comments

Flood Risk, Water Quality and Drainage: Entire site is in Flood Zone 2 with areas Flood Zone 3. Above ground SuDS are generally not recommended for use in Flood Zones, alternative attenuation of surface water would need to be considered early on in the planning process. An ordinary watercourse runs through the site which would need to be considered and the necessary land drainage consents obtained prior to the start of development. The site boundaries the Bovey Tracey Critical Drainage Area, if surface water is to drain into the CDA then the drainage design standards set out by Environment Agency must be adhered to. There is a record of internal property flooding in one of the current buildings on the site dated December 2000.

The level of flood risk means that the sequential test would need to demonstrate that any development would not exacerbate existing flood risk. Also cannot increase flood risk to third parties as result of redevelopment, which may be an issue along Station Road in particular. The site also lies in a Critical Drainage Area, which means that additional land would have to be set aside for drainage.

Heritage and Archaeology: Archaeology: Site of medieval town mills. Listed Railway station (GdII) and stone railway buildings are of significance. Within buffer of Grade I or II* Listed Building. Listed Buildings within or adjacent to site.

Infrastructure: No comments

Landscape: Low impact. Site lies within the 5km buffer of Dartmoor National Park, lies within a Strategic Green Infrastructure Corridor and is classed in the Interim Landscape Sensitivity Assessment as low-medium sensitivity.

Minerals: Site is not located in a Minerals Safeguarding Area of a Minerals Consultation Zone so no objection.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination

Soil grade 3, although site in question is already developed.

Waste: No waste management constraints.

Other: No comments

Climate Change Impacts: The site is well located for access to the town centre as well as main bus and cycle routes. However, the designation of areas of the site as flood zones 2 and 3 mean that consideration must be given to the impact of development on current and future flood risk and the development of the site is therefore considered to have moderate negative impacts on climate change.

Site Potential

RED

The site provides the opportunity for redevelopment of a well located brownfield site, with good connections to town centre facilities and bus/cycle routes. However, there are active business and community uses, including a community hall, scout hut, and local businesses which make redevelopment of the site undesirable or unachievable. Although a comprehensive redevelopment of the site for residential or employment uses could make a more efficient use of land it is unlikely that all businesses and uses would be able to relocate locally and the site is not considered suitable for development. The site also lies in a Critical Drainage Area, which means that additional land would have to be set aside for drainage. Overall, the site would have significant constraints to overcome and is assessed as red.

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

Achievability Assessment: The HELAA Panel shares officer concerns and agrees assessment of the site as red.

Depot South of Pottery Road, Bovey Tracey UCS_TDC_BT_12

Site Overview

Site Reference Number: UCS_TDC_BT_12

Site Name: Depot South of Pottery Road, Bovey Tracey

Site Description: Brownfield site currently in employment uses to the south of Pottery Road. Site is bounded by residential development to the north and west, mature woodland to the east and woodland/Blue Water Pond to the south.

Total Size (ha): 1.03ha

Gross Size (ha): 1.03ha

Minimum/medium/maximum yield: 16 / 20 / 24 (Suburban / rural)



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone associated with South Hams SAC and lies in a Green Infrastructure Strategic Corridor.

Flood Zone 3b: A small section at the northern tip of the site lies in Flood Zone 3.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Would require footways and cycle links and some mitigation.

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

Ecology:

European Sites: Site lies within a Bat SAC Landscape Connectivity Zone. Greater horseshoe bats may use the adjacent woodland as flyways and to feed. GHB activity surveys, light level surveys and Appropriate Assessment required. Site lies in Dartmoor SAC Recreation Buffer Area.

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: The wooded boundaries must be retained, with root protection zones and protected from light spill. Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to any works. It may be necessary to retain the roost building(s). As many on-site trees and hedges as possible should be retained.

Other Habitats/Features: None

European Protected Species: Great Crested Newt Alert Zone.

Other Protected Species: None

Flood Risk, Water Quality and Drainage: A culverted watercourse runs through the North East of the site. Any work to this watercourse or culvert would need to be considered and the necessary land drainage consents obtained prior to the start of development. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

The site contains the outfall pipe from the Pottery Pond. Works to this site would require this to be replaced/renewed and protected from development. Site has flooded from overspill from Pottery Pond and contributions would be sought for improvement to Pottery Pond and leat.

Heritage and Archaeology: Lignite works. Industrial archaeology and palaeoenvironmental potential. Assessment/evaluation to inform design/mitigation.

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

Infrastructure: No comments

Landscape: Site lies within the 5km buffer of Dartmoor National Park, lies within a Strategic Green Infrastructure Corridor and is classed in the Interim Landscape Sensitivity Assessment as low-medium sensitivity.

Minerals: Not located in a Minerals Safeguarding Area or a Minerals Consultation Zone.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil grade 3.

Possible contamination issues based on current use as garage.

Waste: No waste management constraints.

Other: No comments

Climate Change Impacts: The site is within walking distance of the convenience store/garage on the A382 but further away (c.1.5km from the town centre). This relatively remote location means that most journeys are likely to be made by private vehicle, although there are bus stops/routes very close to the site. Overall, given the site's location, low flood risk and brownfield status, development of the site is considered to have minor to moderate impacts in relation to climate change.

Site Potential

AMBER/RED

The site provides the opportunity for redevelopment of a brownfield site, in a location which benefits from existing transport links and local infrastructure. However, any development would need to involve the replacement or renewal of the outfall pipe from Pottery Pond, which is within the site and contribute to flood improvements to Pottery Pond and the leat. It would also need to deal with any remediation of ground contamination, along with mitigating the ecological and archaeological constraints identified. Further review of the site to be undertaken in relation to flooding.

Availability Assessment

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

Achievability Assessment

The HELAA Panel shares concerns over flood risk and contamination and agrees assessment of the site as amber/red.

Old Hospital Site, Moretonhampstead Road, Bovey Tracey UCS_TDC_BT_14

Site Overview

Site Reference Number: UCS_TDC_BT_14

Site Name: Old Hospital Site, Moretonhampstead Road, Bovey Tracey

Site Description: Part developed site of Bovey Tracey hospital to the north of Bovey Tracey.

Total Size (ha): 0.25ha

Gross Size (ha): 0.18ha

Minimum/medium/maximum yield: 5 / 6 / 7 (Urban extension)



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone associated with South Hams SAC Landscape Connectivity Zone and lies immediately adjacent to a Selected Priority Species Zone.

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

Conclusion: Proceed to stage B.

Suitability Assessment Stage B

Access: Established links to existing road and footpath infrastructure.

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

Ecology:

European Sites: Greater horseshoe bats may use site boundaries as flyways and may feed in adjacent allotments / countryside. GHB activity surveys, light level surveys and Appropriate Assessment required.

SSSI: None within or adjacent to the site. Site lies in Dartmoor SAC Recreation Buffer Area.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Boundary hedges and trees, especially those against the allotments and along the SE boundary should be retained as dark corridors.

Other Habitats/Features: Lighting controls will be needed to prevent light spill onto the boundaries and into the surrounding countryside.

European Protected Species: Great Crested Newt Alert Zone.

Other Protected Species: None

Flood Risk, Water Quality and Drainage: Flood zone 1

Heritage and Archaeology: Medieval cross site and listed building setting. Assessment to inform design and mitigation.

Within buffer of Grade I or II* Listed Building. A Listed Building is adjacent to the site.

Infrastructure: No comments

Landscape: Site lies within the 5km buffer of Dartmoor National Park, lies within a Strategic Green Infrastructure Corridor and is classed in the Interim Landscape Sensitivity Assessment as low-medium sensitivity.

Minerals: Not located in a Minerals Safeguarding Area or a Minerals Consultation Zone.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: No comments

Climate Change Impacts: The site is well located within Bovey Tracey and within walking distance of the town centre and main services. Overall, given the site's location, low flood risk and brownfield status, development of the site is considered to have minor impacts in relation climate change.

Site Potential

YELLOW

The site provides the opportunity for redevelopment of a brownfield site (where topography permits), utilising existing and planned transport links and local infrastructure. There are some minor constraints which should be able to be overcome.

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

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

Field at Rendells Meadow, Bovey Tracey UCS_TDC_BT_15

Site Overview

Site Reference Number: UCS_TDC_BT_15

Site Name: Fields between A382 and Avenue Road, Bovey Tracey.

Site Description: Sloped publicly accessible grassed site surrounded by residential properties in the east of Bovey Tracey.

Total Size (ha): 0.64ha

Gross Size (ha): 0.53ha

Minimum/medium/maximum yield: 13 / 15 / 17 (Urban Extension)



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone associated with South Hams SAC and lies in a both an Extended Green Infrastructure Strategic Corridor and a Local Corridor.

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

Conclusion: Progress to stage B.

Suitability Assessment Stage B

Access: Established links to existing road and footpath infrastructure.

Air Quality: The site is not within an AQMA. Any development would require connection with sustainable travel links, including pedestrian and cycle paths to be provided to limit any increase in vehicular journeys.

Ecology:

European Sites: Site lies within a Bat 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: Boundary hedges and as many trees as possible should be retained.

Other Habitats/Features: None

European Protected Species: Great Crested Newt Alert Zone.

Other Protected Species: None

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

Heritage and Archaeology: No specific archaeological potential identified.

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

Infrastructure: No comments

Landscape: Site lies within the 5km buffer of Dartmoor National Park, lies within a Strategic Green Infrastructure Corridor and is classed in the Interim Landscape Sensitivity Assessment as low-medium sensitivity.

Minerals: Not located in a Minerals Safeguarding Area or a Minerals Consultation Zone.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: No comments

Climate Change Impacts: The site is close to basic services and public transport routes. However, the removal of a community green space within a residential area is likely to increase trips made by residents to access green space elsewhere.

Site Potential

RED

The site provides the opportunity for the development of a site which is well related to existing development local services. However, this site is an area of accessible green space within a densely populated residential area and is therefore a valuable community asset. This could have a negative impact on local resident's physical and mental health and wellbeing, and the need for residents to make trips further afield to access greenspace, if removed.

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

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

Old employment sites to rear of Sparkworld and residential area, on Cannon Road, Heathfield, Bovey Tracey UCS_TDC_BT_HF_2

Site Overview

Site Reference Number: UCS_TDC_BT_HF_2

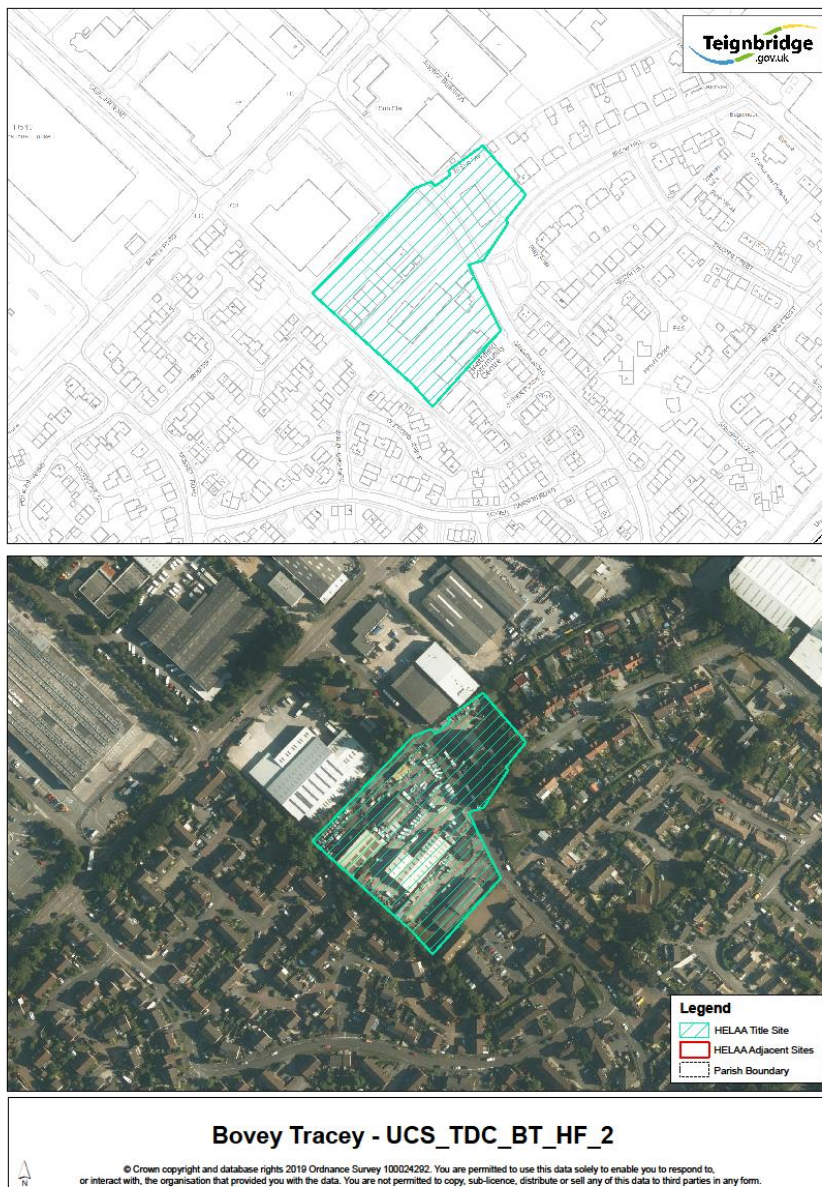
Site Name: Old employment sites to rear of Sparkworld and residential area, on Cannon Road , Heathfield, Bovey Tracey.

Site Description: Mainly flat site currently occupied by Old employment sites to rear of Sparkworld and residential area, on Cannon Road , Heathfield, Bovey Tracey.

Total Size (ha): 1.15ha

Gross Size (ha): 1.15ha

Minimum/medium/maximum yield: 29 / 32 / 37 (Urban extension)



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone associated with South Hams SAC Landscape Connectivity Zone and a Greater Crested Newt Consultation Zone.

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

Conclusion: Progress to stage B.

Suitability Assessment Stage B

Access: Established links to existing road and footpath infrastructure. Parking is an issue here so ample parking would need to be provided.

Air Quality: The site is not within an AQMA. Any development would require connection with sustainable travel links, including pedestrian and cycle paths to be provided to limit any increase in vehicular journeys.

Ecology:

European Sites: The site is within the South Hams SAC Landscape Connectivity Zone, but is surrounded by well-lit urban areas, so it is unlikely that greater horseshoe bats use it.

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: Bat and Bird surveys of buildings are required (for other bat species) with a suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain the roost building(s). Trees and hedges should be retained wherever possible.

Other Habitats/Features: None

European Protected Species: Great Crested Newt Alert Zone.

Other Protected Species: None

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

Heritage and Archaeology: Assessment of impacts on setting of Stover Park. Assessment of industrial archaeology and palaeoenvironmental potential.

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

Infrastructure: No comments

Landscape: Site lies within the 5km buffer of Dartmoor National Park, and is classed in the Interim Landscape Sensitivity Assessment as low-medium sensitivity.

Minerals: Not located in a Minerals Safeguarding Area or a Minerals Consultation Zone.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Soil grade 3.

Waste: No waste management constraints.

Other: Sensitive area: Construction Environmental Management Plan required.

Climate Change Impacts: The site is close to basic services within Heathfield Local Centre, public transport routes and local employment opportunities. Overall, given the site's location and low flood risk, development is considered to have a minor impact on climate change.

Site Potential

YELLOW

The site provides the opportunity for redevelopment for either housing or employment, although any employment uses will need to be sensitive to surrounding residential properties. There are some minor constraints which should be able to be overcome.

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

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

Skaigh and Depot, Oldway UCS_TDC_CH_4

Site Overview

Site Reference Number: UCS_TDC_CH_4

Site Name: Skaigh and Depot, Oldway

Site Description: Site lies within Chudleigh settlement in mid-west area, lying to south of Oldway and rear of Parade. Comprises of employment site and depot.

