



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Urban Fringe Sites (Newton Abbot)

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East of Ringslade Road UFS_NA_01

Site Overview

Site Reference Number: UFS_NA_01

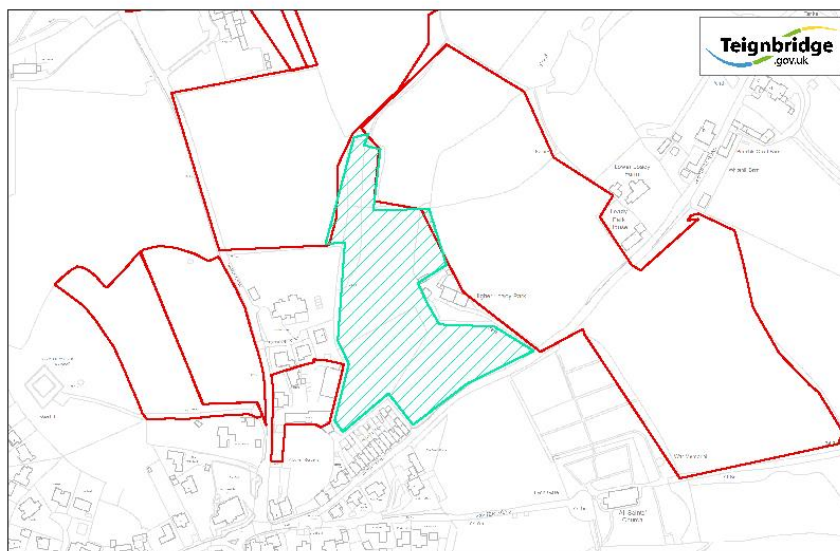
Site Name: East of Ringslade

Site Description: Steep fields east of Ringslade Close and adjacent to the village of Highweek, the Grade I listed church and NA2 allocation. This area forms part of the NA2 Green Infrastructure area.

Total Size (ha): 1.80

Gross Size (ha): 0.9 (excluding steep areas)

Minimum/medium/maximum yield: 14/18/21 (rural)



Newton Abbot - UFS_NA_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 SAC Landscape Connectivity Area and is identified as an area of green infrastructure bat corridor in the NA2 Framework Plan. Also within Cirl Bunting wintering zone and Great Crested Newt alert zone.

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

Conclusion: Because the site is identified as a bat corridor in the NA2 DFP, it should not proceed to stage 2.

Suitability Assessment Stage B

Access: Narrow access via Whitehill Road.

Air Quality: The site is not in an AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone. HRA required, informed by bat activity surveys.

Priority Habitats: Species-rich hedges, broadleaved woodland, stream; possible unimproved grassland/wetland. Survey needed. All priority habitats should be retained and protected with buffer zones & Root Protection Zones.

Other habitats: rough/ semi-improved grassland, scrub.

Euro Protected Species: Bats – Several species likely on site. Mitigation/ compensation needed to avoid potential impacts from loss of roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Flood Risk, Water Quality and Drainage: Not in a flood zone or Critical Drainage Area

Heritage and Archaeology: Likely to be within buffer of Grade I Listed All Saints Church, Highweek Village. Whitehill House and Ringslade house also in close proximity.

Infrastructure: No comments

Landscape: Medium – high sensitivity.

Land at a relatively high elevation and sloping and potentially visible from both the immediate and wider landscape to the north and northeast. Existing trees and hedges on the north-eastern and north-western boundary would help to mask development and further planting would reinforce this. Adjacent to Highweek village and close to the urban centre of Newton Abbot. Some frontage to Highweek lane where development would erode the rural character of the lane. Development would need to conserve and enhance the distinctive characteristics of Highweek village. Boundaries should be limestone.

Minerals: Within Mineral Consultation Zone, but just outside the Mineral Safeguarding Area.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 3 Agricultural land. Contamination issues unknown

Waste: No waste management constraints.

Other: Urban Fringe Sites not submitted by landowners.

Climate Change Impacts: The site lies within easy reach of the services and facilities of Newton Abbot (town centre 1 mile) and could potentially link into the sustainable travel links being provided as part of the NA2 development. However, the land is part of the NA2 bat corridor as identified in the TDC Framework Plan, and therefore is unlikely to be suitable for development.

Site Potential

RED

The site has very limited development potential due to the significant development constraints including the Grade 1 listed church, steep gradients and GHB flyway in the northern section.

Availability Assessment: Unknown

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

East of Weston House UFS_NA_02

Site Overview

Site Reference Number: UFS_NA_02

Site Name: 02 - East of Weston House

Site Description: Steep field between Howton Road and Ringslade clay workings.

Total Size (ha): 1.80 ha

Gross Size (ha): 1.12 (excluding steepest areas)

Minimum/medium/maximum yield: Yield subject to highway constraints - max of 20 units likely.



Suitability Assessment Stage A

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

However, it should be noted that the site is within the Minerals Consultation Area (MCA) for Ball Clay.

Biodiversity: The site is within the SAC Landscape Connectivity Area for Greater Horseshoe Bats. Also within Cirl Bunting wintering zone and Great Crested Newt alert zone.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Howton Road has narrow access from the east and may be unsuitable for larger vehicles.

Future NA1 link road may result in bollarding of Howton Road towards the west.

No highway drainage and surface water flows down the hill. Very narrow and poor junction.

However, the road will be bollarded to the west of the site and will not have through traffic, as part of NA1 development. Therefore, small scale development may be acceptable

Air Quality : Not in AQMA.

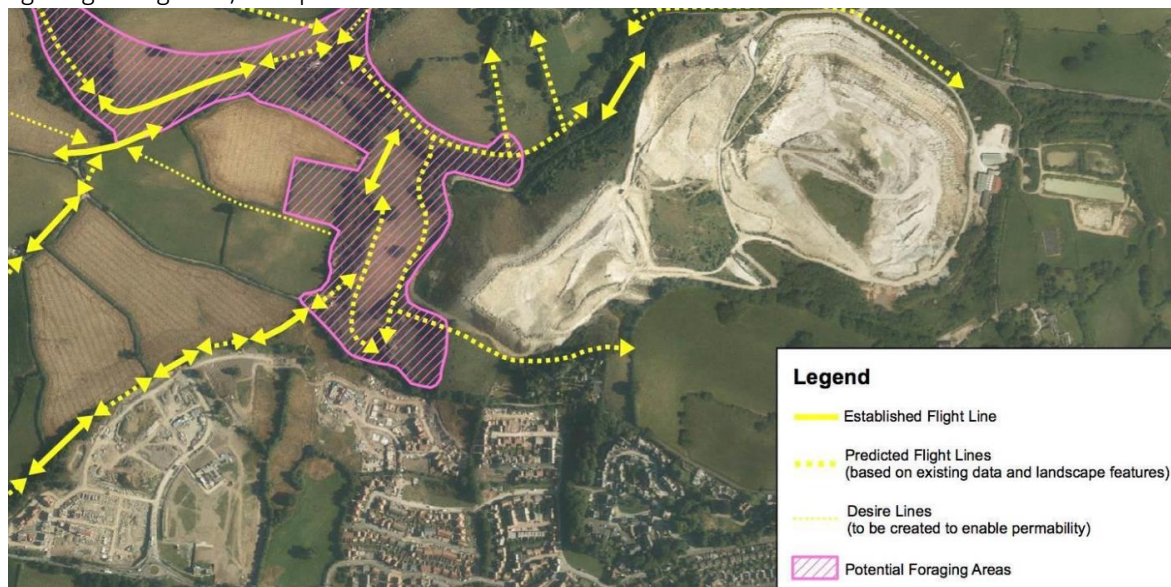
Ecology

European sites: Within South Hams SAC Landscape Connectivity Zone. HRA may be required, informed by bat activity surveys.

