

Teignbridge draft Local Plan
Local Plan (Part 3) 2020-2040

Renewable Energy, Gypsy and Traveller
and Small Residential Sites

CONSULTATION DOCUMENT



OCTOBER 2021

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1. Introduction

- 1.1 This is the fourth consultation regarding the draft Teignbridge Local Plan, designed to update the existing Local Plan adopted in May 2014 and which will cover the period until 2040.
- 1.2 This consultation covers three main areas;
- Renewable Energy including options for wind turbine sites and wind and solar power policies; the options on renewable energy sites and policies, for both wind turbines and solar photovoltaic (PV) developments, are based on the evidence contained in the [Teignbridge Low Carbon Report](#), and as a response to Teignbridge District Council's Climate Emergency declaration
 - Provision for gypsies and travellers; the consultation asks for your views on a potential gypsy and traveller site option. The Council will have to meet the needs of gypsies and travellers for permanent living pitches and transition sites through the Local Plan. The evidence for the number of pitches the Council will need to allocate is currently being produced and will be published at the next stage of Local Plan consultation
 - Small residential development sites; the consultation also includes 24 additional small residential site options. These sites are being consulted upon following a call for sites during which landowners submitted their land as an option. This is in response to the Government's requirement for Councils to allocate 10% of their housing target on small sites of 1 hectare or less. It is therefore important that there are sufficient options to meet this requirement

How can I comment?

- 1.3 We want to hear the views of as many people as possible on how future development is managed in Teignbridge. Comments are best made using the online survey at www.teignbridge.gov.uk/localplanreview or by downloading the questions and returning them by email. We can only accept comments in writing.

Where can I view the documents?

- 1.4 You can view the Draft Local Plan at: www.teignbridge.gov.uk/localplanreview
Paper copies of the plan and supporting documents will be made available to view at the following locations (subject to any Covid 19 restrictions which may be in place at the time of consultation):
- Libraries
 - Teignbridge District Council Offices, Forde House, Brunel Road, Newton Abbot
 - Parish and Town Council Offices

About Local Plans

- 1.5 The Local Plan is the starting point for all planning decisions in relation to development in Teignbridge, alongside national policy and neighbourhood plans. Planning decisions must be made in accordance with the Plan unless 'material considerations' indicate otherwise. The Council consulted on the draft Local Plan 'Part 1' (which focussed on planning policies) in March to July 2020, and a 'Part 2' (which looked at housing, employment and school development site options) was consulted on in June to August 2021.

Vision and Objectives

- 1.6 The draft Local Plan has established a draft suite of policies which collectively aim to make Teignbridge a more sustainable place for all, to achieve the following vision;

Teignbridge will be a leader in tackling climate change and nurture an environment in which both people and nature can thrive. We will provide more homes which are truly affordable and able to meet the needs of each generation. We will encourage a buoyant local economy that is supported by physical and digital infrastructure. High standards of design will create places of quality where residents can lead healthy, happy lives.

1.7 This draft vision was consulted upon in the previous draft Local Plan consultations (parts 1 and 2). This consultation document proposes a range of renewable energy policies and site options, as well as gypsy and traveller and small residential options sites, which will contribute towards achieving the vision.

Development Strategy

1.8 A 'Development Strategy' refers to the way in which new development will be distributed across Teignbridge over the next 20 years. This includes development such as housing and employment.

1.9 A core principle that guides the draft local plan is that new development is focussed into key locations, focussing on the main towns and South West Exeter, maximising the co-location of new homes with new and existing job opportunities, services and public transport links. This approach secures better access to key local facilities and services for new residents, protects the vast majority of the countryside, and also minimises overall car use (or distances driven) which can have significant benefits in helping to address the impacts of climate change.

1.10 In Teignbridge, carbon emissions are dominated by transport which comprise 43% of all emissions (Source: Centre for Energy & Environment, 2021). The relatively high proportion of transport emissions in Teignbridge is a consequence of the busy trunk roads running through the district, with many Teignbridge residents working outside the district in Exeter, Torbay and Plymouth and consequently generating high traffic volumes and associated greenhouse gas emissions. Reducing transport emissions is therefore a priority for the district.