Total Size (ha): 0.53

Gross Size (ha): 0.53

Minimum/medium/maximum yield: Potential yield of 12 - UCS



Chudleigh - UCS_TDC_CH_4



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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 is within sustenance zone for the South Hams SAC. Within Cirl Bunting consultation zone and 5km of Great Crested Newt record. 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: Footway and cycle connections would be required with mitigation. This area would be suitable for development.

Air Quality: The site is not within an Air Quality Management Area. No Environmental Health concerns over air quality.

Ecology: The site is within a South Hams SAC Sustenance Zone. There is one possible GH bat route into the site (the treed corridor running south from the southwest corner of the site). Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/ demolition/ conversion. It may be necessary to retain the roost building(s) with dark flyway corridors, especially if there is a GHB roost. As many trees as possible should be retained.

Flood Risk, Water Quality and Drainage: Flood Zone 1. There is a low risk of flooding from surface water on the site at the western end. Infiltration may not be a suitable means of surface water management if the ground has been polluted from previous industrial use. 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: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Curved boundary at east edge of site looks historically significant. Might have archaeological potential. West site of site is former 19th century gasworks. Archaeology - proximity to historic settlement core. May require Written Scheme of Investigation. (WSI)

Infrastructure: With the development proposed in Chudleigh, the primary school will need to be expanded by a half form of entry to 525 places, which will accommodate the development in the current Local Plan, but not further development beyond this.

Landscape: Within urban setting.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

EH Site of potential concern for factory works.

Soils and Contamination: Contaminated land - CLA phase 1 and 2 required; gasworks.

Waste: Not located within a WCZ.

Other: No Public Rights of Way. Construction Environment Management Plan (CEMP): sensitive area.

Climate Change Impacts: The site is located in a sustainable position in relation to the services and facilities of Chudleigh town centre and public transport and development would have minor negative impacts on climate change.

Site Potential

RED

The site is currently in active employment use. The limited level of residential development achievable would make it less valuable than its current use as an employment site, along with the combination of constraints to be mitigated. As such, the site is assessed as red.

Availability Assessment: Not known

Achievability Assessment: The HELAA Panel agrees with the assessment of the site as red, due to the current employment use being more valuable than its development potential, given the small size.

North of Palace Gardens, rear of 2-4 Parade UCS_TDC_CH_5

Site Overview

Site Reference Number: UCS_TDC_CH_5

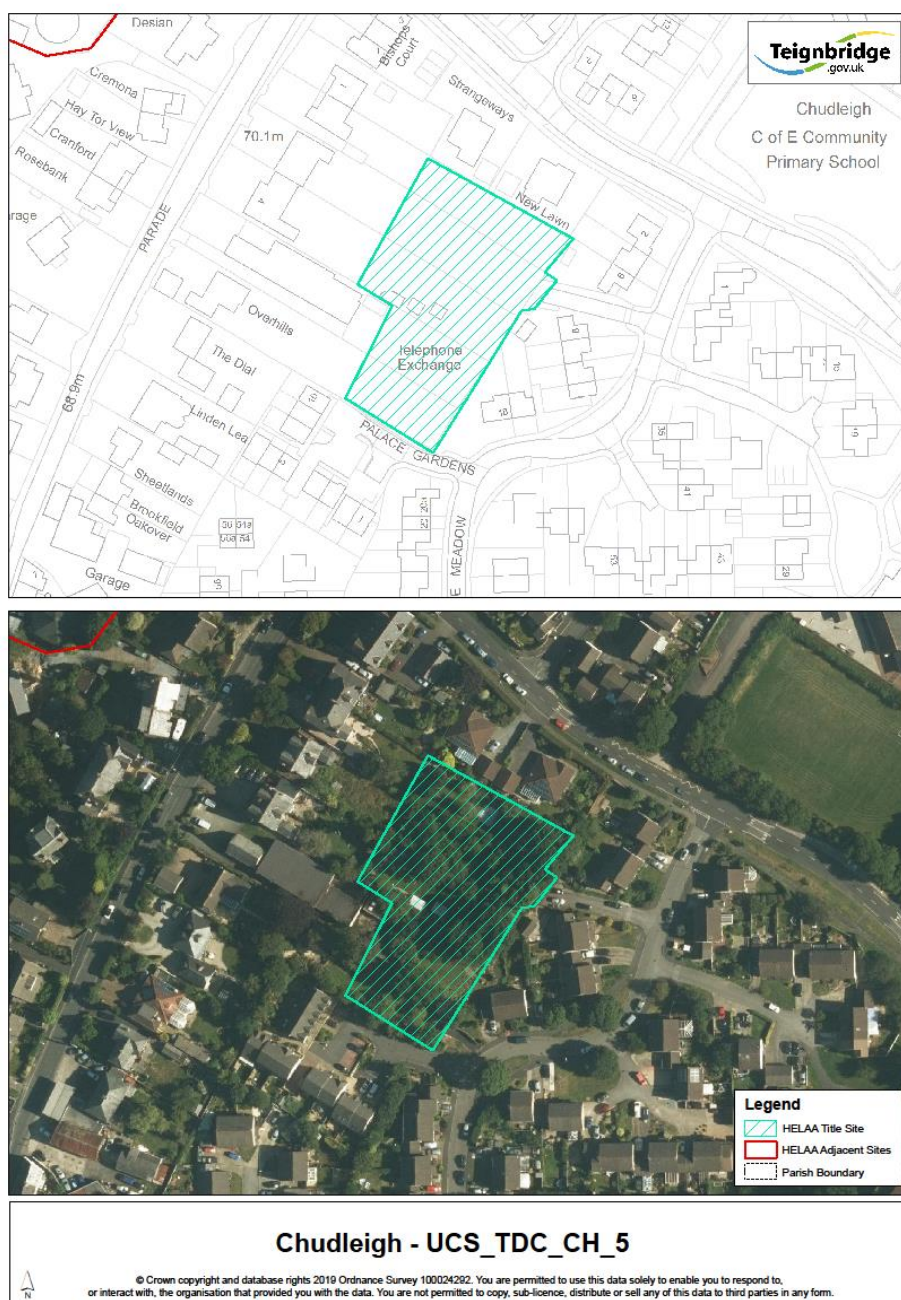
Site Name: North of Palace Gardens, rear of 2 – 4 Parade

Site Description: Site lies within Chudleigh settlement mid-south area. Comprises of adjoining residential gardens and rear of telephone exchange.

Total Size (ha): 0.28

Gross Size (ha): 0.28

Minimum/medium/maximum yield: Potential yield of 7 - UCS



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone for the South Hams SAC. Within Cirl Bunting consultation zone and 5km of Great Crested Newt record. 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: Footway and cycle connections would be required with mitigation. This area would be suitable for development.

Air Quality: The site is not within an Air Quality Management Area. No Environmental Health concerns over air quality.

Ecology: The site is within a South Hams SAC Sustenance Zone, but being surrounded by housing and lighting, it is unlikely to be used by GH Bats. The loss of this quantum of trees in so built up an area is regrettable, for its negative impact on human residents as well as wildlife. As many trees, hedges and shrubs as possible should be retained and offsets should be provided, via habitat creation off-site.

Flood Risk, Water Quality and Drainage: Flood Zone 1. There is no specific risk of flooding from surface water on the site. 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: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Within conservation area, rear of late 19thC development plots, really quite small area of rear gardens but no overriding heritage constraint Archaeology - proximity to historic settlement core. May require Written Scheme of Investigation. (WSI)

Infrastructure: With the development proposed in Chudleigh, the primary school will need to be expanded by a half form of entry to 525 places, which will accommodate the development in the current Local Plan, but not further development beyond this.

Landscape: Within urban setting.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: CLA required.

Waste: Not located within a WCZ.

Other: No Public Rights of Way. TPO covering south corner of site by Palace Gardens. Construction Environment Management Plan (CEMP): sensitive area.

Climate Change Impacts The site is located in a sustainable position in relation to the services and facilities of Chudleigh town centre and public transport and development would have minor negative impacts on climate change.

Site Potential

RED

The site is located in a sustainable position in relation to the services and facilities of Chudleigh, however, it is a small site comprising 5 individually owned residential gardens. Given the small size and multiple land ownership constraints, along with other constraints of ecology, protected trees and heritage, the site is unlikely to be deliverable. Therefore, it is assessed as red.

Availability Assessment: Not known

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

Old Shippen UCS_TDC_CH_10

Site Overview

Site Reference Number: UCS_TDC_CH_10

Site Name: Old Shippen / Haytor View, Old Exeter Street

Site Description: Site lies within Chudleigh settlement northern area. Comprises of mainly a garden area. The topography is generally flat with a margin of sloped land on western side of site. (of more than 1:6 gradient).

Total Size (ha): 0.89

Gross Size (ha): 0.87

Minimum/medium/maximum yield: Potential yield of 10



Suitability Assessment Stage A

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

Biodiversity: Site is within sustenance zone for the South Hams SAC and sensitivity of certain parts of site requiring Appropriate Assessment results. Within Cirl Bunting consultation zone and 5km of Great Crested Newt record.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Footway and cycle connections would be required with mitigation. This area would be suitable for low level development

Air Quality: The site is not within an Air Quality Management Area. No Environmental Health concerns over air quality.

Ecology: The site is within a South Hams SAC Sustenance Zone. GHB activity surveys, light level surveys, habitat surveys and Appropriate Assessment required. No development should occur within any areas used by GHBs. If parts of the site are unsuitable for GHBs, very careful lighting and screening controls will be needed and trees and hedges should be retained. The area of woodland should be retained and may be ancient (it is shown as present in historic maps since 1886-1890).

Flood Risk, Water Quality and Drainage: Flood Zone 1. There is no specific risk of flooding from surface water on the site. 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: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site.

Appears to have been deliberately included in conservation area, may have high heritage value. Might be undevelopable but can't tell from desk based analysis.

No specific archaeology issues identified.

Infrastructure: Footway and cycle connections

Landscape: Landscape sensitivity assessment level is medium.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes.

EH Potential site of concern for a factory works on adjoining land on northeast boundary

Soils and Contamination: No contamination issues

Waste: Not located within a WCZ.

Other: No Public Rights of Way. TPO covers significant part of east side of site.

Climate Change Impacts: The site is located in a sustainable position in relation to the services and facilities of Chudleigh town centre and public transport and development would have minor negative impacts on climate change, providing that trees are retained.

Site Potential

RED

Due to significant constraints presented by ecology habitat sensitivity and heritage status, being open space that has specifically been included within the Conservation Area, the site is assessed as red.

Availability Assessment: Not known

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

Redundant Listed Buildings at 13 Weech Road UCS_TDC_D_01

Site Overview

Site Reference Number: UCS_TDC_D_02

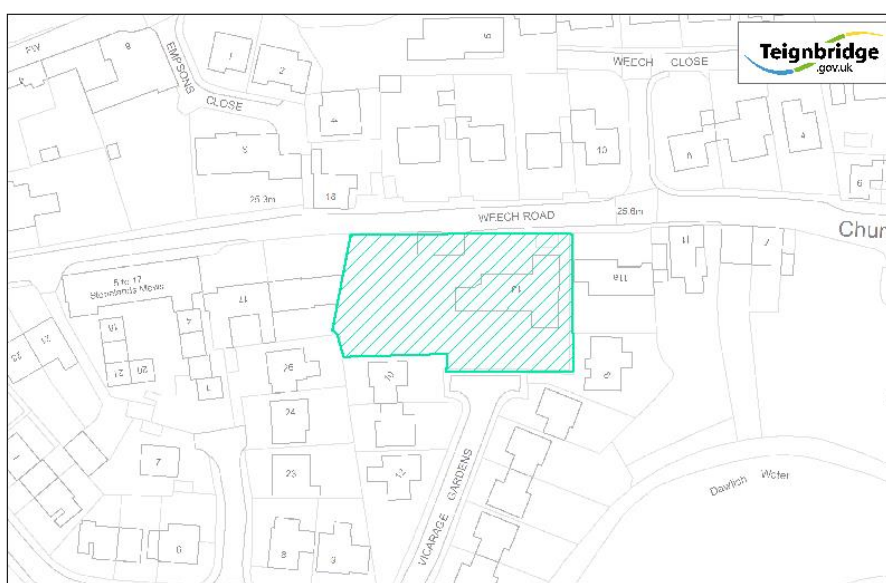
Site Name: Redundant Listed Buildings at 13 Weech Street, Dawlish, TQ7 9BW.

Site Description: Site lies within the built up area of Dawlish, on the western edge. Comprises Listed farmhouse and farm building, enclosed by brick walling along the road. Bordered by residential development to the east, south and west.

Total Size (ha): 0.17

Gross Size (ha): 0.17

Minimum/medium/maximum yield: Potential yield of 7 - UCS.



Dawlish - UCS_TDC_DA_01



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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 Dawlish Warren SAC & Exe Estuary SPA 10km Recreation Buffers and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This area would be suitable for low level development - footway would be required.

Air Quality : Not within an AQMA.

No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed.

Six species of bat roost in the buildings. Updated Bat and Bird survey of buildings required and suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain the roost building(s).

Flood Risk, Water Quality and Drainage: Flood Zone 1, with small area of surface water risk around farmhouse.

Some risk of surface water flooding/ponding within the site. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. Listed Buildings within site. Close to Stonelands House Grade II Registered Park and Garden.

Sensitive conversion possible. Suitable for restoration of listed building only; not suitable for new build. Could be subdivided to a number of small units. Restoration of listed building is a priority. Action plan in development with Historic England. Could be viable for a community land trust or similar, if not commercially viable.

Capacity for new build would need impact assessment on Listed Buildings.

Infrastructure: Highways infrastructure - a footway would be required.

Landscape: Within urban context.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land with no contamination issues.

Waste: No waste management constraints.

Other: A Construction and Environmental Management Plan may be required.

Climate Change Impacts: The development of the site could have minimal negative impacts on climate change given its location close to services and facilities in Dawlish town and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe.

Site Potential

YELLOW

The site lies within easy walking distance of services and facilities and close to public transport links and a dedicated cycle route. The site, including the building and its curtilage, are Listed, although the sensitive conversion of the building and possible new high quality development would help to conserve the building, which is currently vacant. Ecology mitigation is likely to be required along with a new section of footway to link into the existing footway along Weech Road. The site has potential for conversion of the Listed Building and possibly small scale, high quality development. This would be in line with the capacity of the local road network. Despite contributions being required towards habitat mitigation, the site is regarded as yellow.

Availability Assessment: Not known, although given the lack of constraints, with the exception of the Listed Building, it could be within 5 years.

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

Daw Vale Nursing Home, 56 Westcliffe Road UCS_TDC_D_02

Site Overview

Site Reference Number: UCS_TDC_D_02

Site Name: Daw Vale Nursing Home, 56 Westcliffe Road, Dawlish, EX7 9DY.

Site Description: Site lies within the built up area of Dawlish. Comprises a detached two storey nursing home set in a sizeable plot. Mature trees along north and part south boundaries.

Total Size (ha): 0.59

Gross Size (ha): 0.59

Minimum/medium/maximum yield: Potential yield of 12 - UCS. Planning permission for 18.



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 and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access

The site is accessed off an unclassified County Route which is restricted to 30 MPH.

Comments have previously been made on a proposal to demolish the building and erect 18 homes which accepted that, whilst the number of trips generated by 18 dwellings would be more than the number of trips generated by the building's existing use as a care home, this would not result in a severe impact on the highway network.

Air Quality

Not within an AQMA.

No Environmental Health air quality concerns.

Ecology

Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed.

Updated Bat and Bird survey of buildings required and suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain(part of) the roost building. As many trees and shrubs as possible should be retained, especially along the northern boundary.

Flood Risk, Water Quality and Drainage

Flood Zone 1.