Priority Habitats: Species-rich hedges, possible unimproved grassland on steep slopes, short length of stream, broadleaved woodland (copse) adjacent; possible unimproved grassland/wetland. Survey needed. All priority habitats should be retained and protected with buffer zones & RPZ.

Other habitats: semi-improved or improved grassland on flatter areas.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.



Flood Risk, Water Quality and Drainage: Not in an area of flood risk. Not within Critical Drainage Area. Will need to provide foul and surface water drainage as no mains facilities

Heritage and Archaeology: : A narrow lane is the only means of access.

Landscape: Medium – high sensitivity

Land at a relatively high elevation with flat top. Development high likelihood of being on the skyline. Also a sloping site, so potentially visible from both the immediate and wider landscape to the north. Within the sphere of: historic, vernacular character of Highweek village; NA1 development; and relatively close to the urban centre of Newton Abbot. Will erode the rural setting of Newton Abbot

and Highweek. Frontage to Howton Road, where development would erode the rural character of the lane.

Minerals: Within Mineral Consultation Zone as site is adjacent to Ringslade Clay Workings.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 3 Agricultural land. Contamination issues unknown (Contamination Desk top Phase 1 Assessment maybe needed).

Waste: No waste management constraints.

Other: This steep land was identified as 'other green infrastructure' within the NA1 Development Framework Plan. The site may be within the land ownership of the Ringslade Quarry which could have a bearing on site availability.

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

Site Potential

AMBER

There may be some limited development potential for a small scheme. The gradient, poor access, drainage requirements and proximity to the mineral workings are the key constraints. Overall, the site is assessed as amber.

Availability Assessment

Unknown

Achievability Assessment

The HELAA Panel agrees assessment of the site as amber, for a small development.

North of Staplehill Road UFS_NA_03

Site Overview

Site Reference Number: UFS_NA_03

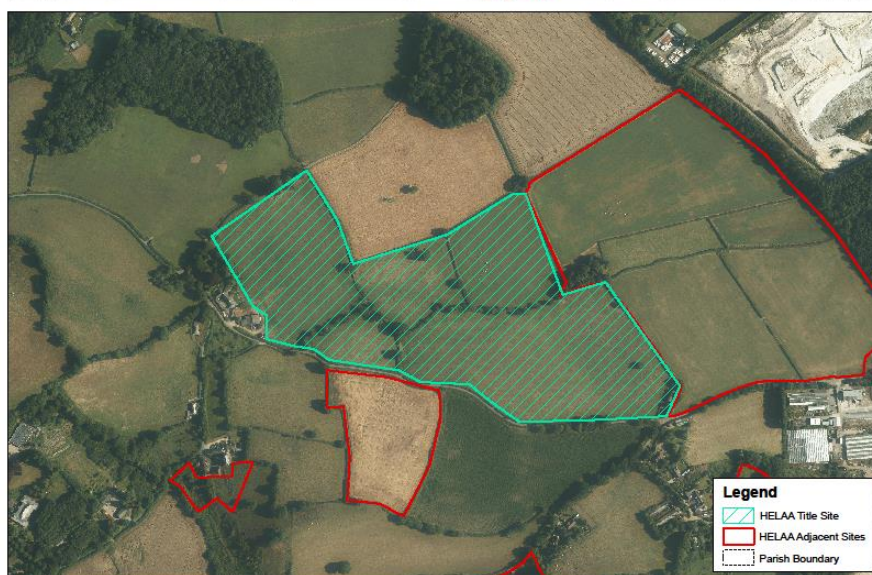
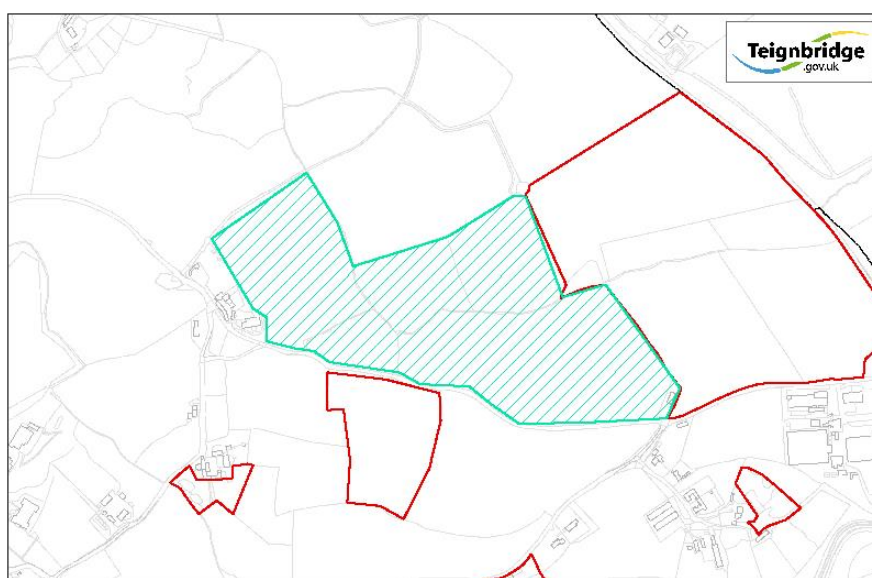
Site Name: North of Staplehill Road

Site Description: Fields sloping down from Staplehill Road, adjacent to the NA1 allocation and close to the link road to be built from Forches Cross.

Total Size (ha): 15.7

Gross Size (ha): Approx 15 (Excluding area in MSA)

Minimum/medium/maximum yield: 279 / 319 / 360 (Urban Extension)



Newton Abbot - UFS_NA_03



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Suitability Assessment Stage A

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

However, it should be noted that the site is within the Minerals Consultation Area (MCA) for Ball Clay.

Biodiversity: The site is within the SAC Landscape Connectivity Area for GHB. Also within Cirl Bunting breeding territory and wintering zone. Great Crested Newt alert zone.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Currently served by lane (Staplehill / Perry Lane). In future it will be adjacent to A382 - A383 Link Road.

Air Quality: No AQMA

Ecology

European sites: Within South Hams SAC Landscape Connectivity Zone. HRA may be required, informed by bat activity surveys.

Non-Statutory Sites: Ashill Copse and Moorlands Copse Unconfirmed Wildlife Sites nearby.

Priority Habitats: Species-rich hedges, streams, grassland, possibly unimproved – survey needed.

These should be retained with RPZs and buffer zones.

Other habitats: trees, arable, grassland.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Other protected species: Cirl Bunting; the site overlaps several cirl bunting breeding territory zones. A survey is needed and proportional compensation payment will be required.

Flood Risk, Water Quality and Drainage: Flood Zone 1. Not in a Critical Drainage Area.