1.11 Eight development distribution scenarios were considered through the draft Local Plan 'part 2' consulted upon in June – August 2021, which recommended a future development scenario which combines the following;

- focussing the majority of development in the largest settlements of the district where new residents benefit from the greatest access to healthcare, education, shops, sustainable transport links and other essential services. This will also have the biggest potential for minimising drivers of climate change;
- enabling proportionate growth of the defined rural villages (i.e. those with at least a basic level of service provision) to provide important local opportunities for housing and support the provision of neighbourhood facilities without overburdening them. It also opens up more sites and locations for consideration, meaning that the pressure to find land on sensitive sites around the larger settlements is reduced, thus helping to minimise potential negative effects on very sensitive environments.
- maximising the use of brownfield land via town centre intensification, to ensure that development of greenfield sites is minimised, helping to co-locate people, jobs, services and sustainable travel links as much as possible and protect land resources. Work is underway to explore if the town centre options are feasible for development;

1.12 Following this consultation, when all large and smaller site options have been assessed and commented on by the public and stakeholders, the broad distribution strategy outlined above will be applied to the site options. This will inform the next iteration of the draft plan, which will be published in 2022 and will contain site allocations and development management policies. This version of the Plan will be subject to further public consultation.

Development Strategy for Renewable Energy

- 1.13 The development strategy for renewable energy is not the same as that for development such as homes and employment buildings. This is because the evidence underpinning possible renewable energy allocations is driven by where those sources of energy exist in sufficient quantity (e.g. in the most windy or sunny locations) and the constraints applied in the modelling exercise (e.g. avoiding areas of grade 1 agricultural land).
- 1.14 The development strategy for wind energy is therefore to identify and allocate sites for wind turbines in the most suitable locations for generating power, whilst avoiding and/or minimising negative impacts on the built and natural environment.
- 1.15 The mapping constraints used to identify sites partially determine the development strategy and are included in Table 4 of the Low Carbon Report. These constraints include considerations such as avoiding impacts on air traffic and MOD infrastructure, and minimum distances from sensitive receptors (such as road, railways and heritage buildings). Sites were discussed with specialists including representatives from energy companies who advised on the deliverability of sites, and officers from Dartmoor National Park.
- 1.16 Specific allocations are not proposed for solar PV energy infrastructure, and therefore there is no development strategy as such. This is because the Low Carbon evidence points to a very significant proportion of the district being suitable for Solar PV. Therefore this consultation proposes a criteria based policy which is applicable throughout the district and would be used to determine where planning applications for solar PV are suitable. This draft policy would seek to enable solar PV development whilst minimising negative effects on the built and natural environment.

Associated documents

- 1.17 The revision of the local plan is being prepared taking into account our statutory Duty to Co-operate, which ensures that planning issues that cross local authority boundaries are considered effectively and appropriately. Various Duty to Cooperate matters have been identified in preparing the draft Local Plan. Teignbridge will continue working with its neighbours and duty to co-operate partners to prepare a Duty to Cooperate Statement of Common Ground at the appropriate time.
- 1.18 Local Plans must be accompanied by a Sustainability Appraisal (SA) (which includes the Strategic Environmental Assessment (SEA)). SA runs alongside plan preparation to ensure it considers the effects of the plan on the environment, people and the economy, considers reasonable alternatives, proposes measures to mitigate harmful effects, and sets out monitoring measures. In this way sustainability is considered in plan preparation. An SA report has been published alongside this draft Plan for consultation.
- 1.19 The Local Plan will need to be screened under the Habitat Regulations and may be subject to Appropriate Assessment before it is submitted. A draft Habitats Regulation Assessment (HRA) has been prepared as an initial examination of the development options proposed within this plan. A full HRA screening/Appropriate Assessment will follow as the plan progresses.

2. Renewable Energy - Wind

- 2.1 In 2019 Teignbridge District Council signed the Devon Climate Declaration and committed to prioritise decarbonisation and support the transition to a low carbon and resilient economy and society. This commitment included working with Devon's residents and businesses to deploy more renewable energy systems.
- 2.2 The local plan plays a critical role in achieving this commitment by including policies and allocations that enable, and are supportive of, low carbon energy generation. Without policies and

allocations to support such development this will not be possible, as onshore wind turbines must receive support through a local plan.

- 2.3 By generating low carbon electricity within the district, Teignbridge will be playing its role in decarbonising the electricity supply grid. Without sufficient low carbon electricity, the expected increase in electric vehicles and heat-pump central heating in homes, will not deliver big carbon savings.
- 2.4 The wind energy section below sets out a summary of the wind energy evidence, sets out a draft policy on which we are seeking your views, sets out the supporting text for the draft policy, and identifies each wind site option including site sensitivities.