Some risk of surface water flooding/ponding within the site. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology

Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Potential impact on setting of conservation area can be mitigated by good design. Need to retain Barton Lane aka Church Path, which is a historic routeway, along the northern boundary of the site.

Infrastructure

No major infrastructure required.

Landscape

Within urban context.

Minerals

No minerals constraints.

Safety

No overhead electricity lines or gas pipes

Soils and Contamination

Urban land with no contamination issues.

Waste

No waste management constraints.

Other

Potential for pedestrian link to adjacent Public Right Of Way subject to necessary agreements.

Full planning permission granted in December 2020 for 18 dwellings under reference 19/00043/MAJ.

Climate Change Impacts

The development of the site could have minimal negative impacts on climate change given its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe.

Site Potential

GREEN

The site has the benefit of planning permission, granted in December 2020. It lies within easy walking distance of services and facilities and close to public transport links and a dedicated cycle route. The limited constraints relate to the need to retain as many trees as possible, particularly along the northern boundary and to retain the historic routeway to the north, Barton Lane. Despite contributions being required towards habitats mitigation, the site is regarded as green.

Availability Assessment: Unknown - although given a planning application has previously been submitted, the anticipated timescale is within 5 years.

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

Parking/Grassed Area East of 1-50 Lanherne (Great Western Admin House) UCS_TDC_D_10

Site Overview

Site Reference Number: UCS_TDC_D_10

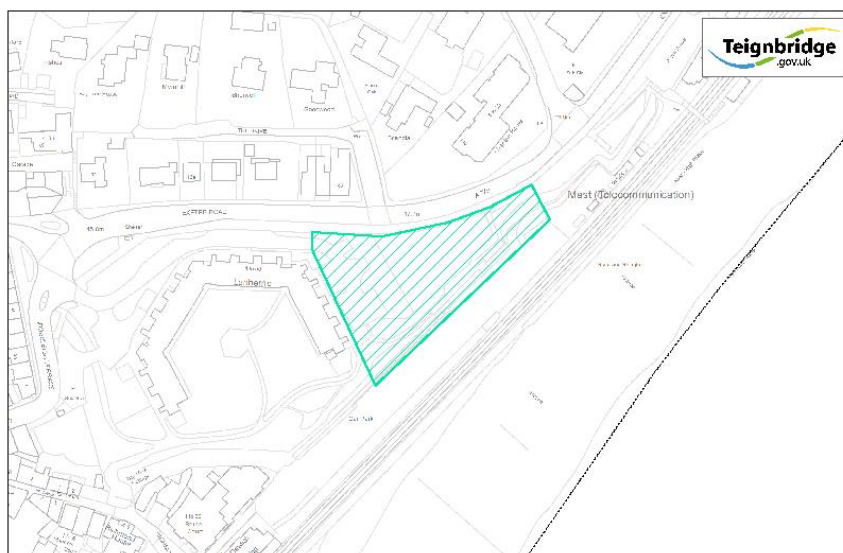
Site Name: Parking/grassed area east of 1-50 Lanherne (Great Admin House), Dawlish, EX7 9JW

Site Description: Site lies in a coastal location close to the town centre. Bordered by A379 to north. Grassed area with some trees.

Total Size (ha): 0.1

Gross Size (ha): 0.1

Minimum/medium/maximum yield: Potential yield of 5 - UCS. Panel agree yield of 5+ possible



Dawlish - UCS_TDC_DA_10



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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 Dawlish Warren SAC & Exe Estuary SPA 10km Recreation Buffers and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Access likely to be possible from the access serving the retirement flats to the west, the existing car parking serving the flats.

Air Quality: Not within an AQMA. No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed.

The site is adjacent to the Dawlish Cliffs geological SSSI (and Unconfirmed Wildlife Site). A larger part of the northern tip of the site is vegetation cliff face. This whole area should be retained as a buffer zone to the SSSI and UWS. The rest of the site may support maritime grassland, a Priority Habitat. It should be surveyed and mitigation/offsetting provided if it is important. Hedges should be retained if possible.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Adjacent to Flood Zones 2 and 3. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site, but within Conservation Area. Impact on setting of conservation area, need to retain historic walls around site - harm can be avoided by good design. Site of former coastguard station may need recording.

Infrastructure: Highway improvements may be required in the form of junction upgrade.

Landscape: Set adjacent to the promenade and coast.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land with no contamination issues.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site would enable sustainable travel, due to its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe.

Site Potential

AMBER

The site lies within easy walking distance of services and facilities and close to public transport links and a dedicated cycle route. Access appears possible via the car park serving the retirement flats to the west. However, the site lies immediately adjacent to Dawlish Cliffs SSSI and Unconfirmed Wildlife Site and investigation will be required as to whether the land needs to be retained as undeveloped land acting as a buffer. There is also the need to make contributions towards habitat mitigation. The issue of slope stability would need to be investigated and may be affected depending on amount of development. Stone buttress walling retains the site and there are the remains of Brunel's Pumping House from the Atmospheric railway that could be incorporated within a design. If limited to retirement accommodation, parking required would be reduced. Overall, there are medium constraints to be overcome and the site is regarded as amber.

Availability Assessment: Not known. However, given the significant constraints, it is likely that development would not come forward until 10-15 years.

Achievability Assessment: The HELAA Panel agrees with the officer assessment of the site as amber, based on the combination of constraints, including access, ecology, heritage and structural stability.

West Cliffe Park Drive Car Park UCS_TDC_D_15

Site Overview

Site Reference Number: UCS_TDC_D_15

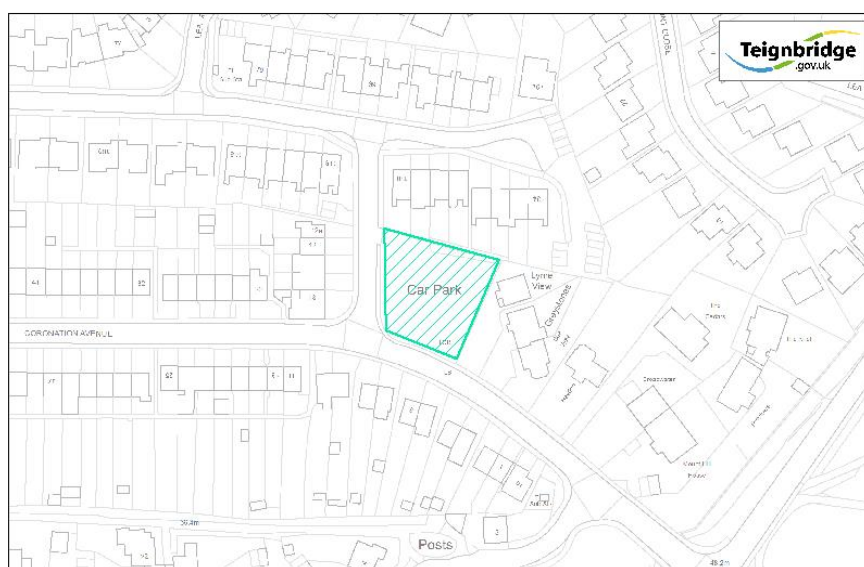
Site Name: Westcliffe Park Drive Car Park, Dawlish, EX7 9EF.

Site Description: Site lies within residential area and accommodates a small car park. It occupies a corner position at the junction of Westcliffe Park Drive and Coronation Avenue. A few trees on site.

Total Size (ha): 0.11

Gross Size (ha): 0.11

Minimum/medium/maximum yield: Potential yield of 5 - UCS



Dawlish - UCS_TDC_DA_15



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This area would be suitable for a development although any parking that is lost may need to be replaced.

Air Quality : Not within an AQMA.

No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed.

Retain trees and hedges if possible.

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

Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

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

Infrastructure: Highways infrastructure - replacement parking

Landscape: Within urban context.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land with no contamination issues.

Waste: No waste management constraints.

Other: Planning permission refused in 2011 for 5 dwellings refused due to loss of car parking and harm to residential amenity.

Climate Change Impacts: The site would enable sustainable travel, due to its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe.

Site Potential

RED

The site's main constraint is the possible requirement for replacement car parking. It is unlikely that land nearby would be available for replacement car parking, therefore, any replacement car parking would have to be provided on the site, along with parking provision for the development itself. Given that the site is surrounded by 2 storey development, and given the proximity of adjacent dwellings to the north, it is likely that a maximum of 2 or 3 storey only would be acceptable. This is likely to reduce the capacity of the site to below what would be considered within the HELAA. Therefore, the site is regarded as red.

Availability Assessment: Unknown

Achievability Assessment: The HELAA Panel agrees that the site should be assessed as red, because the need to retain a minimum level of car parking, would make the remaining area below threshold for inclusion within the HELAA.

Greenspace & Commercial Buildings south of Haldon Terrace, Hospital Hill UCS_TDC_D_22

Site Overview

Site Reference Number: UCS_TDC_D_22

Site Name: Greenspace and Commercial Buildings south of Haldon Terrace, Hospital Hill, Dawlish, EX7 9LN.

Site Description: Site lies close to the town centre of Dawlish. Grassed land with mature trees along south and includes vets surgery and its small car park in the south of the site. Residential development to the east and west and nursing home to north. Small part of site in north west corner slopes 1:6 or more.

Total Size (ha): 0.3

Gross Size (ha): 0.29 (0.1ha developable)

Minimum/medium/maximum yield: Potential yield of 5 - UCS.



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, the Cirl Bunting 2km consultation zone and the 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This area would be suitable for low level development.

Air Quality: Not within an AQMA. No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed. Bat and Bird survey of buildings required prior to demolition/conversion with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building. The many mature trees should be retained, with Root Protection Zones.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. Listed Buildings adjacent to site. Within Conservation Area.

Green space: not developable. Forms the setting of the listed buildings, must be retained as green space.

Vet/car park area: potential for development if low rise and good design can avoid harm to setting of Haldon Terrace. Impact and significance needs to be assessed.

Infrastructure: Low level development may not require highway infrastructure.

Landscape: Within urban context.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: A Construction and Environmental Management Plan may be required.

Climate Change Impacts: The site would enable sustainable travel, due to its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe. It could be developed with minimal impact on climate change, providing that the existing mature trees are retained.

Site Potential

YELLOW

Whilst the site lies close to the town centre, part of it is constrained by heritage and arboricultural constraints from the Grade II Listed terrace to the north and mature trees. This would be likely to prevent development of the area of green space within the site, with only potential for redevelopment of existing vet's surgery and car park. This part of the site measures 0.1ha and is subject to limited constraints. Despite contributions being required towards habitats mitigation, this part of the site is regarded as green.

Availability Assessment: Not known - but given the lack of constraints affecting the redevelopment of the vets and car park, it could be within 5 years.

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

Residential Garden rear of Badlake Hill & Weech Road UCS_TDC_D_23

Site Overview

Site Reference Number: UCS_TDC_D_23

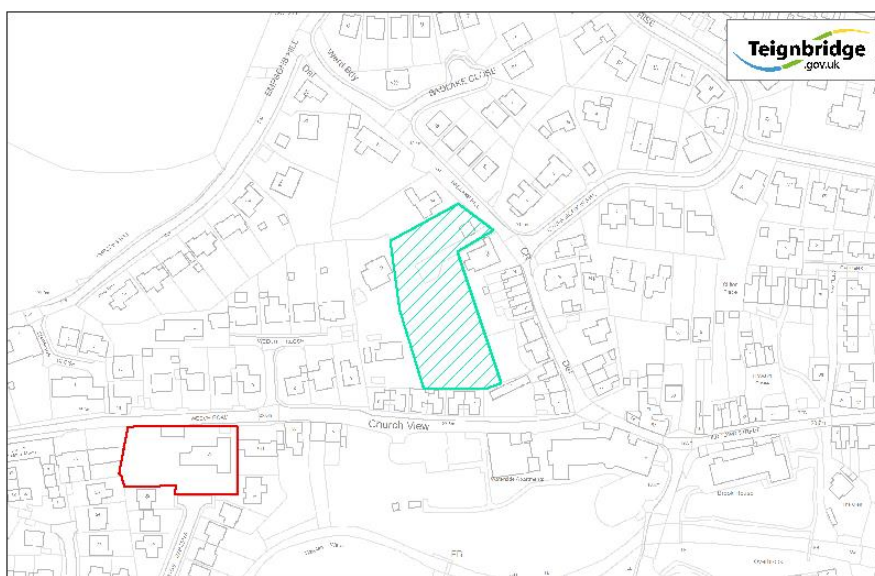
Site Name: Residential Garden rear of Badlake Hill and Weech Road, Dawlish, EX7 9AY.

Site Description: Site lies within the western part of Dawlish. Grassed area with some trees. Steep area (1:6 or more) in the north west part of the site. Residential development to all sides.

Total Size (ha): 0.2

Gross Size (ha): 0.16

Minimum/medium/maximum yield: Potential yield of 8 - UCS.



Dawlish - UCS_TDC_DA_23



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers, the Cirl Bunting 2km consultation zone and the 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Site has planning permission for 2 dwellings.

Air Quality: Not within an AQMA.

No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed. Bat and Bird survey of buildings required prior to demolition/conversion with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building. As many trees and hedges as possible should be retained, especially the 'copse' along the southern boundary and the significant mature tree.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. Grade II Listed Buildings adjacent to site. Will need to retain planted screening on south portion to safeguard setting of adjacent listed buildings. Some archaeological potential.

Infrastructure: n/a

Landscape: Within urban context.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land and no contamination issues

Waste: No waste management constraints.

Other: A Construction and Environmental Management Plan may be required.

Planning application 19/00360/OUT granted conditional outline planning permission for 2 dwellings on the southern part of the site. The remaining part of the site, not including the access areas or garden serving 23 Badlake Hill measures around 0.09ha and comprises a dwelling, garage and garden.

Climate Change Impacts: The site would enable sustainable travel, due to its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe. As such, development of it would have minimal negative impacts on climate change, providing that the existing mature trees are retained.

Site Potential

YELLOW

The site has potential for development, as is shown by the outline planning permission. However, the anticipated delivery of 8 units is considered unrealistic, given the need to conserve the setting of Listed Buildings to the south east and the need to retain the privacy and amenity of surrounding residential properties. Despite contributions being required towards habitats mitigation, the site is regarded as yellow.

Availability Assessment: Not known - but due to the limited constraints, development could be delivered within 5 years.

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

Rear of 2-16 Second Avenue UCS_TDC_D_25

Site Overview

Site Reference Number: UCS_TDC_D_25

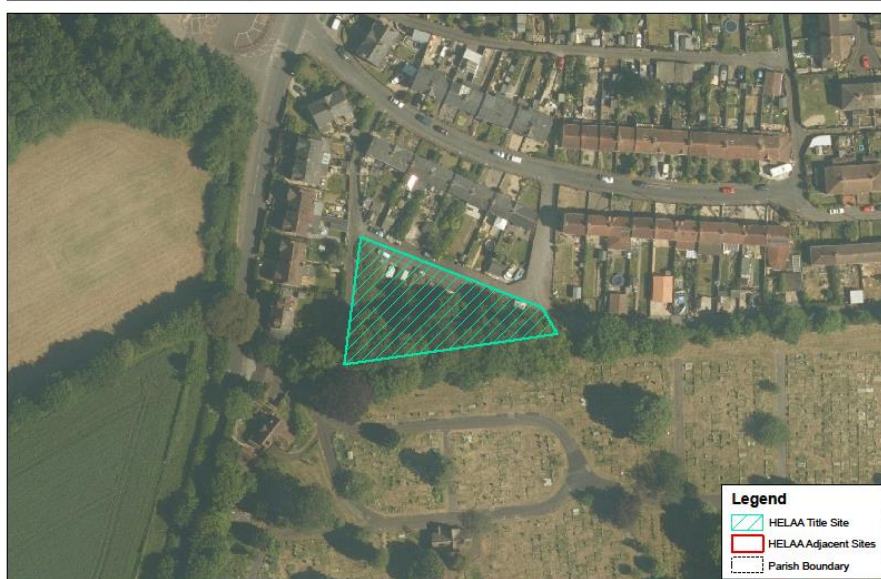
Site Name: Rear of 2-16 Second Avenue, Dawlish, EX7 9RJ.