Heritage and Archaeology: 400m from Stover (Registered Park). 1.7km from Grade I Listed Highweek Church.

Infrastructure: High pressure gas main is in adjacent field. Upgrades to A382 and Forches Cross junction will improve access. New facilities at NA1 will be located approx 1.4km to the south.

Landscape: Distanced from the main approach into Newton Abbot. Within the setting of Stover House and its Registered Park and Garden. The character of the land to the immediate north east of the land parcel, including the centre upper two enclosures, has the hallmarks of being a part of the Stover House designed landscape – although outside of the Registered Park and Garden. It would be appropriate for any development to respond to the character of Stover House, as well acknowledging the vernacular characteristics of the landscape character area. Otherwise no concerns.

Minerals: Within Mineral Consultation Area for industrial minerals. Site is immediately adjacent to Mineral Safeguarding Area for Industrial Minerals and any development would have to be designed / layout to ensure it does not impact potential future extraction.

Safety: High pressure gas line runs close to the south of the site. No overhead electricity lines.

Soils and Contamination: Agricultural land grade 3. Contamination Desk top Phase 1 Assessment.

Waste: No waste management constraints.

Other: None

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

Site Potential

YELLOW

There are a range of constraints relating to ecology, heritage and landscape but these should be able to be overcome through design/mitigation. However, the presence of the gas pipe buffer and bat flyway will reduce the yield. Either Sibelco or Imerys have long term plans for mineral extraction in this area, as it is very high quality clay (possibly of global importance). Access difficulties as road would need improving. Topography is sloping in some of the area. However, it is considered a good location for housing, and Panel advised that houses in this location would sell due to their proximity to Newton Abbot and road network. Therefore, on balance the site is assessed as yellow.

The site should be considered for employment also.

Availability Assessment: Land owner has not proposed the site

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

North of Howton Road UFS_NA_04

Site Overview

Site Reference Number: UFS_NA_04

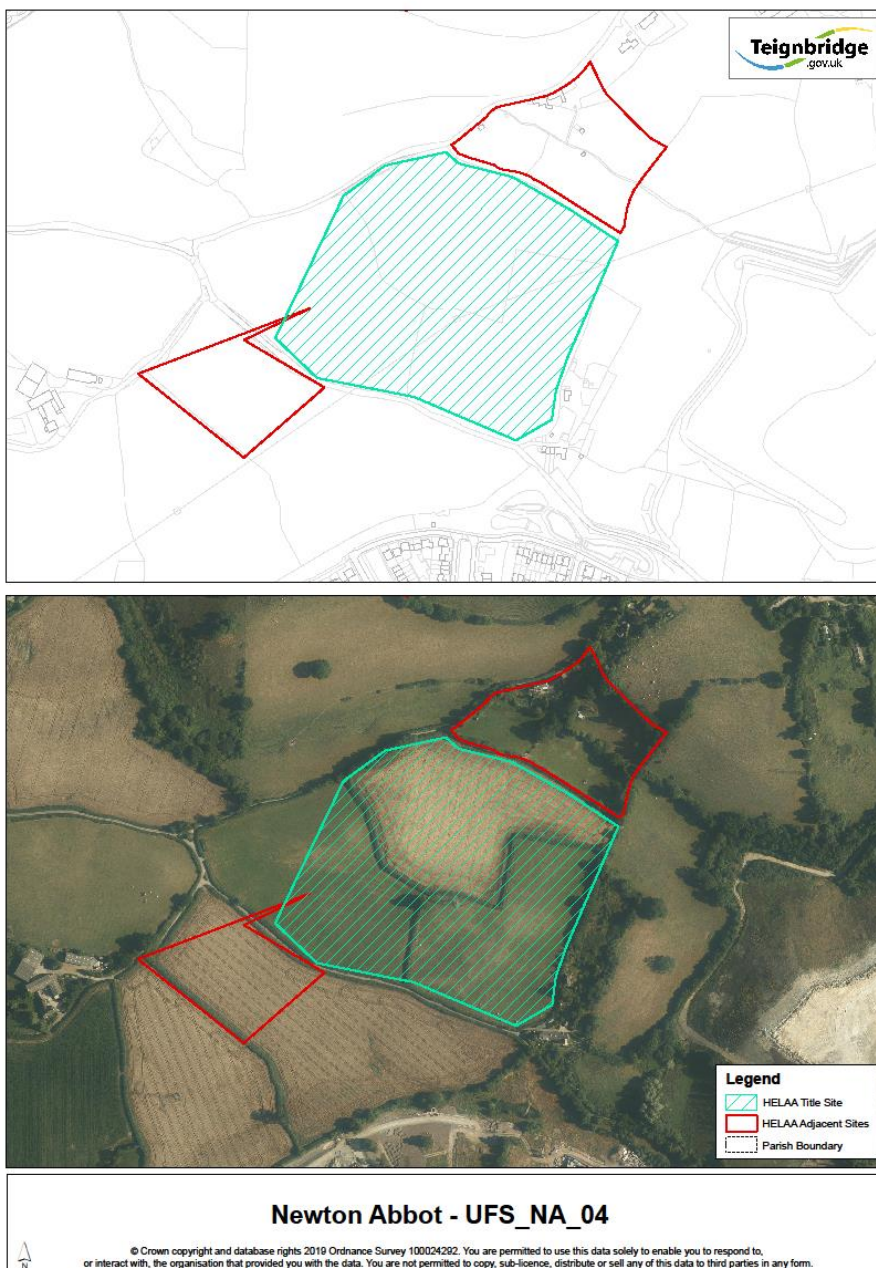
Site Name: North of Howton Road

Site Description: Fields between Houghton Barton and NA1 allocation at Forches Cross, lying between Howton Road and Perry Lane. The permitted link road is planned to cross the western side of this site. A high pressure gas main runs through the site and this is likely to reduce residential capacity.

Total Size (ha): 7.8 ha

Gross Size (ha): Approx 5 (excludes high pressure gas main)

Minimum/medium/maximum yield: 60/75/90 (rural)



Suitability Assessment Stage A

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

Biodiversity: The site is within the SAC Landscape Connectivity Area for GHB. A known Bat flight route runs along Perry Lane. Also within Cirl Bunting breeding territory and wintering zone. Great Crested Newt alert zone.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Served by existing lanes, but new Link Road will pass the west of the site. Howton Road is potentially a low-traffic route for active travel modes into the town.