Wind Energy

- 2.5 The [Low Carbon Study for Teignbridge](#) (2021) identified a potential onshore wind energy resource of up to 217 GWh. However, existing energy generation from wind development in Teignbridge (as at 2019) amounted to an annual output of 0.133 GWh across seven sites. We are not making the most of our natural wind resource in the fight against climate change and the study findings indicate significant untapped potential, depending upon local constraints (such as proximity to the national grid).
- 2.6 As a yardstick, the electricity demand of 10,000 new homes and 10,000 electric vehicles, is estimated at 66 GWh. This is equivalent to 14% of Teignbridge's current electricity consumption. Resourcing this level of power would need 337 ha of land to be identified for wind turbines or 30% of the overall wind resource to be utilised.
- 2.7 The Wind Resource for Teignbridge map shows the areas identified for potential wind turbine development which have been assessed for this Consultation, split between sites for 1 MW and 2 MW turbines.
- 2.8 Spatial constraints have excluded areas that are likely to impact on a host of natural features, such as woodland and Sites of Special Scientific Interest, sensitive coastal areas, transport & communications constraints, together with heritage assets, including registered parks and gardens and scheduled monuments.
- 2.9 As set out in the National Planning Policy Framework (NPPF), Local Planning Authorities should only grant planning permission for wind development in identified suitable areas as set out in Local Plans.
- 2.10 This Consultation sets out all of the potential wind turbine site options within Teignbridge, outside Dartmoor National Park, that could accommodate 1mw or 2mw wind turbines. All technically possible sites have been included in this Consultation. This enables feedback to be provided on all sites. This feedback, along with further technical and land availability investigations, will be used to help decide which sites will be included in the next version of the Local Plan (the 'Proposed Submission' version of the Local Plan, which will be consulted on next summer).
- 2.11 All wind turbine development has the potential to affect ecology, the landscape, the historic environment, local amenity and aviation. The site sensitivities set out for each wind site option highlight the main constraints affecting each site following a desktop analysis. Some constraints are more significant than others and further investigation into some sites may result in the site being ruled out through the Strategic Environmental Assessment / Sustainability Appraisal or Habitats Regulation assessment.

- 2.12 However, wind is a highly constrained development type, with the appropriateness and viability of development at particular sites often requiring investigation through extensive site-specific surveys.
- 2.13 It has therefore been necessary for the Local Plan to identify some suitable site options through the allocation process which is based upon supporting technical data from the Low Carbon Study and additional assessment of physical site factors to focus development opportunities for wind energy.

Draft Renewable Wind Energy Policy

The following sites are allocated for wind turbine development at:

[Sites to be confirmed following consultation]

On these sites (and others where wind turbine development has been demonstrated to be suitable), development will be permitted where, on balance, the contribution towards renewable energy provision and climate change mitigation outweighs significant harm, which cannot be mitigated, in relation to the following:

- a) the impact of the scheme, together with any cumulative issues, on landscape character, with particular respect to Dartmoor National Park;
- b) biodiversity and geodiversity;
- c) flood risk and water quality;
- d) significance of heritage assets;
- e) agricultural land quality;
- f) residential amenity;
- g) safety; and
- h) aviation and telecommunications.

All proposals must demonstrate that they would not affect the integrity of a European Protected Site.

Wind development will be removed once no longer in economic use and the land restored.

Supporting Text

2.14 The following text explains some of the considerations arising in a) – h) in the policy text above.

Landscape Character

- 2.15 The impact of a wind energy development on the landscape can be linked to the lifetime of the project and the extent to which the development is reversible at the end of its consented operational lifetime.
- 2.16 The layout and design should be informed by a Landscape and Visual Impact Assessment. The detail of this assessment will depend upon the scale of the proposed development and whether or not the Environmental Impact Assessment (EIA) Regulations apply.
- 2.17 It is preferable that heights are in proportion with, and do not overwhelm, the scale of hills, ridges, woodlands and fields. In addition, wind turbines need to respect the hierarchy of elements in the landscape and do not compete, or create clutter when seen together, with other man-made landscape elements such as pylons.

- 2.18 As there are local variations in landscape character and sensitivity within a Landscape Character Area (LCA), a site-specific analysis should be undertaken to identify specific landscape and visual issues. It is important to consider the potential impact on landscape characteristics, special qualities of landscape designations and potential impact on key views.
- 2.19 The [*Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in the Teignbridge Landscape study \(March 2017\)*](#) contains further guidance on strategic patterns of landscape sensitivity across Teignbridge and how to consider landscape in planning applications for wind energy developments.