Site Description: Site lies on the western edge of Dawlish. Small overgrown area with mature trees along south, and run down garages along the north. Residential development to the north, west and east and the cemetery lies to the south.

Total Size (ha): 0.1

Gross Size (ha): 0.1

Minimum/medium/maximum yield: Potential yield of 5 - UCS



Dawlish - UCS_TDC_DA_25



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This area would be suitable for development - may require some mitigation.

Air Quality: Not within an AQMA.

No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed.

Mature trees along southern boundary should be retained, with Root Protection Zones. Bat and Bird survey of garages/sheds required prior to demolition/conversion with mitigation measures as informed by survey.

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

Some risk of surface water flooding/ponding within the site and boundary. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

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

Infrastructure: Replacement garages would be required.

Landscape: Edge of urban area.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: The canopies of the mature trees along the southern boundary overhang part of the site.

The garages along the north of the site, which may serve the properties beyond, are likely to need replacing.

Climate change Impacts: The site would enable sustainable travel, due to its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe. As such, it could be developed in a way that had minimal negative impacts on climate change, providing that the existing mature trees are retained.

Site Potential

RED

Although the site is within easy reach of a wide range of services and facilities, it is constrained by the combination of the mature trees along the south, its small size, and the requirement to replace the existing garages. This may make development unviable. Development would also need to contribute to habitats mitigation. Overall the site is considered to have such significant constraints to overcome that it is regarded as red.

Availability Assessment: Not known. However, due to the constraints affecting development of the site, it is unlikely that development would come forward any earlier than a6 - 10 year period.

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

Garden of Lyme Acre, Old Teignmouth Road UCS_TDC_D_26

Site Overview

Site Reference Number: UCS_TDC_D_26

Site Name: Garden of Lyme Acre, Old Teignmouth Road, Dawlish, EX7 0NJ.

Site Description: Site lies within the southern part of Dawlish, adjacent to the A379. It is a grassed area, enclosed by mature trees, that forms the residential curtilage of Lyme Acre.

Total Size (ha): 0.23

Gross Size (ha): 0.18 - land in northern part of site slopes 1:6 or more - including access to highway.

Minimum/medium/maximum yield: Potential yield of 3 - UCS.



Dawlish - UCS_TDC_DA_26



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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 Dawlish Warren SAC & Exe Estuary SPA Recreation Buffers and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This area would be suitable for development - may require some mitigation.

Air Quality : Not within an AQMA.

No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed. The trees / hedges along the west, south and east boundaries should be retained, with Root Protection Zones.

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

Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Retain southern boundary - historic landscape feature. No other heritage concerns.

Infrastructure: n/a

Landscape: Within urban context.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site would enable sustainable travel, due to its location close to services and facilities and to public transport, including rail and bus services and, to sustainable travel links in the form of the cycle route along the Exe. As such, it could be developed in a way that had minimal negative impacts on climate change, providing that the existing mature trees are retained.

Site Potential

YELLOW

The site lies approx 1km from the centre of Dawlish, which is within easy reach on foot or by bicycle for most, and bus services run along the A379. Whilst the site would need to be developed in way that retained as many mature trees as possible, retained the historic southern boundary, and retained the privacy of surrounding residential properties, there are no other constraints affecting the site. Despite contributions being required towards habitats mitigation, the site is regarded as green.

Availability Assessment: The landowner has confirmed that the site is available.

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

Garden of Shutterton Farm, Shutterton Lane UCS_TDC_D_27

Site Overview

Site Reference Number: UCS_TDC_D_27

Site Name: Garden of Shutterton Farm, Shutterton Lane, Dawlish, EX7 0GA.

Site Description: Site lies in the northern part of Dawlish and forms the residential curtilage of Shutterton Farm. Grassed area enclosed by trees and hedging. Adjacent to recent development (although not shown in aerial photo).

Total Size (ha): 0.6

Gross Size (ha): 0.6

Minimum/medium/maximum yield: Potential yield of 7 - UCS.



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 and 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 functional floodplain.

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: This area would be suitable if access was via the new development. Shutterton Lane very narrow and access would be required through the new development.

Air Quality: Not within an AQMA. No Environmental Health air quality concerns.

Ecology: Exe Estuary SPA & Dawlish Warren SAC habitats contribution needed.

All of the site is within one or more cirl bunting breeding territory zones. Most of the site is within a cirl bunting County Wildlife Site. Survey needed and standard financial contributions to off-site cirl habitat creation. As many trees and hedges as possible should be retained. A Devon hedge bank should be created between the site and the Dawlish Countryside Park. Possible semi-improved pasture. Offsets needed for loss of habitat.

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

Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Within Critical Drainage Area.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. Listed Buildings of Shutterton Farm adjacent to site. Significant constraint from need to conserve the setting of listed farmstead. Topography means impossible to avoid significant harm to setting of listed buildings. Will require assessment of setting of Listed farm and archaeological potential to inform design and mitigation.

Infrastructure: New access to be taken via the recent development to the south rather than via Shutterton Lane.

Landscape: Edge of urban area.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Agricultural grade 1 land and no contamination issues

Waste: No waste management constraints.

Other: Adjacent to Dawlish Countryside Park.

Climate Change Impacts: The site is approx 2.5 km from the station. However, it is adjacent to an existing development and could link into cycle and pedestrian links, which would give easy access to a supermarket. Because of this and despite the use of Grade 1 agricultural land and issues associated with the Critical Drainage Area, development of the site is considered to have minor negative impacts on climate change.

Site Potential

AMBER

Site is considered to be amber due to combination of the potential harm that development of this area could cause to the setting of the Grade II Listed Shutterton, the highway requirement for access to be via new development to south, not via Shutterton Lane, and due to potential ecology constraints. The site may be more suitable to a low density Custom and Self Build development.

Availability Assessment: Unknown. Due to heritage and highways constraints, the site is anticipated to come forward within 6 - 10 years.

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

Field/Open Space South of Coombeshead Road UCS_TDC_NA_09

Site Overview

Site Reference Number: UCS_TDC_NA_09

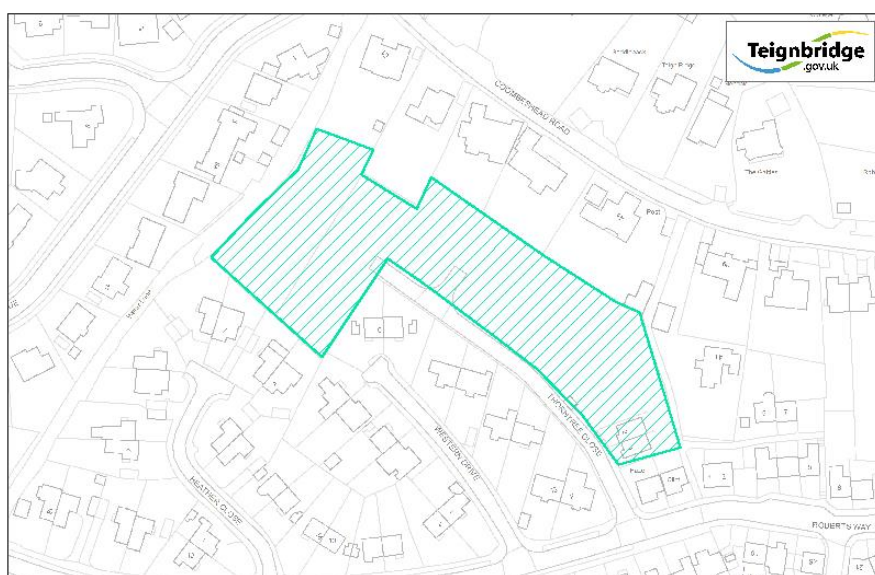
Site Name: Field/Open Space south of Coombeshead Road, Newton Abbot, TQ14 1PY.

Site Description: Site lies in Highweek area of Newton Abbot. Irregular shaped site, bordered on all aspects by residential development. Vehicular access onto Rosemary Avenue and pedestrian access from Coombeshead Road/Castlewood Avenue junction. Some trees and hedging. Vehicular access has already been constructed on the site with a turning head at the northern end.

Total Size (ha): 0.67

Gross Size (ha): 0.15 + 0.09 excluding land that slopes 1:6 or more.

Minimum/medium/maximum yield: Potential yield of 10 - UCS.



Newton Abbot - UCS_TDC_NA_09



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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: No part of the site is within functional floodplain.

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: This site is already being developed in part. A vehicular access with turning head is in place.

Air Quality: Not within an AQMA. No Environmental health concerns.

Ecology: Site may be suitable. Scrub and rough grass. Site survey needed to confirm level of habitat value. Offsets for lost habitats needed.

Flood Risk, Water Quality and Drainage: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. May have some archaeological potential, with Whitehill finds and nearby medieval castle.

Infrastructure: Highways infrastructure - will need access onto County Highway.

Landscape: Urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: The site has planning permission for 6 dwellings (3 pairs of semi detached), granted under 05/04278/FUL. The area outside this part of the site is steeply sloping, and although a historic outline planning permission was granted for 17 dwellings on the site (1958), under the HELAA methodology, the remaining land is both too steep and small to be included within the HELAA.

May require a Construction and Environmental Management Plan.

Climate Change Impacts: The site lies close to local facilities and to public transport links to the town centre, where a wide range of services and facilities are located, along with the railway station. It could be developed in a way that had minimal negative impact on climate change.

Site Potential

GREEN

The part of the site that benefits from planning permission is regarded as green.

RED

The remaining part is regarded as red as it is of a size, once the steeply sloping land has been omitted, that falls below the HELAA threshold.

Availability Assessment: Not known.

Achievability Assessment: The HELAA Panel agrees assessment of the site as red (and green for the area with planning permission).

UCS_TDC_NA_10 Mapleton Community Care Centre

Site Overview

Site Reference Number: UCS_TDC_NA_10

Site Name: Mapleton Community Care Centre, Mapleton Close, Ashburton Road, Newton Abbot, TQ12 1RB.

Site Description: Site lies adjacent to Ashburton Road and comprises care centre building, private car parking and some open space. Residential development to west, north and east. Ashburton Road to south. Relatively flat site.

Total Size (ha): 0.37

Gross Size (ha): 0.37

Minimum/medium/maximum yield: Potential yield of 10 - UCS.



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: This site would be suitable for development.

Air Quality: Not within an AQMA. No Environmental Health concerns.

Ecology: Site is suitable for development. Bat and Bird survey of buildings required prior to demolition/conversion, with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building. Retain trees if possible.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

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

Infrastructure: No comment.

Landscape: Within urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and no contamination issues

Waste: No waste management constraints.

Other: May require a Construction and Environmental Management Plan. Possible noise from A383. Site in current active use as Devon County Council Care Home.

Climate Change Impacts: The site lies off Ashburton Road, where there is access to public transport. It is within easy reach of services and facilities via public transport, on foot or by bike. There is a local shop and primary and educational establishments close by. There are no flooding issues. Overall, the site could be developed in a way that had minimal impacts on climate change because of its location, where services and facilities can be accessed without using the private car.

Site Potential

RED

Whilst the site is subject to limited constraints and could physically be developed, it has been classed as red. This is because of its existing use as a Devon County Council Care Home, which is in active use. The site has not been submitted by the landowner, Devon County Council, but has been identified through the UCS. Therefore, given its active use and lack of landowner intention to develop, the site is not considered available. Furthermore, there would be resistance to losing the existing facility, given its need due to the high level of older people living within Newton Abbot and within Teignbridge, and because it result in vulnerable people being made "homeless".

Availability Assessment: Unknown

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

Caravan Storage Area at Linden Lea UCS_TDC_NA_39

Site Overview

Site Reference Number: UCS_TDC__NA_39

Site Name: Caravan Storage Area at Linden Lea, Bovey Tracey Road, Newton Abbot, TQ12 6PS.

Site Description: Site lies on the edge of Newton Abbot and adjacent to Local Plan allocation NA2, which is currently under construction. Triangular shaped piece of land comprising hardsurfaced area of caravan storage and the dwelling, Linden Lea, and its curtilage. Some trees and hedging.

Total Size (ha): 0.65

Gross Size (ha): 0.65 including existing dwelling and curtilage. (Approx 0.4ha excluding dwelling and its curtilage).

Minimum/medium/maximum yield: Potential yield of 5 - UCS.



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: This site would be suitable for development.

Air Quality : Not within an AQMA. No Environmental Health concerns.

Ecology: Site is suitable for development but Appropriate Assessment needed. Bat surveys needed. In South Hams SAC Landscape Connectivity Zone. Hedges may be used as Flyways by greater horseshoe bats. Retention of hedges together with wide, dark corridors, lighting controls, screening, etc, to permit bats to continue to use corridors. Bat and Bird survey of buildings required prior to demolition/conversion with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building.

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

Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

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

Infrastructure: Highways infrastructure - access and sustainable travel links.

Landscape: Set within context of NA2 development.

Minerals: Site is located within MSA However mineral workings are unlikely to be viable in this location.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 2 agricultural land., although is hardsurfaced - and no contamination issues.

Waste: No waste management constraints.

Other: Possible traffic noise from A382.

Climate Change Impacts: The site lies on the edge of Newton Abbot and adjacent to the allocated/being built NA2 development. Providing that the site was developed in a way that maximised links to sustainable travel modes - including walking, cycling and public transport, the site could be developed in a way that minimises negative impacts on climate change. This is providing that the majority of existing trees are retained.

Site Potential

AMBER

The site is assessed as amber because although there are ecology constraints which are likely to be able to be mitigated within the site, its availability is unknown and ecology mitigation may reduce yield achievable and affect viability of delivery.

Availability Assessment: Not known.

Achievability Assessment: The HELAA Panel agrees assessment of the site as amber.

Field South of Pit Hill Road UCS_TDC_NA_42

Site Overview

Site Reference Number: UCS_TDC_NA_42

Site Name: Field south of Pitt Hill Road, Highweek, Newton Abbot, TQ12 1QZ.

Site Description: Site lies in the Highweek area of Newton Abbot. Grassed land that slopes up to the south Northern part of the site flatter than southern part, which includes land that slopes 1:6 or more.

Total Size (ha): 0.44

Gross Size (ha): 0.16 excluding land that slopes 1:6 or more.

Minimum/medium/maximum yield: 5/5.5/6 urban extension



Newton Abbot - UCS_TDC_NA_42



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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: No part of the site is within functional floodplain.

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: This site would be suitable for development.

Air Quality: Not within AQMA.

Ecology: Site may be suitable for development. Rough grass, possibly unimproved (Priority Habitat). Site survey needed to confirm level of habitat value. Offsets for lost habitats needed.

Flood Risk, Water Quality and Drainage: Flood Zone 1. An area of high risk of surface water flooding. Development should take care not to encroach into existing surface water flow pathway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. Grade I Listed Building approx 250m from site. May have some archaeological potential (Bronze Age and Roman finds at Whitehill).

Infrastructure: New access

Landscape: Within urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: No direct impact on PROW near site.

No public access to site.

Climate Change Impacts: The site lies close to local facilities and to public transport links to the town centre, where a wide range of services and facilities are located, along with the railway station. It could be developed in a way that had minimal negative impact on climate change.

Site Potential

RED

The site is assessed as red as the combination of constraints, including topography that reduces the area available, would take the scale of development below that considered within the HELAA.

Availability Assessment: Not known.

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

Steep Land at Canada Hill, Ogwell Road UCS_TDC_NA_44

Site Overview

Site Reference Number: UCS_TDC_NA_44

Site Name: Steep Land at Canada Hill, Ogwell, Newton Abbot, TQ12 6AF.