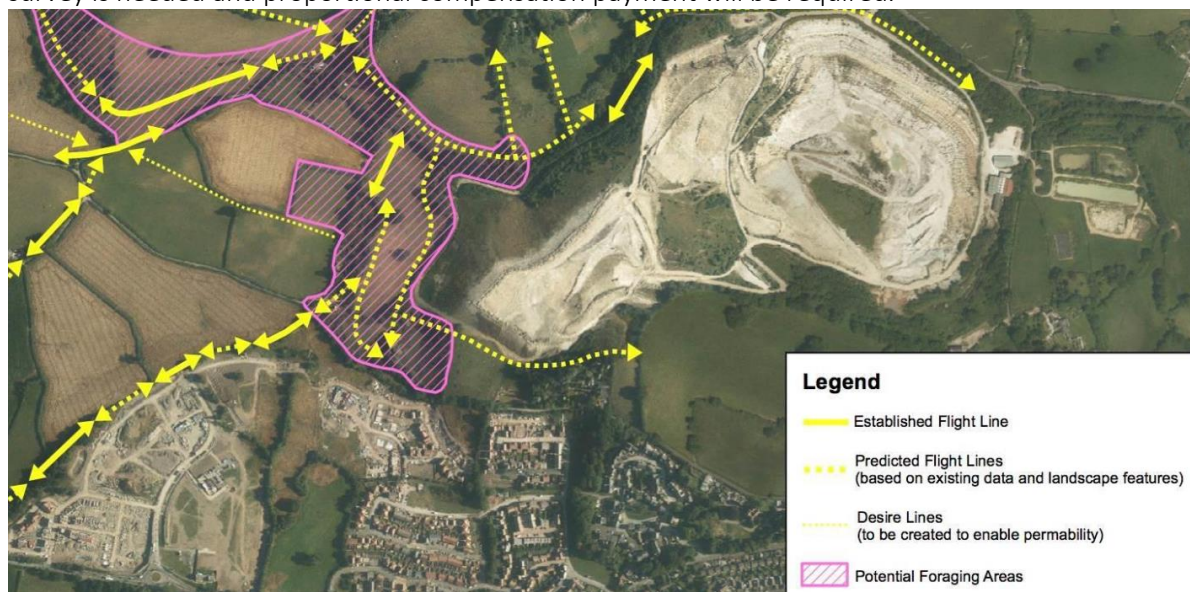
Air Quality :

European sites: Within South Hams SAC Landscape Connectivity Zone. Allocated as GI in current Local Plan, partly on basis of importance to GH bats. HRA will be required, informed by bat activity surveys. Priority Habitats: Species-rich hedges.

Other habitats: trees, arable.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse is present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Other protected species: Cirl Bunting; the site overlaps several cirl bunting breeding territory zones. A survey is needed and proportional compensation payment will be required.



Flood Risk, Water Quality and Drainage: Not within a Flood Zone or Critical Drainage Area

Heritage and Archaeology: 600m from listed Seale Hayne. 900m from Stover.

Infrastructure: A new link road will be delivered through the site.

Landscape: Within close proximity to areas already allocated for residential development and where wholesale urban expansion has been accepted. Sloping land at a higher elevation relative to the NA1 allocation, and consequently, more visually prominent from the wider landscape, however development could be acceptable if regard was given to this.

Minerals: Within Mineral Consultation Area

Safety: High pressure gas main passes through site.

Soils and Contamination: Grade 3 Agricultural land.

Waste: No waste management constraints.

Other: Within area of the NA1 allocation allocated for GI. The HRA for NA1 identified a potential desire line for bat flyways traversing the centre of the site.

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

Site Potential

YELLOW

There are some constraints relating to ecology (bat desire line) and gas pipe buffer which will reduce the yield of the site. However, the site otherwise appears developable and would sit within close proximity to nearby planned and existing residential development.

Availability Assessment: Land is not currently being promoted.

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

South of Chercombe Valley Road & Bridge Road UFS_NA_05

Site Overview

Site Reference Number: UFS_NA_05

Site Name: South of Chercombe Valley and Bridge Roads

Site Description: Gently sloping hilltop fields between Newton Abbot and the nearby Bradley Woods.

Total Size (ha): 15.3

Gross Size (ha): 11.5 (excluding areas of steep land)

Minimum/medium/maximum yield: 138 / 172 / 207 (rural/suburban)



Newton Abbot - UFS_NA_05



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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 SAC Landscape Connectivity Area for GHB. Also within Cirl Bunting breeding territory and wintering zone. Great Crested Newt alert zone. Ancient woodland lies 80m to the south. Bradley Valley SSSI to the south.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Site is currently accessed by narrow lanes, with a c350m section requiring improvements alongside HELAA site to the west. Would also require careful planning to improve pedestrian and cycle access towards the town and schools.

Significant constraint presented by access to the site being taken from the development to the north - will require third party land in order to achieve road widening that would be required.

Air Quality:

Not within AQMA

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone. HRA may be required, informed by bat activity surveys.

Statutory Sites: River Lemon Valley Woods SSSI is close by and already suffers damage from high levels of recreational use. Mitigation measures will be needed to avoid increased harm to the SSSI including, possibly, suitable alternative natural green space which is easier to reach.

Non-Statutory Sites: adjacent to Ogwell Road Unconfirmed Wildlife Site (woodland). This should be protected and buffered.

Priority Habitats: Species-rich hedges.

Other habitats: trees, arable, rough grassland/ set-aside.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Other protected species: Cirl Bunting; the site overlaps a cirl bunting breeding territory zone. A survey is needed and proportional compensation payment will be required.

Flood Risk, Water Quality and Drainage: Flood zone 1. Not in a Critical Drainage Area.

The site lacks a public sewer. Drainage infrastructure that exists and also goes beyond the site and would involve third parties, would need to be assessed as to capacity. (including existing nearby highway surface sewer)

Heritage and Archaeology: Within c900m of Grade I Listed Bradley Manor. No Listed Buildings within or adjacent to site.

Infrastructure: Access & permeability upgrades required, potentially using HELAA site to the west.

Landscape: High sensitivity. A particularly exposed parcel, highly visible from the wider landscape, including DNP, where development of character typical of house builder would significantly erode the landscape and visual amenity of the area. Difficult to mitigate successfully.

Minerals: None.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Contamination Desk top Phase 1 Assessment required. Grade 3 Agricultural land.

Waste: No waste management constraints.

Other: Hilltop location

Climate Change Impacts: The site lies within relatively easy reach of the services and facilities of Newton Abbot although would require careful planning to improve pedestrian and cycle access

towards the town and schools. The development would utilise grade 3 agricultural land, however, due to low flood risk and its location the site could be developed in a way that would have minimal negative impacts on climate change, subject to the provision of sustainable travel infrastructure.

Site Potential

RED/AMBER

There are a number of constraints with this site which could make the site undevelopable, particularly given its access constraints, landscape sensitivity and proximity to the SSSI. The site's design and quality would need to be landscape led given its hilltop location, and with careful consideration given to minimising impacts on surrounding natural environments. This may result in a reduced site capacity and increased areas of greenspace / tree planting. There is a HELAA site (site ao15yqp) to the west of the site and development of both sites may help to achieve a suitable access. However, it is uncertain whether a suitable access could be provided from Chercombe Bridge Road. Site considered undevelopable if a suitable access cannot be determined. As such, the site is assessed as amber/red, subject to access.

Availability Assessment: The site is not being actively promoted.