Biodiversity

- 2.20 Wind energy developments have the potential to impact on ecology and biodiversity. Ecological survey findings should be used to help shape the development proposal to deliver a scheme which results in no net loss to biodiversity, and aims to deliver ecological enhancement. In particular potential impact on birds needs to be assessed, with some species being particularly vulnerable or sensitive to wind developments.
- 2.21 Any potential impact on bats also needs to be taken into account. It is therefore important to assess local bat populations and their use of the proposed site for foraging and migrating. The siting of the turbine/s is the key to avoiding impact on bats, for example by distancing the turbine from bat foraging features such as wetland and hedges. Bat surveys therefore play a key role in selecting the most appropriate siting for turbine/s and are considered necessary in most cases.

Flood Risk

- 2.22 Proposals for wind energy development may require a Flood Risk Assessment. When designing measures to manage runoff, installation of SUDS drainage techniques, such as shallow swales or infiltration trenches to replicate natural drainage characteristics should be incorporated and any access tracks should be permeable. The culverting of existing watercourses and drainage ditches should be avoided.

Heritage

- 2.23 Wind energy developments generally have the potential to affect heritage assets (archaeological sites, monuments, buildings and landscape features) both above and below ground.
- 2.24 Above ground impacts may include the effects on the setting of Listed Buildings and Scheduled Monuments as well as on the Historic Landscape Character of Teignbridge. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to have “special regard to the desirability of preserving” listed buildings and their settings. This means that the setting of designated heritage assets must be appropriately assessed and considerable importance and weight will be given to the desirability of preserving the setting of listed buildings when the applications are determined.
- 2.25 Where wind energy proposals lie within a visual envelope of designated heritage assets, planning applications should be supported by an assessment of the setting of historic assets using the latest English Heritage guidance.
- 2.26 Below ground impacts may include direct impacts on archaeological deposits through ground disturbance associated with ground levelling, piling, trenching, foundations, fencing, temporary haul routes etc.
- 2.27 Development will also need to accord with the provisions of Local Plan policies EN16 – Heritage Assets and EN17 – Conservation Areas.

Agricultural Land

- 2.28 Wind energy development proposals should seek to minimise impact on the availability of the land for food production; ensure that the land around the facility can continue to be used for agricultural purposes and minimise disturbance to agricultural land and field boundary features.
- 2.29 When development is located on agricultural land it should be temporary, capable of removal and reversible (i.e. at the end of the life of the development the land can be return to its pre-development condition).