Site Description: Site lies to the west of Ogwell. Triangular shaped open area of land enclosed by Ogwell Road to all sides and square shaped treed area to south. Both areas slope steeply in most parts. Residential development to west, north and east.

Total Size (ha): 0.63

Gross Size (ha): 0.06 - remaining area slopes 1:6 or more.

Minimum/medium/maximum yield: n/a



Suitability Assessment Stage A

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

Biodiversity: 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: Not Suitable as the area suitable for development (with a slope of less than 1:6) falls below the size threshold for inclusion within the HELAA.

Field on Knowles Hill, Seymour Road/Petroc Drive UCS_TDC_NA_45

Site Overview

Site Reference Number: UCS_TDC_NA_45

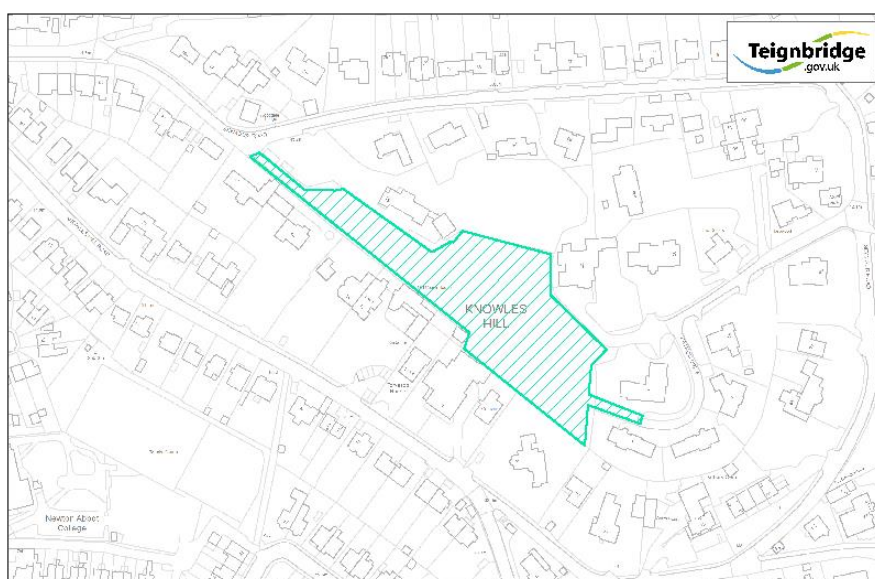
Site Name: Field on Knowles Hill, Seymour Road/Petroc Drive, Newton Abbot, TQ12 2PU.

Site Description: Site lies within a residential built up area. Elevated grassed land with trees and hedging on boundaries. Eastern end borders Petroc Drive cul-de-sac. Appears that there is no access onto the County Highway.

Total Size (ha): 0.64

Gross Size (ha): 0.04 remains once land that slopes 1:6 or more is excluded.

Minimum/medium/maximum yield: n/a



Newton Abbot - UCS_TDC_NA_45



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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

No part of the site is within functional floodplain.

Conclusion

Not suitable because the area suitable for development (sloping less than 1:6 gradient) falls below the threshold for inclusion within the HELAA.

Redundant Commercial Building & Land, West Golds Road

UCS_TDC_NA_49

Site Overview

Site Reference Number: UCS_TDC_NA_49

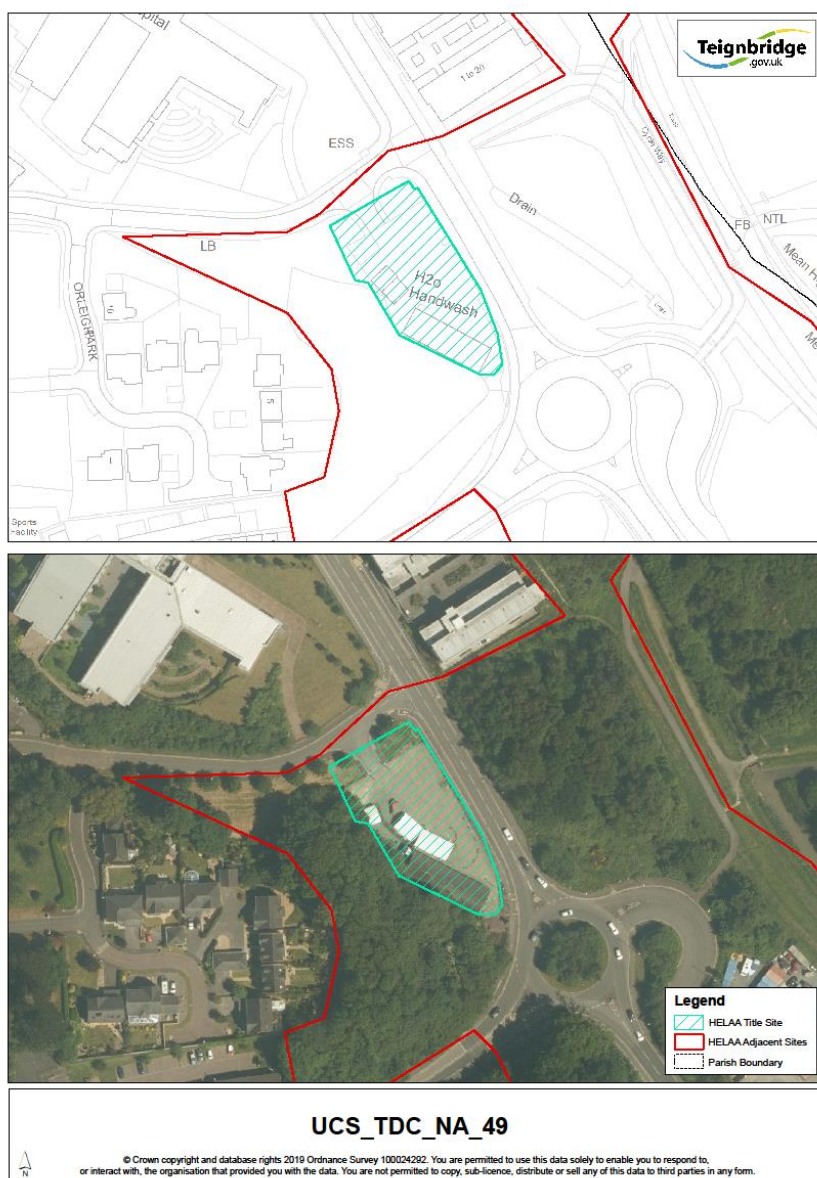
Site Name: Redundant Commercial Building and Land on West Golds Road, Newton Abbot, TQ12 2FD.

Site Description: Site lies adjacent to West Golds Road close to the roundabout on Jetty Marsh Way. Former car wash premises. Comprises redundant building and yard area with existing access onto Orleigh Avenue. Hospital and residential development to the north, residential development to the west beyond mature tree belt and, West Golds Road to the east.

Total Size (ha): 0.2

Gross Size (ha): 0.2 (land within Flood Zones 2 and 3a not excluded as is brownfield land).

Minimum/medium/maximum yield: Potential yield of 5 - UCS.



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: This site would be suitable for development.

Air Quality: Not within, but close to an AQMA. Potential issues given the opening up at the top end of West Golds Way. (Jetty Marsh link to A382)

Ecology: Site is probably suitable but Appropriate Assessment needed. Bat surveys needed. In South Hams SAC Landscape Connectivity Zone and greater horseshoe bat roost believed to be close by. Hedges may be used as Flyways by greater horseshoe bats. Retention of hedges together with wide, dark corridors, lighting controls, screening, etc, to permit bats to continue to use corridors. Bat and Bird survey of buildings required prior to demolition/conversion with mitigation measures as informed by survey. If major bat roost present, it may be necessary to retain the roost building.

Flood Risk, Water Quality and Drainage: Flood Zone 2. Possibly suitable for development. Part of site is in Flood Zone 2 and some risk of surface water flooding on the site.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. High local importance industrial site. Conservation led conversion and development may be possible. Industrial archaeology needs assessment/evaluation.

Infrastructure: Unknown access requirements given likely Jetty Marsh Link Road delivery.

Landscape: Within urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land. Contaminated Land Assessment/Soil Tests required.

Waste: No waste management constraints.

Other: No direct impact on PROW on/near site. Possible noise issue when Jetty Marsh link road completed.

Climate Change Impacts: The site lies close to the centre of Newton Abbot and has easy access on foot or by bicycle to the wide range of services and facilities and public transport close by. However, it also lies adjacent to the Newton Abbot AQMA. Providing that development is designed in a way to promote sustainable travel, the site could be developed in a way so as to minimise negative impacts on climate change. In addition, the site lies within an area at risk from flooding, so development will need to be designed to take account of this. However, it will make use of an urban brownfield site and reduce the need to develop greenfield land.

Site Potential

AMBER

The site is considered to have moderate constraints to be overcome, in the form of flood risk, possible noise issues, and heritage and ecology constraints. Whilst these may be able to be overcome, this may reduce the area available for development to such an extent that development is not viable, or the scale of development achievable is below that considered within the HELAA.

Availability Assessment: Not known.

Achievability Assessment: The HELAA Panel agrees assessment of the site as amber.

West of Brook Haven Close UCS_TDC_KK_03

Site Overview

Site Reference Number: UCS_TDC_KK_03

Site Name: West of Brook Haven Close

Site Description: Site lies within Kingskerswell settlement on western side. It comprises of land enclosed by an existing residential area close to the edge of the town with stream, fields and railway line beyond. There is some sloping land (of more than 1:6 grad) in southwest corner otherwise relatively flat in topography.

Total Size (ha): 0.33

Gross Size (ha): 0.31

Minimum/medium/maximum yield: Potential yield of 8 - UCS



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: Access needs investigating - may be possible via Lonsee Gardens

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: In South Hams SAC Landscape Connectivity Zone and Strategic Flyway along Aller Brook.

Trees and rough grass/scrub. Lighting scheme to avoid light spill outside urban area. Compensation and net gain for loss of trees and other habitats.

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. There is no specific risk of flooding from surface water. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Not within Critical Drainage Area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Access could not be from the south as it would be harmful to setting of listed building, if possible from east or west there would be no heritage constraint. May have some archaeological potential warranting recording condition.

Infrastructure: n/a

Landscape: Landscape sensitivity assessment level is low.

Minerals: Just outside of Mineral Consultation Area (Aggregates) however no mineral constraints due to distance from resource and surrounding built up development.

Safety: No overhead electricity lines or gas pipes. EH Site of potential concern for former factory works land immediately to west of site.

Soils and Contamination: No contamination issues.

Waste: Not located within a Waste Consultation Zone.

Other: Possible Construction Environment Management Plan (CEMP) required.

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall. There are frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services and the village lies only 3.2km from Newton Abbot Train Station. The site is about 510m away from the village centre and 0.9km from the primary school. Development would lead to loss of green space/tree cover. Overall, because of no identified risk of flooding and the proximity of the site to most services, development here is considered to have a moderate negative impact on climate change.

Site Potential

RED

The gross site area has the potential to deliver an average of 8 dwellings. The site location is within the built form of Kingskerswell. However, access to the site would involve third party land and given the low yield, development of the site would be unviable and is assessed as red.

Availability Assessment: Not known

Achievability Assessment: The HELAA Panel agrees assessment of the site as re/amber subject to access.

The Sloop, Coffinswell Lane UCS_TDC_KK_05

Site Overview

Site Reference Number: UCS_TDC_KK_05

Site Name: The Sloop, Coffinswell Lane.

Site Description: Site lies within central part of Kingskerswell settlement. It comprises of a public house with related parking area to rear. There is a small section of sloping land on the western half of the site. (more than 1:6 grad)

Total Size (ha): 0.37

Gross Size (ha): 0.35

Minimum/medium/maximum yield: Potential yield of 9 - UCS



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 would be suitable for development.

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

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. There is no specific risk of flooding from surface water. 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: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No heritage or archaeology constraints.

Infrastructure: n/a

Landscape: Within urban setting.

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

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: No contamination issues

Waste: Not located within a Waste Consultation Zone.

Other: Public Right Of Way context - Adjacent to unmetalled county road, part of promoted John Musgrave Heritage Trail (walking route). Mitigation to prevent increased traffic or provide traffic-free route for trail. Land lies within Policy KK5 - Village Centre of Teignbridge Local Plan which contains support for environmental enhancement proposals.

Climate Change Impacts: Kingskerswell has a good range of service provision reflective of a larger village, with the majority of key services available such as convenience shop, food store, filling stations (x2) health centre, primary school, public library, public houses, (x2) places of worship, vets and village hall. There are frequent bus services which enable access to Newton Abbot and Torbay for employment, secondary schools and other services and the village lies only 3.2km from Newton Abbot Train Station. The site is within the village centre and 165m from the primary school. The development of the site would have a potential minor negative impact on ecology resource potential for minimising use of the private car on some journeys, given its proximity to services and facilities and public transport options.

Site Potential

RED

The gross site area has the potential to deliver an average of 9 dwellings. The site location is well located within the built form of Kingskerswell with good access to local services, facilities and public transport. However, it is in active use and would be undesirable to lose a community asset. As such, whilst it is likely to be physically developable, other sites not in use as a community facility will be preferable.

Availability Assessment: Not known

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

Greenhill industrial units CS_TDC_KT_04

Site Overview

Site Reference Number: UCS_TDC_KT_04

Site Name: Greenhill industrial units, Greenhill Road

Site Description: Site lies within Kingsteignton settlement on the southeast side. It comprises of existing business units with yard/parking area. There is a mix of employment and residential uses in the immediate vicinity. Topography is generally flat.

Total Size (ha): 0.23

Gross Size (ha): 0.23

Minimum/medium/maximum yield: Potential yield of 8 - UCS



Kingsteignton - UCS_TDC_KT_04



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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 South Hams SAC landscape connectivity zone, Great Crested Newt consultation zone and Cirl Bunting consultation zone. (2km) 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: Parking is a premium in this area and roads are narrow with no footway. This area would be suitable for development from an access point of view.

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 Kingsteignton AQMA.

Ecology: Retain boundary hedges and tree if possible.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Site lies in conservation area and historic buildings on site will need to be retained and reused. Archaeology - within early medieval settlement core and Conservation Area. Requires assessment and evaluation to inform design and mitigation.

Infrastructure: None

Landscape: Within urban setting.

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

Safety: No overhead electricity lines or gas pipes. EH Site of potential concern for a factory works.

Soils and Contamination: Contaminated Land Assessment (CLA) required.

Waste: Not located within a Waste Consultation Zone.

Other: Construction Environment Management Plan (CEMP) required.

Climate Change Impacts: The land occupies a well located position in terms of access to facilities. The site lies about 400m from the town centre and primary school. The site is convenient for access to services by public transport. There are potential detrimental consequences to losing a source of local employment at Kingsteignton which may lead to alternative longer journeys for work purposes. The site would have a moderate negative impact on climate change overall.

Site Potential

AMBER/YELLOW subject to availability

A sensitive redevelopment of this site (for residential or employment use) which also provided parking could be suitable in this location if the businesses are no longer in use. Or can be easily re-located within the area. Access is available. There are moderate constraints relating to archaeological mitigation and potential contaminated land mitigation which would need to be addressed. A small scale housing scheme considered perfectly achievable, particularly as site is surrounded by residential development. Subject to availability, the site would only be subject to minor constraints and become assessed as yellow.

Availability Assessment: Not known

Achievability Assessment: The HELAA Panel agrees assessment of the site as amber/yellow, subject to availability.

Greenhill Way / Hackney Lane UCS_TDC_KT_05

Site Overview

Site Reference Number: UCS_TDC_KT_05

Site Name: Land at corner of Greenhill Way & Hackney Lane

Site Description: Site lies within south east part of Kingsteignton settlement. Land comprises a verge area with several trees and is generally flat in character. Residential uses border along Greenhill Way, Hackney Lane and Ash Road.