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

South of Bradley Barton School UFS_NA_06

Site Overview

Site Reference Number: UFS_NA_06

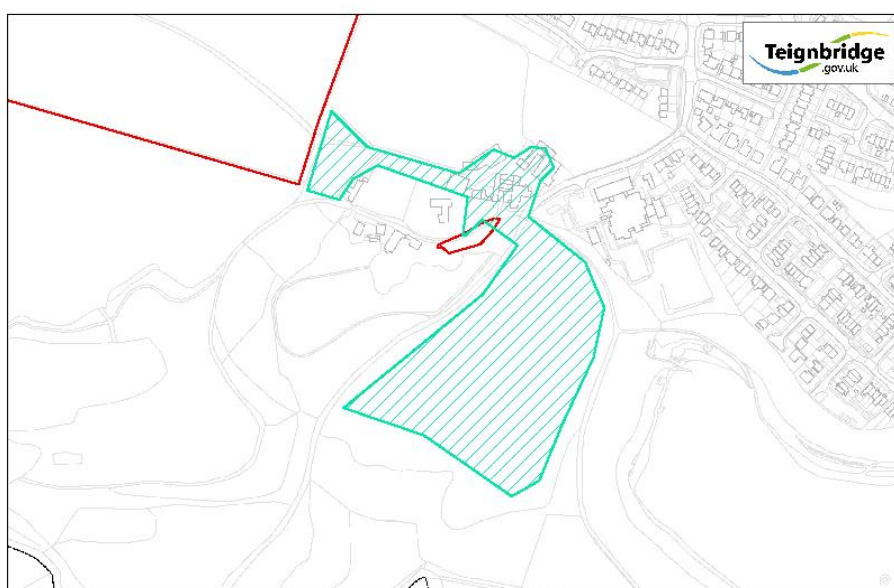
Site Name: South of Bradley Barton School

Site Description: Small area of fields and farm buildings between primary school and ancient woodland, SSSI and Scheduled Ancient Monument. Area is farmed and used informally by school for outdoor learning.

Total Size (ha): 4 ha

Gross Size (ha): 2.8 ha (Excludes steep areas)

Minimum/medium/maximum yield: 33/42/50 (rural)



Newton Abbot - UFS_NA_06



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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 immediately adjacent to Ancient woodland and SSSI within Bradley Valley. (The SSSI is noted for its 'ancient semi-natural & broadleaved woodland & limestone cliff flora'). The site is within the SAC Landscape Connectivity Area for GHB. Within Cirl Bunting wintering zone and Great Crested Newt alert zone.

Flood Zone 3b

No part of the site is within functional floodplain.

Conclusion

Not Suitable (due to very close proximity to a number of sensitive receptors which would be damaged by residential uses, particularly the ancient woodland habitat which would be impacted by considerations such as cat predation).

West of Abbotswood and Larksmead Road UFS_NA_07

Site Overview

Site Reference Number: UFS_NA_07

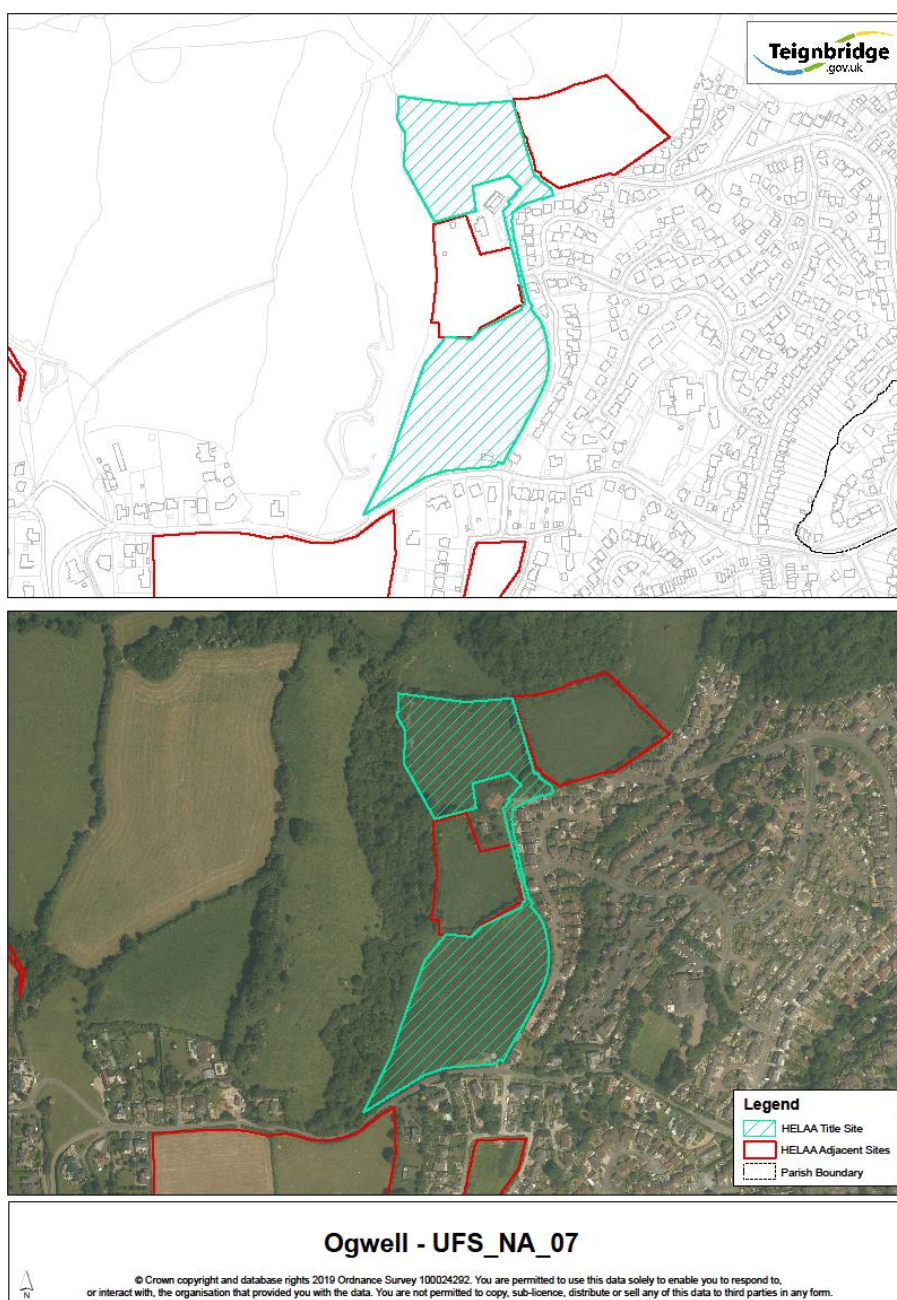
Site Name: 07 West of Abbotswood and Larksmead Road

Site Description: Fields west of Ogwell. Adjacent to Ransley Quarry SSSI (Kiln). Adjacent to submitted HELAA sites.

Total Size (ha): 3.6 ha

Gross Size (ha): Approx 1.9 ha (excludes northern parcel and steep areas)

Minimum/medium/maximum yield: 31/39/46 (suburban/rural)



Suitability Assessment Stage A

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

Biodiversity: Northern section of site is close to Bradley Woods SSSI and ancient woodland. The site is within the SAC Landscape Connectivity Area for GHB. Within Cirl Bunting wintering zone and Great Crested Newt alert zone.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Site is within walking and cycling distance to local schools and the town centre.

Southern fields have several access options from the highway network. The northern section may have more challenging access options.

Need to be careful of third party owner and ransom strip implications between separate north and south land parcels.

Air Quality: Not in AQMA.