Residential Amenity

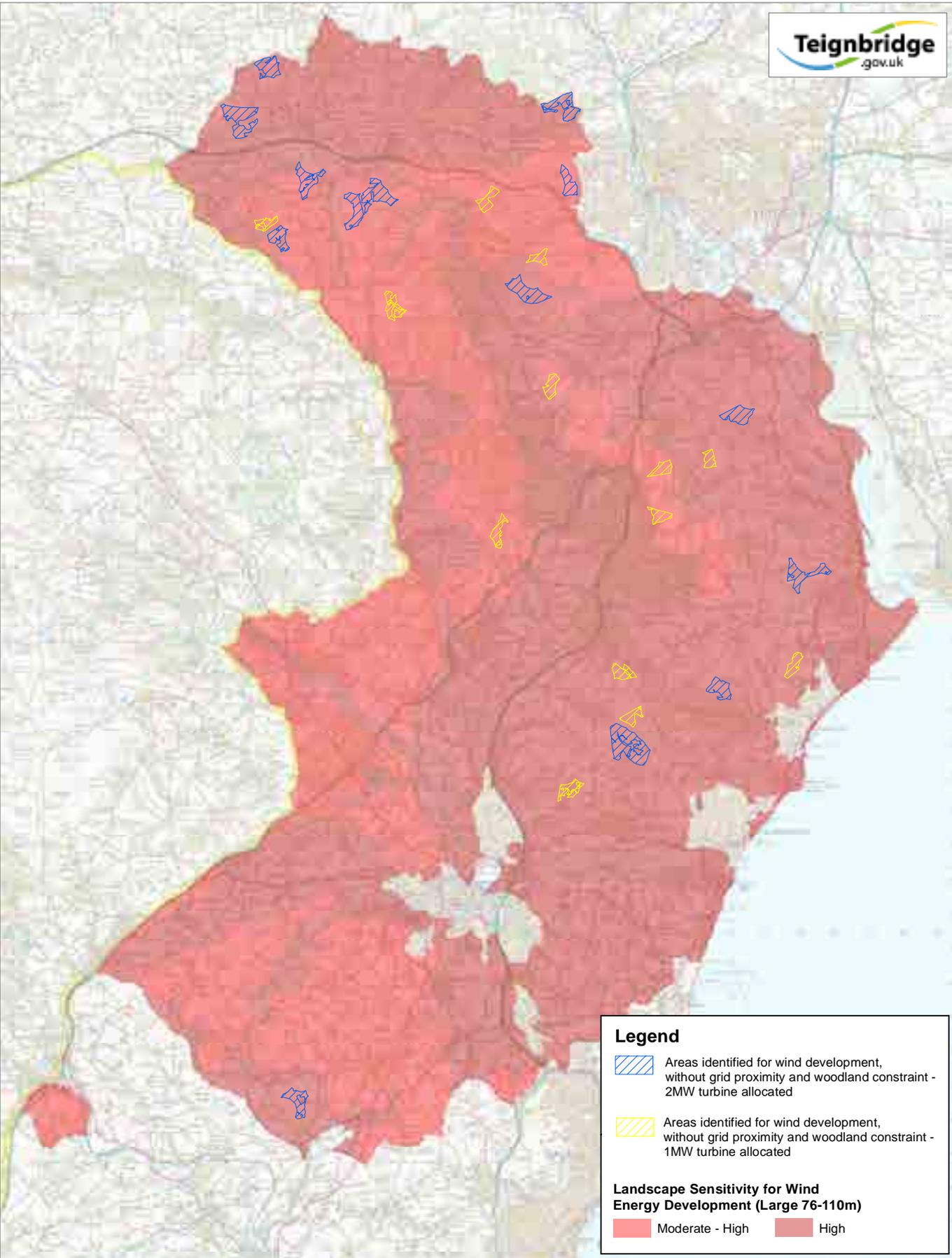
- 2.30 The relationship of renewable energy developments to residential amenity will need to be addressed where nearby properties exist. The impact on the amenity of residential dwellings must be considered.
- 2.31 Development will need to accord with the provisions of Local Plan Policy H11: Residential Amenity with particular emphasis on identified impacts of dominance, flicker and overshadowing/ loss of light.
- 2.32 Noise implications from movement of the blades through the air and mechanical noise from the generator and any associated gearbox require consideration. A noise report undertaken by a qualified acoustician is required as part of any wind turbine planning application. This will enable an assessment of the noise produced by the turbine, both on its own and cumulatively with any other turbines in the area, and whether it will have an adverse effect on the amenity of nearby noise sensitive premises (e.g. homes, schools).

Safety

- 2.33 Appropriate safety and site security measures should be taken for new sites. Consideration should be given for the minimal length and height of security fencing in countryside locations. Natural features, such as hedgerows should be used to assist in site security and/or screen security fencing.
- 2.34 The use of security lighting should be minimised. Wherever possible passive infra-red technology and lighting designed in a manner which minimises light pollution and impacts on biodiversity, in particular bats, needs to be used.
- 2.35 When in close proximity to highways, turbines should wherever possible be located away from junctions, tight bends and crossings. Highways England or Network Rail can advise for locations near trunk roads or railway lines.

Aviation & Telecommunications

- 2.36 Implications for aviation and electromagnetic transmissions need to be addressed, a single wind turbine can for instance cause air traffic safety problems due to representing a potential collision risk for low flying aircraft, especially if near an aerodrome.
- 2.37 Wherever possible the siting of wind turbines should avoid radio and microwave signal corridors and impacts upon domestic TV and radio reception. If this is not possible, mitigation measures may be required.
- 2.38 The following Map (3 - Wind map) shows an overview of the wind sites assessed. Note; Not all these sites are being consulted upon as options, following the SA/SEA and HRA process.



Legend

-  Areas identified for wind development, without grid proximity and woodland constraint - 2MW turbine allocated
-  Areas identified for wind development, without grid proximity and woodland constraint - 1MW turbine allocated

Landscape Sensitivity for Wind Energy Development (Large 76-110m)