Total Size (ha): 0.27

Gross Size (ha): 0.27

Minimum/medium/maximum yield: Potential yield of 10 - UCS



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, Great Crested Newt consultation zone and Cirl Bunting consultation zone. (2km) 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: Some mitigation may be required. This area would be suitable for development.

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 Kingsteignton AQMA.

Ecology: Retain boundary hedge to south. Retain as many trees as possible.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Not within Critical Drainage Area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Archaeology - may have some archaeological potential, Romano-British activity at Penn's Mount.

Infrastructure: None

Landscape: Within urban setting.

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

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: No contamination issues

Waste: Not located within a Waste Consultation Zone.

Other: TPO covers a couple of trees just outside the boundary of the site on southwest corner. Potential transport noise nuisance from Greenhill Way.

Climate Change Impacts : The development of the site would have a potential minor negative impact on ecology resource and loss of some green space within a residential area. However, it's location at Greenhill Way does offer the potential for public transport connectivity to services and facilities within Kingsteignton and Newton Abbot and therefore minimising use of private car for certain journeys. Development is therefore considered to have a minor negative impact on climate change.

Site Potential

YELLOW

The main issue with this site relates to a loss of informal public open space within a built up area and trees on the site. However, it is in an excellent location for sustainable access to services and there are only minor constraints in relation to archaeology, ecology and noise which should be able to be overcome through design and mitigation.

Availability Assessment: Not known

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

Crossley Moor Road & Golvers Hill Road UCS_TDC_KT_12

Site Overview

Site Reference Number: UCS_TDC_KT_12

Site Name: Land between Crossley Moor Road & Golvers Hill Road

Site Description: Site lies within Kingsteignton settlement. There is sloping land particularly on the western side (more than 1:6 grad). A small stream runs through the whole of the site. Residential use borders the land on each side.

Total Size (ha): 0.62

Gross Size (ha): 0.39

Minimum/medium/maximum yield: Potential yield of 6 - UCS



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, Great Crested Newt consultation zone and Cirl Bunting consultation zone. (2km) 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: It is unclear how access to this site would be achieved. There is a dense hedgebank separating the site from Crossley Moor road and the road itself is constrained by on street parking and residential properties lining the street. Access via Brookfield Close is not possible.

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 Kingsteignton AQMA.

Ecology: A large part of the site is covered by dense vegetation. Part of this would have to be removed to make way for access. If bats are present, this could affect established flight lines. Retain vegetated, dark buffer zone along stream. Survey for bats, otters, etc to determine importance of stream as wildlife corridor, and width of buffer zone needed. Development between stream and Crossley Moor Road is inappropriate, given narrowness of strip and need for buffer zone. Retain boundary hedges and mature trees. Badger sett(s) maybe present and mitigation/compensation may be needed.

Flood Risk, Water Quality and Drainage: The site lies mainly within Flood Zone 1 with a band of land on the western edge containing FZ2/3. Not within Critical Drainage Area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Need to avoid harm to mill leat associated with Grade II listed mill. Medieval leat requires protection within design. Some archaeological potential relating to medieval settlement.

Infrastructure: None

Landscape: Within urban setting.

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

Safety: No overhead electricity lines or gas pipes. EH Site of potential concern for filled ground in a small section in the southern half.

Soils and Contamination: Contaminated Land Assessment (CLA) required.

Waste: Not located within a Waste Consultation Zone.

Other: Construction Environment Management Plan (CEMP) required.

Climate Change Impacts: Potential negative impacts on Air Quality Management Area, (lack of pedestrian and cycle routes serving the site) green space/ecology habitat and flood risk/drainage and loss of mature vegetation. As such, the site would have a moderate negative impact on climate change overall.

Site Potential

RED

There are significant constraints identified in relation to access, ecology, flood risk and filled ground in particular. Collectively these constraints would make the development of such a small site unviable and/or push the development below the HELAA size threshold.

Availability Assessment: Not known

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

North of Broadway Road UCS_TDC_KT_14

Site Overview

Site Reference Number: UCS_TDC_KT_14

Site Name: Land north of Broadway Road

Site Description: Site lies within Kingsteignton settlement on mid-western side. Topography is relatively flat. Comprises of existing business units (some redundant), storage area, hard standing and parking areas. Some green space/landscaping bordering and within site.

Total Size (ha): 1.96

Gross Size (ha): 1.96

Minimum/medium/maximum yield: Potential yield of 50 - UCS



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, Great Crested Newt consultation zone and eastern side of site part of Cirl Bunting consultation zone. (2km)

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: Access would best be taken via the adjacent Redrow development scheme on northern border of site (needs investigating) rather than constrained Broadway Road.

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 Kingsteignton AQMA.

Ecology: Retention of dark vegetated corridor adjacent to woodland to east. Minimisation of light spill into wood and into County Wildlife Site woodland on the other side of Broadway Road. Retention of internal hedges where possible.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. Not within critical drainage area. There may be drainage difficulties as there are redundant drainage ditches on site and ground conditions are wet.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No heritage constraints. Some archaeological and industrial archaeological potential requires checking and mitigating.

Infrastructure: None

Landscape: Within urban setting.

Minerals: Site is adjacent to Mineral Safeguarding Area (Industrial Minerals- Ball Clay) and an area with long term planning permission for mineral extraction. Acknowledge that nearby residential development has taken place. Mitigation likely to be required.

Safety: No overhead electricity lines or gas pipes

EH Sites of potential concern for factory works and filled ground covering most of the site.

Western end of land is within gas pipe buffer.

Soils and Contamination: No known contamination issues.

Waste: Not located within a Waste Consultation Zone.

Other: Land covered by TPO's border the site on east and west.

Climate Change Impacts: The site is well located via level access to local facilities, services and bus routes. Overall, considering its location, lack of flood risk and redevelopment of all or parts of a brownfield site, development is considered to have a minor negative impact on climate change

Site Potential

AMBER

Some of the business units are redundant and, if existing businesses can relocate, then it is considered a good site for residential development. Access would be possible through adjacent residential development but ground conditions and existing drainage ditches will need investigating. Other constraints relating to ecology, minerals and TPO's could potentially be mitigated. Overall, the site is assessed as amber.

Availability Assessment: Not known

Achievability Assessment: The HELKAA Panel agrees with the assessment of the site as amber.

North West of Orchid Vale UCS_TDC_KT_13

Site Overview

Site Reference Number: UCS_TDC_KT_13

Site Name: Land north west of Orchid Vale

Site Description: Site lies within Kingsteignton settlement towards the northern end. Land comprises of a grassed field with significant tree cover along boundaries and sloping in central sections by more than 1:6 gradient. It lies within an existing residential area to the east of Exeter Road.

Total Size (ha): 0.48

Gross Size (ha): 0.36

Minimum/medium/maximum yield: Potential yield of 10 - UCS

Likely yield of approx.5.



Kingsteignton - UCS_TDC_KT_13



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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 South Hams SAC landscape connectivity zone, Great Crested Newt consultation zone and Cirl Bunting consultation zone. (2km) 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: No highways objections - access via Orchid Vale and good footway links towards Exeter Road and town centre.

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 Kingsteignton AQMA.

Ecology: Retain boundary trees and hedges.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. Not within critical drainage area.

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

Infrastructure: None

Landscape: Within urban setting.

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

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: No contamination issues

Waste: Not located within a Waste Consultation Zone.

Other: Contains trees along three boundaries with TPO protection, most dense along eastern one which borders Kings Coombe Drive residential cul-de-sac.

Construction Environment Management Plan (CEMP) required.

Climate Change Impacts: The site is relatively well located within the built up area of Kingsteignton for access to local services, facilities and bus routes. Overall, considering the low level of flood risk, location, the loss of green space and mature vegetation it is considered that development would have a moderate negative impact on climate change.

Site Potential

AMBER/YELLOW

No highways objections - access via Orchid Vale and good footway links towards Exeter Road and town centre. However, development will need to avoid TPO trees and would be small scale only to ensure provision of green space. Depending on availability, it is assessed as amber/yellow, but for a reduced yield of 5.

Availability Assessment: Not known

Achievability Assessment: The HELAA Panel agrees assessment of the site as amber/yellow, subject to availability.

Land at Penn's Mount R Home UCS_TDC_KT_16

Site Overview

Site Reference Number: UCS_TDC_KT_16

Site Name: Land at Penn's Mount Retirement Home, Vicarage Hill

Site Description: Site lies within Kingsteignton settlement. Land is mainly on western side of existing building and is generally flat. Adjoining recent residential development and green infrastructure associated with Penn's Mount mixed use allocation in existing local plan. (KS6)

Total Size (ha): 0.34

Gross Size (ha): 0.34

Minimum/medium/maximum yield: Potential yield of 8 - UCS



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, Great Crested Newt consultation zone and Cirl Bunting consultation zone. (2km) 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 development would need to be accessed via the existing development. The area would be suitable for development.

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 Kingsteignton AQMA.

Ecology: Light-sensitive bats roosts in retirement home and nearby cottage. Professional bat worker must draw up mitigation/compensation plan, which is likely to require retention hedges and dark corridors by which bats can continue to commute to and from the roosts. Retention of mature trees and hedges required anyway.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. Not within critical drainage area.

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Sensitive site - Roman signalling station - but already affected by Penn's Mount development. Site suitable for development with care. Area of archaeological potential (Romano-British). Requires mitigation.

Infrastructure: None

Landscape: Within urban setting. Landscape sensitivity assessment level is low-medium.

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

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: No known contamination issues.

Waste: Not located within a Waste Consultation Zone.

Other: Contains Tree Preservation Order protection on x5 trees along mainly boundary of site. Potential improved highway access for development may be restricted by existing protection.

Climate Change Impacts: The site is well located via level access to local facilities, services and bus routes. Overall, considering its location, lack of flood risk and redevelopment of all or parts of a brownfield site, development is considered to have a minor negative impact on climate change

Site Potential

RED

Whilst the site is subject to limited constraints and could physically be developed, it has been classed as red. This is because of its existing use as a retirement home, which is in active use. The site has not been submitted by the landowner but has been identified through the UCS. Therefore, given its active use and lack of landowner intention to develop, the site is not considered available.

Furthermore, there would be resistance to losing the existing facility, given its need due to the high level of older people living within Kingsteignton and within Teignbridge, and because it result in vulnerable people being made "homeless".

Availability Assessment: Not known

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

Trinity Lodge & Car Park UCS_TDC_T_01

Site Overview

Site Reference Number: UCS_TDC_T_01

Site Name: Trinity Lodge and Car Park accessed off Buckeridge Road, TQ14 8LZ

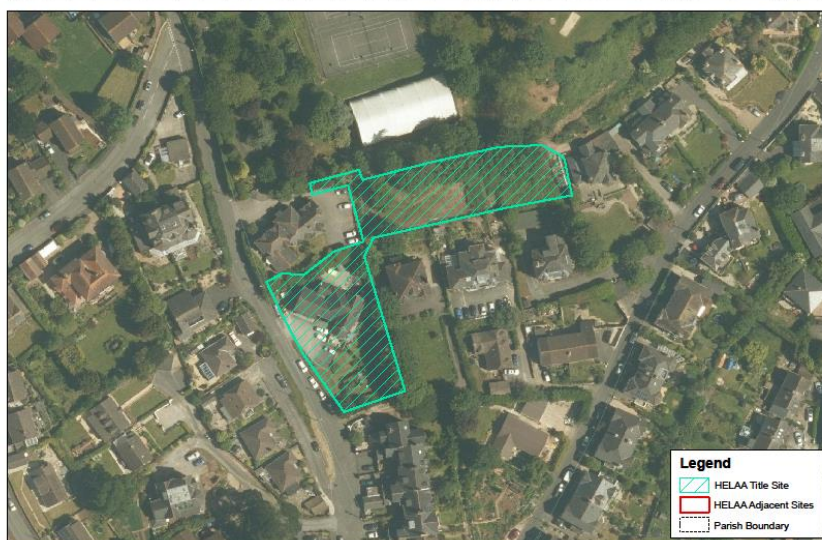
Site Description:

Site lies within Teignmouth settlement. Eastern parcel of land is open ground and slopes steeply at its eastern and western boundaries. Mature trees on north and east boundaries. Western parcel of land comprises the building and car park, adjacent to Buckeridge Road, with mature trees along east boundary.

Total Size (ha): 0.27

Gross Size (ha): 0.2 (steep areas removed)

Minimum/medium/maximum yield: Potential yield of 6 - UCS



Teignmouth - UCS_TDC_T_01



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Suitability Assessment Stage A

Strategic Policy

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

Biodiversity

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

Flood Zone 3b

Flood Zone 1. Some surface water risk through centre of eastern site and along west side of western site. The site does not lie in a Critical Drainage Area (CDA).

Conclusion

Progress to Stage B.

Suitability Assessment Stage B

Access

Although this site has no footway the site would be suitable for a low amount of development. Ample parking would need to be provided.

Air Quality

Not within an AQMA, but there is an AQMA at Bitton Park Road. No Environmental Health concerns over air quality.

Ecology

European Sites: Within Exe Estuary and Dawlish Warren SPA SAC Recreation Buffer.

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: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion.

Other Habitats/Features: Mature trees and any hedging should be retained, especially around Oakbeer House, between Trinity and the Convent, and along the northern boundary with the Tennis area

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Consultation and Wintering Zone

Exe & Dawlish Warren Joint Approach contribution needed. It may be necessary to retain the roost building(s).

Flood Risk, Water Quality and Drainage

Flood Zone 1. Some surface water risk through centre of eastern site and along west side of western site.

Ordinary watercourse (partly culverted) flows through site. Consideration required so development is not detrimental to culverted watercourse condition or future maintenance access. Development should take care not to encroach into existing surface water flow pathway. Consultation would be required with DCC Flood Risk regarding any works to the culvert or open watercourse. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology

Within buffer of Grade I or II* Listed Building. Nearest Grade II Listed Building approx. 100m north of site (Trinity School). No Listed Buildings within or immediately adjacent to site.

Setting of Listed entrance may be an issue depending on proposed access. Historic villa possibly worthy of retention but rest of site developable.

Infrastructure

No comments.

Landscape

Within urban setting.

Minerals: No mineral constraints.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: No contamination issues.

Waste: No waste management constraints.

Other: No Public Right of Way. No transport noise concerns. A Construction and Environmental Management Plan (CEMP) may be required. TPO in land to north.

Climate Change Impacts: The site lies within an existing urban area adjacent to existing residential development and infrastructure. The site could therefore be developed with minor negative impacts on climate change.

Site Potential

RED

The rear (north east) parcel of the site appears to be potentially suitable for development in part, if a suitable access can be achieved. However, the current access via Convent Lodge to the north appears to be a private access and very narrow. It is not obvious where another access could be achieved. In addition, the rear site is wooded in part which would reduce its developable area, taking it below the HELAA threshold for assessment. Trinity Lodge is a substantial, relatively modern building and the site would not be able to provide an access to the rear parcel of land or be capable of accommodating additional units unless demolished. As this does not seem to be a viable, necessary or suitable proposal, neither parcel of land is considered to be available for development.

Availability Assessment: Not known.

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

Teignmouth Library and Citizens' Advice Centre UCS_TDC_T_02

Site Overview

Site Reference Number: UCS_TDC_T_02

Site Name: Teignmouth Library and Citizens' Advice Centre, Exeter Road, Teignmouth, TQ14 8DY

Site Description: Site lies in the centre of Teignmouth between the railway line and the A379. Triangular shaped site that comprises the existing library and Citizens' Advice Bureau within a two storey, flat roofed building.

Total Size (ha): 0.06

Gross Size (ha): 0.06

Minimum/medium/maximum yield: Potential yield of 15 - UCS



Teignmouth - UCS_TDC_T_02



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Suitability Assessment Stage A

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

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

Flood Zone 3b: Flood Zone 1. Some surface water flood risk in southern corner. Appropriate surface water drainage strategy required. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: This building is already surrounded by residential accommodation, therefore it would be suitable for development. Ample parking would need to be provided.