Ecology

European sites: Within South Hams SAC Landscape Connectivity Zone. GHBs recorded nearby. HRA may be required, informed by bat activity surveys.

Statutory Sites: Almost adjacent to River Lemon Valley Woods SSSI. The SSSI already suffers damage from high levels of recreational use. Mitigation measures will be needed to avoid increased harm to the SSSI including, possibly, suitable alternative natural green space which is made easier to reach.

Almost adjacent to Ransley Quarry geological SSSI. Again protection measures will be needed.

Non-Statutory Sites: Adjacent to Undercleave Wood Unconfirmed Wildlife Site. The woodland should be protected and buffered.

Priority Habitats: Species-rich hedges.

Other habitats: grassland.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Flood Risk, Water Quality and Drainage: Not within high risk Flood Zone. Not in Critical Drainage Area

Heritage and Archaeology: 400m from Grade I Listed Bradley Lane. No Listed Buildings within site.

Infrastructure: No comments

Landscape: Low - medium sensitivity. Sloping parcel, parts of which are at a relatively high elevation. Edge of town, but contained by wooded ridge.

Minerals: None

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural land grade 3. Contamination Desk top Phase 1 Assessment

Waste: No waste management constraints.

Other: Fields are adjacent to submitted HELAA sites (0o15y2s and Ks15ya8)..

Climate Change Impacts: The site is within walking distance of Canada Hill Primary School and a bus stop along Larksmead Way. There is no convenience store or other facilities in easy walking distance, although Newton Abbot town centre is accessible via dedicated footpaths as well as regular bus services (c. 2.5km away). Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER

The site adjoins two other HELAA sites which have been submitted for assessment (0o15y2s and Ks15ya8). Site 0o15y2s has been assessed as having development potential whilst the constraints associated with ks15ya8 mean that this site is not considered suitable for development. Similar constraints apply in the northern section of this site whilst the southern section appears less constrained and has better access opportunities. As such, the southern parcel of the site is considered suitable for development only, and can be combined with site 0o15y2s to make a larger development area. Availability is unknown and land owner investigations are required, therefore, the site is assessed as amber.

Amber as availability unknown. Makes reasonable sense for development and size allows for adequate GI provision to be incorporated. Need to be careful of third party owner and ransom strip implications, if separate from north and south land parcels.

Availability Assessment: Unknown.

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

South of Ogwell Road UFS_NA_08

Site Overview

Site Reference Number: UFS_NA_08

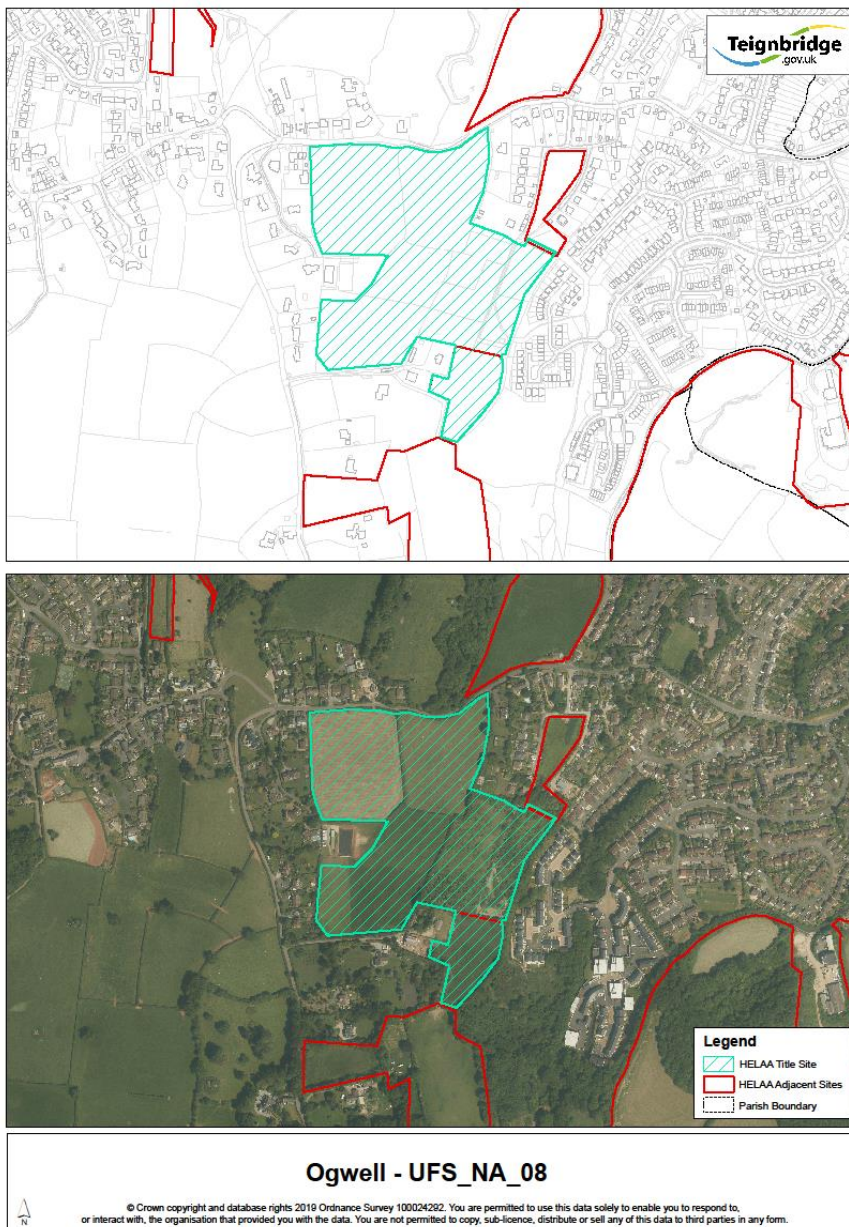
Site Name: South of Ogwell Road

Site Description: Fields between east and west Ogwell. The eastern site of the site is very steep.

Total Size (ha): 9.2 ha

Gross Size (ha): 6 ha (excluding steep areas)

Minimum/medium/maximum yield: Potential of 72 / 90 / 108 (suburban/rural), however, a reduced yield required as area reduced by existing use as green space serving development.



Suitability Assessment Stage A

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

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

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: The access road is steep, narrow and with no footways, and would be difficult to widen due to property frontages and walls. There may be an opportunity for an access off Ogwell Road, but this would be difficult and not guaranteed.

Air Quality: Not in AQMA

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone. GHB roost nearby at Conitor Cave and likely to be in a strategic flyway. HRA will be required, informed by bat activity surveys.

Statutory Sites: Almost adjacent to Ransley Quarry geological SSSI. Protection from recreation use may be needed.

Non-Statutory Sites: Almost adjacent to Undercleave Wood Unconfirmed Wildlife Site. Adjacent to Buttercombe Moor Copse OSWI. These sites should be protected from harm including recreational pressure.

Priority Habitats: Species-rich hedges, possibly unimproved grassland, young woodland.

Other habitats: improved grassland, rough grassland, scrub.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

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

Heritage and Archaeology: 400m from East Ogwell Grade I Listed Church. Close to East Ogwell Conservation Area. No Listed Buildings within site.

Infrastructure: No comments

Landscape: Medium sensitivity. Parcel contained between East Ogwell and Newton Abbot. Relatively high elevation and relatively level. Would create the coalescence of East Ogwell and Newton Abbot which are otherwise separated by this area of green fields.

Minerals: No minerals.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 3 Agricultural land. Contamination Desk top Phase 1 Assessment needed.

Waste: No waste management constraints.

Other: Part of the site is public open space for the adjacent Linden development.

Climate Change Impacts: The site is between 800-1000m away from Canada Hill Primary School via a relatively steep slope which is likely to reduce the attractiveness of walking or cycling to school. However, the site does benefit from access to a pub, play area, playing field, and bus stop within a level walking distance in East Ogwell. and a bus stop along Larksmead Way. There is no convenience store or other facilities in easy walking distance, although Newton Abbot town centre is accessible via regular bus services (c. 2.5km away). Overall, considering the level of service provision within the village, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER

The site could be suitable for residential development but there are various constraints which need to be overcome, particularly in relation to access, but also in relation to ecology and landscape. Assessed as amber, but for a reduced area, and only if access issues can be overcome.

Availability Assessment: Unknown.

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

East of Rectory Road UFS_NA_09

Site Overview

Site Reference Number: UFS_NA_09

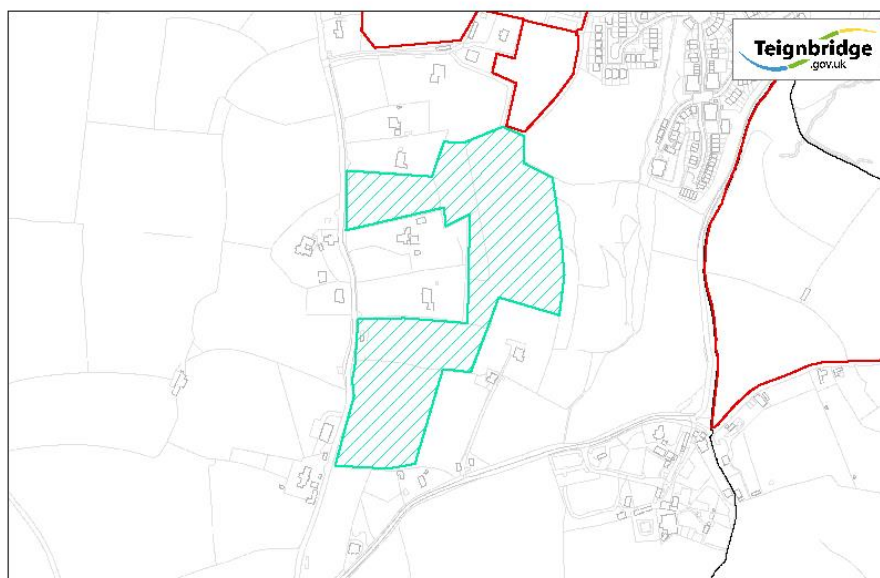
Site Name: East of Rectory Road

Site Description: Site lies east of Rectory Road on the southern edge of Ogwell and to the west of Connitor Copse. The area already has a number of residential properties.

Total Size (ha): 5.7 ha

Gross Size (ha): 3.3 ha (excluding steep areas)

Minimum/medium/maximum yield: 27 / 34 / 41 (rural)



Ogwell - UFS_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: The site is within the SAC Landscape Connectivity Area for GHB. Within Cirl Bunting wintering zone and Great Crested Newt alert zone.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Access from Rectory Road which is a relatively narrow lane. Highway improvements would be required to serve this level of development. No safe active travel routes to the local village or into Newton Abbot.

Air Quality: Not in AQMA

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone and flyway associated with the GHB roost nearby at Conitor Cave. HRA will be required, informed by bat activity surveys.

Non-Statutory Sites: Site contains part of Buttercombe Moor Copse OSWI. Survey needed to confirm whether interest remains – if it does mitigation/compensation will be needed.

Priority Habitats: Species-rich hedges, possibly unimproved grassland, copse.

Other habitats: improved grassland, rough grassland, trees.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

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

Heritage and Archaeology: 800m from Grade I Listed Church in East Ogwell. No Listed Buildings within or adjacent to site.

Infrastructure: No comments.

Landscape: Medium sensitivity. Parcel contained between East Ogwell and Newton Abbot. Relatively high elevation and relatively level. Would increase the coalescence of East Ogwell and Newton Abbot which are otherwise separated by this area of green fields.

Minerals: No minerals.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 2 & 3 Agricultural land. Contamination Desk top Phase 1 Assessment needed.

Waste: No waste management constraints.

Other: : The site is c. 2km away from Canada Hill Primary School via a relatively steep slope which will reduce the attractiveness of walking or cycling to school. There are some facilities available in East Ogwell (pub, play area, playing field, and bus stop) which are within c. 800-1000m via a predominantly level walk, although there are no safe active travel routes to these. Overall, considering the location of the site and its relationship with other services and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

Site Potential

RED

The site has a range of physical constraints, particularly in relation to ecology, access and landscaping/coalescence of Newton Abbot with East Ogwell. In addition, the site is increasingly

distanced from the town of Newton Abbot and the services within East Ogwell and the Canada Hill area as well. Unless other sites closer to Canada Hill are developed (e.g. rd13ffo and UFS_NA_08) development of this site would form an isolated extension within a very rural setting and where there are limited opportunities to create a sustainable development. As such, the site is considered red for at least this plan period.

Availability Assessment: Unknown

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

East of Conitor Copse UFS_NA_10

Site Overview

Site Reference Number: UFS_NA_010

Site Name: 10 - East of Conitor Copse

Site Description: Site lies south of NA3 allocation, between the A381 and Firestone Lane / Stoneman's Hill, between Abbotskerswell and Newton Abbot.

Total Size (ha): 8 ha

Gross Size (ha): 8 ha

Minimum/medium/maximum yield: Reduced yield of approximately 50 due to access, bats, surface water infrastructure through the site and elevated land.



Suitability Assessment Stage A

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

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

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Adjacent to A381 unlikely to be suitable for creating an access point due to ground level differences. Firestone Lane has limited capacity for additional development, but this may change once the NA3 link road is constructed. Also adjacent to NA3 allocation through which access could potentially be achieved.

Air Quality: Not within AQMA

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone and a flyway associated with the GHB roost nearby at Conitor Cave. May currently act as GH bat flyway from roost into foraging areas to the east and southeast. HRA will be required, informed by bat activity surveys.

Site may be part of bat corridor (as found by surveys for NA3).

Priority Habitats: Species-rich hedges. Other habitats: arable, grassland, grass ley.

Euro Protected Species: Bats – Several species likely on site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Flood Risk, Water Quality and Drainage

Low flood risk. Not within Critical Drainage Area: Surface water reservoir to north, and 600mm mains pipe runs down eastern field - this would be too expensive to relocate. 150mm distribution pipe runs through western field.

Heritage and Archaeology: No Listed Buildings within or adjacent to site. 800m from both the Grade 1 listed Church at Wolborough and the Grade 2* listed church in Abbotskerswell.

Infrastructure: No comments

Landscape: Medium sensitivity. Abuts NA3 urban expansion of Newton Abbot. Development of this parcel would erode the separation between Newton Abbot and Abbotskerswell and would threaten the distinctiveness and character of the village. Relatively high elevation however gently sloping and with limited visual impact on the wider landscape.