Air Quality: Not within an AQMA, but there is an AQMA at Bitton Park Road. No Environmental Health concerns over air quality.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers.

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: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain the roost building(s). Trees should be retained if possible.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Some surface water flood risk in southern corner. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Former historic core. May have some archaeological potential. Need to enhance built environment around A379. Good opportunity for improvement to the built environment.

Infrastructure: No comments.

Landscape: Within urban context.

Minerals: Near MCA Industrial- Ball Clay (Safeguarded through Policy M2 MSA, Teignmouth Quay, Mineral Wharf.) Development must not restrict ability to export minerals from the Quay.

Safety: No overhead electricity lines or gas pipes.

Soils and Contamination: Unsuspected contamination issues.

Waste: No waste management constraints.

Other: No Public Right of Way. Noise from the A379 and train noise

Climate Change Impacts: Minimal climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus services and railway station.

Site Potential

RED

This is a developed site in the heart of Teignmouth with no notable constraints which could make redevelopment achievable. However, the building is in active use as a public library and as such is a valuable community asset and therefore not considered suitable for redevelopment at this time.

Availability Assessment: Not known.

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

Parking & Storage Area, Alexandra Terrace UCS_TDC_T_11

Site Overview

Site Reference Number: UCS_TDC_T_11

Site Name: Parking and storage area at Alexandra Terrace, Teignmouth, TQ14 8HA.

Site Description: Site lies to the south of Bitton Park and immediately north of the railway line and large storage buildings associated with the port. Bordered by Park Hill/Alexandra Terrace to east. Hard surfaced car park area with single storey Scouts' storage building and 2 single storey timber buildings used by Devon ACF. Mature trees along north boundary with Bitton Park.

Total Size (ha): 0.18

Gross Size (ha): 0.18 (Although data identifies some land as sloping 1:6 or more, street views show that all buildings lie on levelled off ground).

Minimum/medium/maximum yield: Potential yield of 11 - UCS



Suitability Assessment Stage A

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

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

Flood Zone 3b: Flood Zone 1. Appropriate surface water drainage strategy required. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access

If this area was to be developed the parking would need to be displaced elsewhere so no parking loss.

Air Quality

Not within, but close to Bitton Park Road AQMA. Traffic assessment required in relation to AQMA at Bitton Park Road.

Ecology

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers.

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: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain the roost building(s). Trees should be retained if possible.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage

Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

450mm combined sewer through centre of site parallel with railway line

Heritage and Archaeology

Within buffer of Grade I or II* Listed Building. Grade II* Bitton House lies beyond the park to the north of the site. Setting of Bitton House must be carefully considered. May have some archaeological potential to evaluate/record.

Infrastructure

No comments.

Landscape

Within urban context.

Minerals

Located within MCA. Safeguarded through Policy M2. Teignmouth Quay, Mineral Wharf.

Development must not restrict ability to export minerals from the Quay.

Safety

No overhead electricity lines or gas pipes

Soils and Contamination

Urban land. Unsuspected contamination issues.

Waste

No waste management constraints.

Other

Retention of existing path (footpath) or diversion/stopping-up will be required.

Potential for noise from operation port slipway.

Climate Change Impacts

Minimal climate change impacts as the site is close to town centre and wide range of services and facilities, as well as bus services and railway station.

Site Potential

RED

Although the site lies close to the Grade II* Listed Building, there is a substantial tree belt separating the sites, and redevelopment has the potential to improve the appearance of the site. The site lies close to existing residential development, local services and community facilities and transport link. However, the combination of constraints (450mm combined sewer through centre of site parallel with railway line; existing uses of scout and sea cadets; proximity of slipway where heavy machinery is loaded onto ships and noise impacts; mature trees along north and adjacent listed building) and restricted area available would result in potential capacity below the HELAA threshold. Also, compensatory car parking would be needed. As such, the site is assessed as red.

Availability Assessment: Not known.

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

Land at Teign Corinthian Yacht Club UCS_TDC_T_13

Site Overview

Site Reference Number: UCS_TDC_T_13

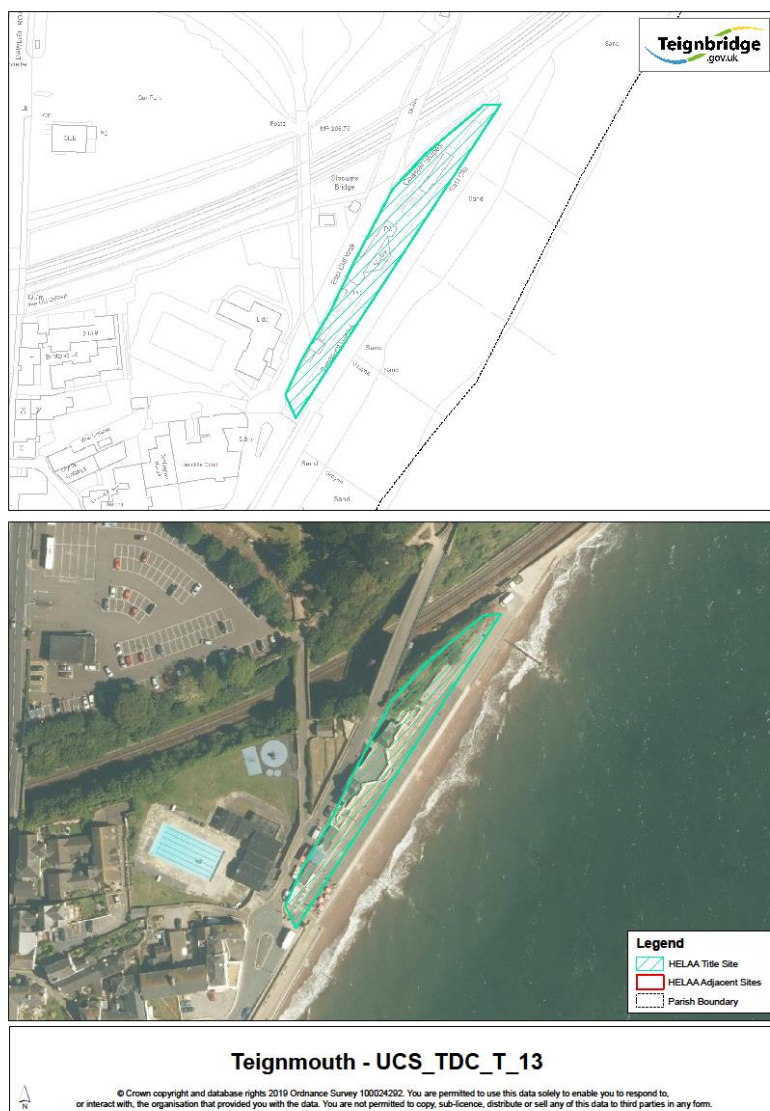
Site Name: Land at Teign Corinthian Yacht Club, Eastcliff Walk, TQ14 8TA.

Site Description: Site lies at the northern end of the sea front immediately adjacent to the promenade and South West Coastal footpath. It is a narrow site that accommodates a variety of single and two storey buildings that serve as East Cliff Café, National Coastwatch Lookout and Teign Corinthian Yacht club. There are 6 terraced modern beach huts at the northern end. It is adjacent to Eastcliffe Walk, which lies at an increasingly higher level at the north of the site.

Total Size (ha): 0.09

Gross Size (ha): 0.09 (Data shows land that slopes 1:6 or more. However, the buildings have been erected on a levelled platform and the site is flat.

Minimum/medium/maximum yield: Potential yield of 6 - UCS.



Suitability Assessment Stage A

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

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

Flood Zone 3b: Flood Zone 1, but adjacent to Flood Zones 2 and 3. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: The rear of the site is accessible via a narrow access road. Parking could only be provided via existing public car parks or on-road provision.

Air Quality: Not within an AQMA, but there is an AQMA at Bitton Park Road. No Environmental Health concerns.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers.

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: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain the roost building(s). Trees should be retained if possible.

Other Habitats/Features: Retain vegetation on coastal slopes, or survey habitat and provide offsets if needed.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1, but adjacent to Flood Zones 2 and 3.

Development should take care not to encroach into Flood Zones. It should also be noted that the site sits on the coast and tidal flooding is a possibility. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Possibly, development should not encroach into Flood Zone and proximity to coast should be considered. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Within Conservation Area but no overriding heritage constraints.

Designated Wreck just off shore. Setting requires sensitive amenity development, incorporating interpretation of heritage.

Infrastructure: No comments.

Landscape: Within urban context but sensitive setting adjacent to coast, promenade and South West Coastal Footpath.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: Adjacent to South West Coastal Footpath, which should be retained.

Climate Change Impacts

Minimal climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus services and railway station. This is providing that any changes to sea level are taken into account in design.

Site Potential

RED

The site lies adjacent to the Teignmouth Conservation Area, the South West Coast Path and incorporates a prominent landmark building in the Royal Corinthian Yacht Club that is in active use and adjacent small catering business. The site has poor access and parking is an issue. The exposed coastal location of the site means that the potential for tidal flooding exists. As the site is currently in active use, and given the other constraints identified, the site is not considered suitable for development.

Availability Assessment: Not known.

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

Small Car Park at Corner of Myrtle Hill & Dawlish Street UCS_TDC_T_14

Site Overview

Site Reference Number: UCS_TDC_T_14

Site Name: Small Car park at Corner of Myrtle Hill and Dawlish Street, Teignmouth, TQ14 8PQ.

Site Description: Site lies adjacent to the A379 in the centre of Teignmouth. Small car park with residential development to the north and east. Station car park to west beyond A379. Some trees along east boundary.

Total Size (ha): 0.05

Gross Size (ha): 0.05

Minimum/medium/maximum yield: Potential yield of 5 – UCS.



Teignmouth - UCS_TDC_T_14



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Suitability Assessment Stage A

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

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

Flood Zone 3b: Flood Zone 1. Development should take care not to encroach into Flood Zones. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: If this area was to be developed the parking would need to be displaced elsewhere so no parking loss.

Air Quality: No Environmental Health concerns. Not within an AQMA, but there is an AQMA at Bitton Park Road.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Trees and hedgerow should be retained if possible.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

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

Development should take care not to encroach into Flood Zones. Consultation would be required with DCC Flood Risk regarding any works to the culvert. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

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

Historic town core. Assessment/evaluation to inform design/mitigation. Need to enhance built environment. Continuation of existing terrace advised.

Infrastructure: No comments.

Landscape: Within urban context. Prominent site with scope for improvement.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land with unsuspected contamination issues.

Waste: No waste management constraints.

Other: Potential for noise from A379.

Climate Change Impacts: Minimal climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus services and railway station.

Site Potential

RED

This site lies in a highly visible location adjacent to the A379 is close to existing local facilities, services and transport links. It is currently in use as a car park so the main issue is that any loss of spaces would require replacement parking to be provided. This would take its yield below the threshold of 5 for HELAA purposes and is assessed as red.

Availability Assessment: Not known.

Achievability Assessment: The HELAA Panel agrees assessment of the site as red, as the yield would fall below the HELAA threshold of 5.

Small Car Park at St James' Precinct UCS_TDC_T_16

Site Overview

Site Reference Number: UCS_TDC_T_16

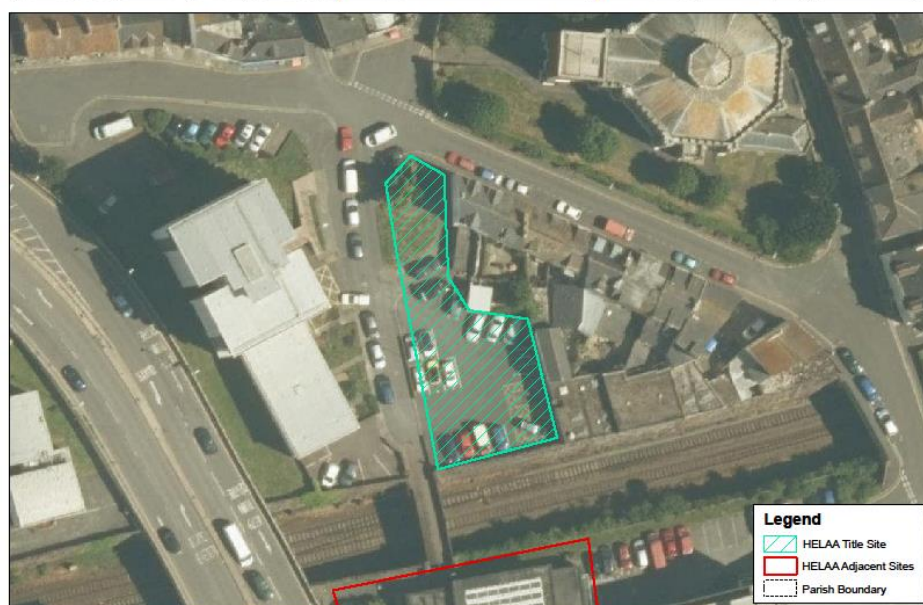
Site Name: Small Car Park at St James' Precinct, Saxe Street, Teignmouth, TQ14 9BT.

Site Description: Site lies in the centre of Teignmouth. Small car park that is bordered by the railway line to the south and by Saxe Street to the west. Rear of residential properties to north and east.

Total Size (ha): 0.06

Gross Size (ha): 0.06

Minimum/medium/maximum yield: Potential yield of 5 - UCS.



Teignmouth - UCS_TDC_T_16



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Suitability Assessment Stage A

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

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

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: If this area was to be developed the parking would need to be displaced elsewhere so no parking loss.

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

No Environmental Health concerns.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Bat and Bird surveys of any buildings are required with a suite of mitigation measures. It may be necessary to retain the roost building(s). Retain tree if possible.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

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

Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site, but close to Grade II* St James' Church. Within Conservation Area.

Historic town core. High archaeological potential. Setting of G2* church. Assessment and evaluation required to inform mitigation. Opportunity to enhance built environment.

Infrastructure: No comments.

Landscape: Within urban context. Opportunity to enhance built environment.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land with unsuspected contamination issues.

Waste: No waste management constraints.

Other: Noise from A381.

Climate Change Impacts: Minimal climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus services and railway station.

Site Potential

RED

This site is within an existing residential area close to existing local facilities, services and transport links. It is currently in use as a car park so the main issue is that any loss of spaces would require replacement parking to be provided. This would take it below the threshold of 5 for HELAA purposes and as such the site is assessed as red.

Availability Assessment: Not known.

Achievability Assessment: The HELAA Panel agrees assessment of the site as red, as the yield would fall below the HELAA threshold of 5.

Open Space rear of Bishop Wilfrid Road UCS_TDC_T_22

Site Overview

Site Reference Number: UCS_TDC_T_22

Site Name: Open space to rear of Bishop Wilfrid Road, West Teignmouth.

Site Description: Site lies in the western part of Teignmouth. The main part of the site is a triangular shaped grassed area, enclosed in part by hedging, surrounded by the rear gardens of residential development. The remaining parts of the site are smaller grassed areas leading onto Bishop Wilfrid Road.

Total Size (ha): 0.32

Gross Size (ha): 0.32

Minimum/medium/maximum yield: Potential yield of 10 - UCS.



Suitability Assessment Stage A

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

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

Flood Zone 3b: Flood Zone 1. Appropriate surface water drainage strategy required. The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B

Suitability Assessment Stage B

Access: This area would suit development although only if it could be accessed by the public road and not the private road. Narrow road network and no footways.

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

No Environmental Health concerns.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: As many trees and hedges as possible should be retained.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Breeding Territory.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: No archaeology concerns or heritage constraints.

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

Infrastructure: No comments.

Landscape: Within urban context. Entire site is steeply sloping site with a gradient of 1:6 to 1:3.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land. No contamination issues.

Waste: No waste management constraints.

Other: May need a Construction and Environmental Management Plan.