Minerals: Within Minerals Consultation Area for Aggregates.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination

Grade 2 and Grade 4 Agricultural land. Desk top Phase 1 Contamination Assessment required.

Waste: No waste management constraints.

Other: None

Climate Change Impacts

The site is approximately 2km from Newton Abbot town centre. Through sustainable travel links and new services provided as part of the NA3 development adjacent to this site, there would be sustainable active travel options to access key local services and bus routes. On the basis that this site is not developed until the adjoining NA3 development is completed, and considering the availability of

public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change.

Site Potential

AMBER

The site is subject to constraints of ecology, landscape, access and below ground infrastructure. Likely mitigation for bats will reduce the yield of the site, as will avoiding the most elevated areas, and ensuring the separate identities of Newton Abbot and Abbotskerswell, but could be overcome through design. Access is more difficult, given the limited capacity of Firestone Lane and ground level differences between the A381 and the site. However, the capacity of Firestone Lane may increase once the NA3 link road is constructed. The presence of below ground surface water mains through the site may also further restrict the area developable. However, the site could benefit from sustainable travel links as provided by the NA3 development and, on balance, is assessed as amber for a yield in the range of 50 homes.

Availability Assessment: Unknown.

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

East of Haytor Drive UFS_NA_11

Site Overview

Site Reference Number: UFS_NA_11

Site Name: East of Haytor Drive

Site Description: Site lies to east of the Buckland area of Newton Abbot, bordering on an area of steep coastal countryside. The site could be accessed from Buckland Road and Shaldon Road.

Total Size (ha): 14.9 ha

Gross Size (ha): 9 ha (Excludes steep areas)

Minimum/medium/maximum yield: 108 / 135 / 162 (suburban/rural)



Suitability Assessment Stage A

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

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

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

Access: Access from Buckland Road and Shaldon Road but highway improvements would be required.

Air Quality : Not in AQMA, but Shaldon road goes down towards Penn Inn AQMA.

Ecology:

European sites: Within South Hams SAC Landscape Connectivity Zone. HRA may be required, informed by bat activity surveys.

Non-Statutory Sites: Adjacent to the Netherton County Wildlife Site (designated for cirl buntings).

Priority Habitats: Species-rich hedges.

Other habitats: arable.

Euro Protected Species: Bats –Within the grey long-eared bat home range. Several other species recorded nearby and likely to use the site. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted.

Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone.

Other protected species: Cirl Bunting; the site overlaps a cirl bunting breeding territory zone. A survey is needed and proportional compensation payment will be required.

Flood Risk, Water Quality and Drainage: Low flood risk. Not within Critical Drainage Area

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

Infrastructure: No comments

Landscape: High sensitivity. Abuts the existing eastern edge of Newton Abbot, however, steeply sloping land within the Teign Estuary and visually conspicuous from the wider landscape. Mitigation difficult. Also, frontage with the Shaldon Road where development would need to be set back and screened.

Minerals: Partly within Minerals Consultation Area for Aggregates.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Grade 4 and Grade 2 Agricultural Land. Contamination Desk top Phase 1 Assessment required.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site is located on the edge of town by a distance of c. 2km to the train station and 3km to town centre. Its location on top of a hill may reduce level of active travel trips. This could be offset to an extent by local bus services as well as a good range of facilities being provided locally in Buckland, although the hill is still likely to limit the attractiveness of walking and cycling. Overall, given the site's location and low level of flood risk, it is considered that development would have moderate negative impacts on climate change.

Site Potential

RED

Only half of the area is developable due to steep gradients. However, the remaining developable land is prominent within the landscape and development would be highly conspicuous within the landscape when viewed from many areas, including the Teignmouth/Bishopsteignton road. Even if

other constraints were to be overcome, the site is assessed as red, due to its highly prominent location and potential for significant landscape harm.

Availability Assessment: Unknown

Achievability Assessment: The HELAA Panel shares strong concerns about impact on the landscape and agrees assessment of the site as red.

East of Forches Cross UFS_NA_12

Site Overview

Site Reference Number: UFS_NA_12

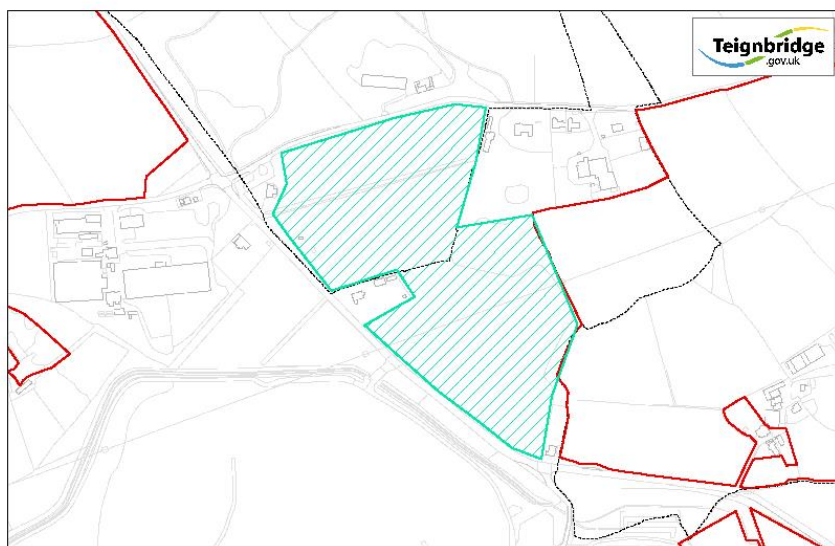
Site Name: East of Forches Cross

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

Total Size (ha): 10 ha

Gross Size (ha): 7 ha (excludes areas under high voltage power lines / high pressure gas mains.)

Minimum/medium/maximum yield: 84 / 105 / 126 (suburban/rural)



Newton Abbot - UFS_NA_12



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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 SAC Landscape Connectivity Area for GHB. Within Cirl Bunting wintering zone. Within Great Crested Newt alert zone.

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

Conclusion: Proceed to Stage B

Suitability Assessment Stage B

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

Air Quality: Not in AQMA.

Ecology:

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

Priority Habitats: Species-rich hedge, broadleaved woodland. These features should be retained and protected with RPZs. Other habitats: amenity grassland, semi-improved grassland.

Euro Protected Species: Bats – likely to be used by several species. Potential impacts from loss of tree/building roosts, loss of foraging habitat and additional lighting. Surveys needed of buildings to be removed/converted. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of habitat, from cat predation and from lighting. Mitigation/ compensation needed. Great Crested Newt – in GCN zone. The nearby pond should be DNA checked and mitigation/ compensation provided if GCNs are present.

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

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

Infrastructure: No comments

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

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

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

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

Waste: No waste management constraints.

Other: None

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

Site Potential

RED

There are significant constraints which are likely to make the site unsuitable for development. These include ecology constraints (part of GHB mitigation for the A382 improvements) minerals safeguarding, high pressure gas line, and overhead powerlines. The combination of these constraints is likely to make the development both unviable and unsuitable for development.

Availability Assessment: Unknown

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