Climate Change Impacts: Minimal climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus routes.

Site Potential

RED

This steeply sloped site is surrounded by residential properties and provides a valuable green lung within its urban environment. It cannot be accessed by public road and the surrounding rear gardens of dwellings, make privacy and amenity an issue.

Availability Assessment: Not known

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

Open Space on Gilbert Avenue UCS_TDC_T_25

Site Overview

Site Reference Number: UCS_TDC_T_25

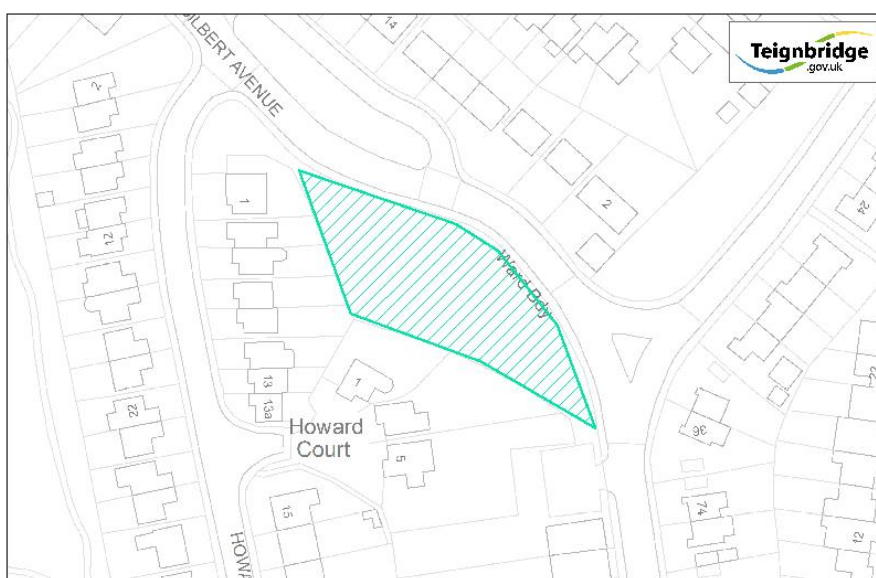
Site Name: Open space on Gilbert Avenue, Teignmouth, TQ14 9NW.

Site Description: Site lies within a residential area in the north of Teignmouth. Small grassed piece of land at junction of Gilbert Avenue, Raleigh Road and Higher Coombe Drive. Includes a number of mature trees along the southern boundary.

Total Size (ha): 0.18

Gross Size (ha): 0.10

Minimum/medium/maximum yield: Potential yield of 5 - UCS.



Teignmouth - UCS_TDC_T_25



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Suitability Assessment Stage A

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

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

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: This area is directly accessible by existing roads and footpaths and is suitable for development.

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

No Environmental Health concerns.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: As many trees and hedges as possible should be retained. Compensatory planting on nearby green spaces should be considered.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

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

Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

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

Infrastructure: No comments.

Landscape: Steep sloping site within urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land with no contamination issues.

Waste: No waste management constraints.

Other: None.

Climate Change Impacts: Minimal climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus services. This is subject to the retention of the mature trees, which store carbon that would be released should they be felled.

Site Potential

RED

This steeply sloped site is surrounded by residential properties. Other than the slope, the site has few constraints and little value for wildlife or recreation, although it does improve the street scene by providing a green lung. The surrounding residential properties have been designed and constructed to integrate with the sloped nature of the landscape in the locality. The loss of the small green space does not weigh against the site, given the proximity of the large area of open space at Bitton Brook Park/Coombe Valley Local Nature Reserve. However, due to the slope, the potential yield is likely to be below the HELAA threshold of 5 units.

Availability Assessment: Not known.

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

Teignmouth Station Car Park UCS_TDC_T_28

Site Overview

Site Reference Number: UCS_TDC_T_28

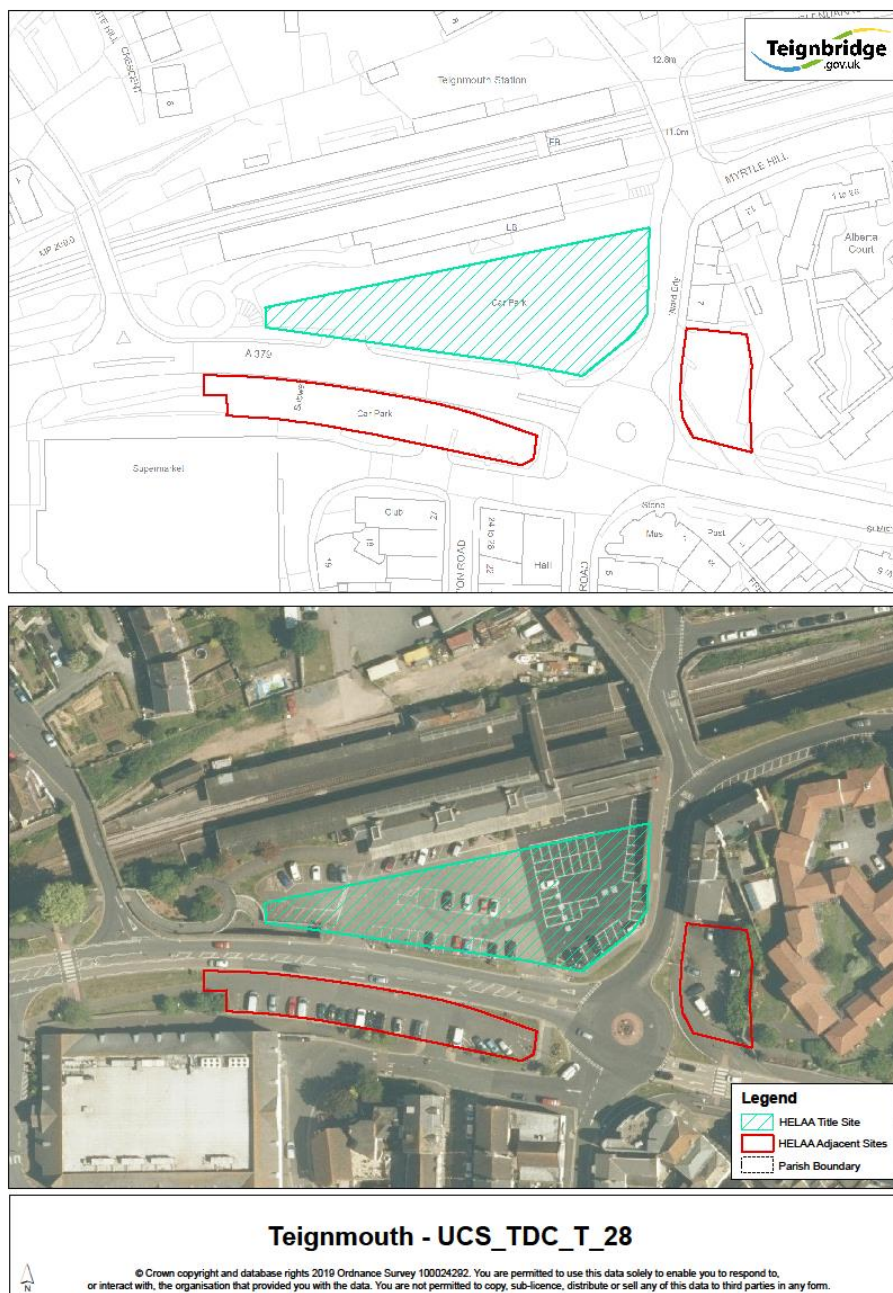
Site Name: Teignmouth Station Car Park, Station Road, Teignmouth, TQ14 8PE.

Site Description: Site lies in the town centre of Teignmouth, adjacent to the railway station. It is bordered by the A379 to the south and east and by the railway building and line to the north.

Total Size (ha): 0.26

Gross Size (ha): 0.26

Minimum/medium/maximum yield: Potential yield of 14 - UCS



Suitability Assessment Stage A

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

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

Flood Zone 3b: Flood Zone 1. Part of the site is subject to surface water flood risk (1 in 1000 chance per year). The site does not lie in a Critical Drainage Area (CDA).

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: If this area was to be developed the parking would need to be displaced elsewhere so no parking loss.

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

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Trees and hedgerow should be retained if possible.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Part of the site is subject to surface water flood risk (1 in 1000 chance per year). Development should take care not to encroach into Flood Zone.

Consultation would be required with DCC Flood Risk regarding any works to the culvert. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Railway station is regarded as an undesignated heritage asset. Development would need to enhance its setting. Historic core and also industrial archaeological potential.

Assessment/evaluation to inform design and mitigation. Need to enhance built environment.

Infrastructure: No comments.

Landscape: Within urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and Contaminated Land Assessment/soil tests required.

Waste: No waste management constraints.

Other: Potential noise from A379.

Climate Change Impacts: The loss of the railway station car park would have a significant negative impact on the use of the train, which would lead to an increase in the use of the private vehicle. However, if alternative parking provision were to be provided for rail users, the site could be considered.

Site Potential

RED

This site lies in a highly visible location adjacent to the A379 is close to existing local facilities, services and transport links. It is currently in use as Teignmouth Station Car Park so any loss of spaces would require replacement parking to be provided. Flood risk would need to be overcome, and its location adjacent to Teignmouth Conservation Area means that good resilient design that enhances the built

environment is required. The station building is considered an undesignated heritage asset and would also be considered as a notable constraint.

Availability Assessment: Not known.

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

South of Rocky Lane UCS_TDC_T_30

Site Overview

Site Reference Number: UCS_TDC_T_30

Site Name: South of Rocky Lane, Teignmouth, TQ14 9ER.

Site Description: Site lies within the residential area of West Teignmouth. Bordered by residential development to all sides and contains mature trees. Site is a former quarry that lies at lower level than development along Deer Park Avenue to the east.

Total Size (ha): 0.39

Gross Size (ha): 0.39

Minimum/medium/maximum yield: Potential Yield of 12 - UCS.



Suitability Assessment Stage A

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

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

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: The surrounding roads leading to this area are very narrow with no footways, this would suit low level development. Good footway links would be required.

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

No Environmental Health concerns.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: A habitat survey is required to assess the value of the habitats. The loss of an area of broadleaved woodland (a Priority Habitat) and scrub this size would be regrettable and depending on the quality of the habitats, may not be admissible (if it appears to be ancient woodland it would be 'irreplaceable' as per NPPF para 175(c)). If of recent origin, or garden planting, offsets should be provided, via habitat creation off-site. Additionally, as many trees, hedges and shrubs as possible should be retained. However, loss of a large area of greenery and wildlife habitat in so built-up an area would still be regrettable, for its negative impact on human residents.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Some surface water flood risk.

It should be noted that a property nearby did flood in 2014 due to surface water. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. Grade II Listed Building 128 Coombe Vale is immediately adjacent to the site. Setting of Listed Quarry Cottages will be significant factor. May have combined significance with biodiversity/geodiversity.

Infrastructure: No comments.

Landscape: Set in urban context but contains mature trees.

Minerals: Not located within a MSA or MCA

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and Contaminated Land Assessment/soil tests required.

Waste: No waste management constraints.

Other: A Construction and Environmental Management Plan may be required.

Climate Change Impacts: Moderate climate change impacts as site is close to town centre and wide range of services and facilities, as well as bus services and railway station. This is subject to the retention of the mature trees, which store carbon that would be released should they be felled.

Site Potential

RED

This steeply sloping, densely wooded site is considered unsuitable for development due to a combination of notable constraints relating to topography, ecology and heritage.

Availability Assessment: Not known.

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

Land to Rear of Zion Chapel, Landscore Road UCS_TDC_T_35

Site Overview

Site Reference Number: UCS_TDC_T_35

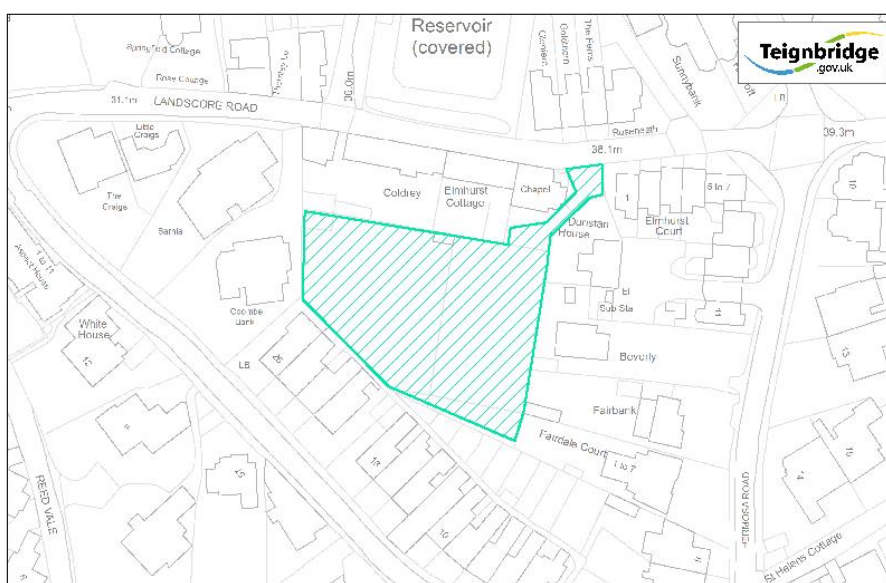
Site Name: Land to rear of Zion Chapel, Landscore Road, Teignmouth, TQ14 9LF.

Site Description: Site lies within the residential built up area of the west of Teignmouth. Site is bordered by Zion Chapel to the north and residential development to the east, south and north. Level grassed land with mature trees.

Total Size (ha): 0.22

Gross Size (ha): 0.22

Minimum/medium/maximum yield: Potential yield of 5 - UCS.



Teignmouth - UCS_TDC_T_35



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Suitability Assessment Stage A

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

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

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

Conclusion: Progress to Stage B.

Suitability Assessment Stage B

Access: The surrounding roads leading to this area are very narrow with no footways, this would suit low level development. Narrow road network and no footways. Would require shared access with Zion Chapel.

Air Quality: Not within an AQMA but there is an AQMA at Bitton Park Road.
No Environmental Health concerns.

Ecology:

European Sites: Site lies within the Dawlish Warren and Exe Estuary SAC Recreation Buffers. Exe & Warren Joint Approach contribution needed.

SSSI: None within or adjacent to the site.

Ancient Woodland: None within or adjacent to the site.

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

Priority Habitats: Bat and Bird surveys of buildings are required with a suite of mitigation measures required prior to permission/demolition/conversion. It may be necessary to retain the roost building(s). Trees and hedges should be retained if possible.

Other Habitats/Features: No comments.

European Protected Species: No comments.

Other Protected Species: Cirl Bunting Wintering Zone.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Some surface water risk to land that provides access from the highway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. The site does not lie in a Critical Drainage Area (CDA).

Heritage and Archaeology: Within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. Some archaeological potential. May warrant recording. Appears to have been deliberately included in conservation area so likely to have high heritage value. Further investigation required to determine whether the site is undevelopable or not.

Infrastructure: No comments.

Landscape: Within urban context.

Minerals: Not located within a MSA or MCA.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Urban land and no contamination issues.

Waste: No waste management constraints.

Other: None.

Climate Change Impacts: Minimal climate change impacts as site is close to town centre and wide range of services, facilities and transport links. This is subject to the retention of the mature trees, which store carbon that would be released should they be felled.

Site Potential

RED

This site is within an existing residential area close to existing local facilities, services, and is designated as part of the Teignmouth (St James) Conservation Area. As it appears that the site may have been deliberately included in conservation area, it may have high heritage value and further

heritage investigation is therefore required. Ecological issues are the only other identified constraints. However, the likely yield of the site would fall below the HELAA threshold and it is assessed as red.

Availability Assessment: Not known.

Achievability Assessment: The HELAA Panel agrees assessment of the site as red, as the yield would fall below the HELAA threshold of 5.