-  Moderate - High
-  High

Map 3 - Wind Map

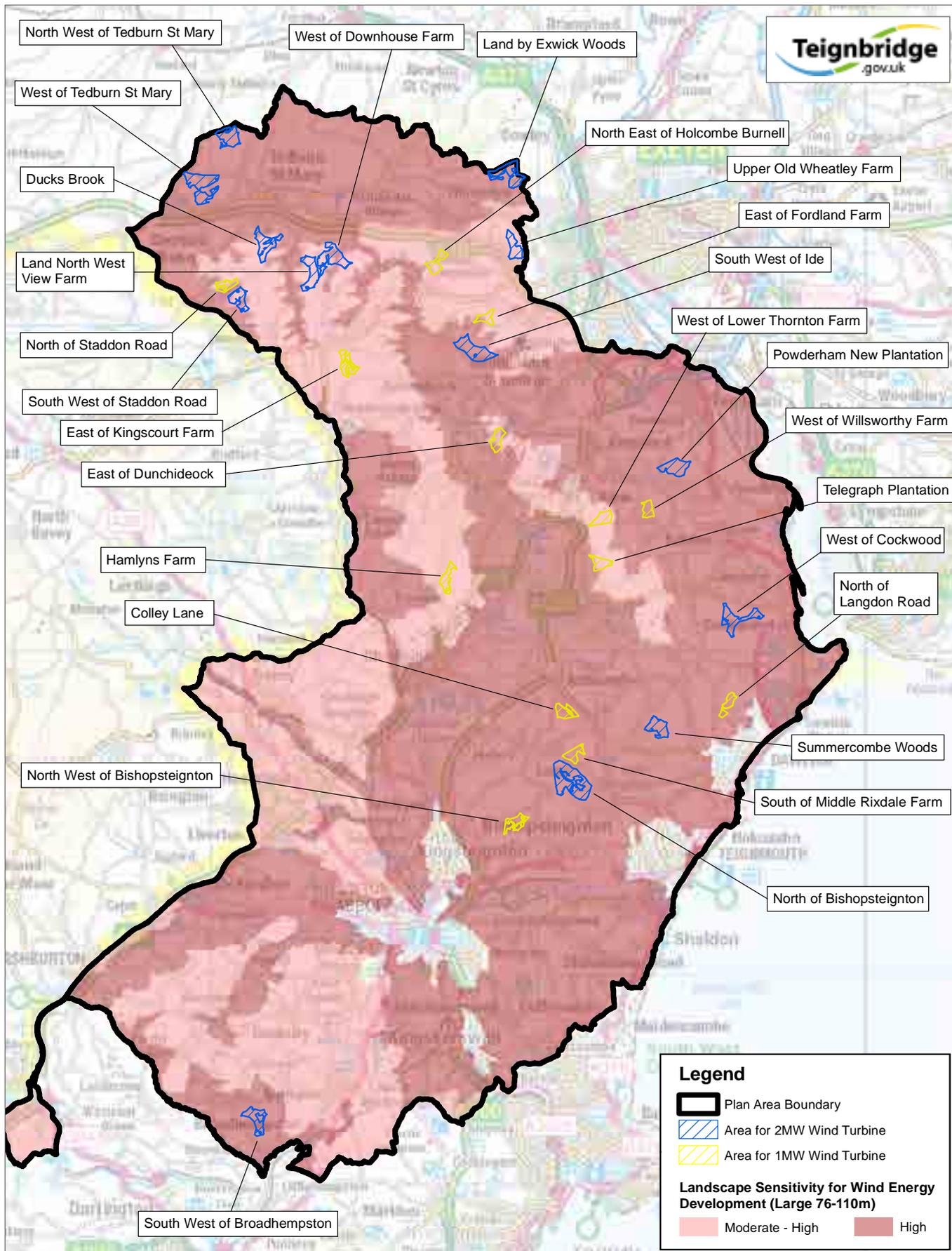
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Wind Site Options

List of Sites

- Wind Site 1 - East of Kingscourt Farm, Dunsford
- Wind Site 2 - North West of Bishopsteignton
- Wind Site 3 – North East of Holcombe Burnell
- Wind Site 4 – Colley Lane, Ideford
- Wind Site 5 – East of Dunchideock
- Wind Site 6 – North of Langdon Road, Dawlish
- Wind Site 7 – Hamlyns Farm, Chudleigh
- Wind Site 8 – West of Lower Thornton Farm, Kenn
- Wind Site 9 – Telegraph Plantation
- Wind Site 10 – South of Middle Rixdale Farm, Ideford
- Wind Site 11 – North of Staddon Road, Dunsford
- Wind Site 12 – West of Willsworthy Farm, Kenn
- Wind Site 13 – East of Fordland Farm, Ide
- Wind Site 14 – North of Bishopsteignton
- Wind Site 15 – West of Tedburn St Mary
- Wind Site 16 – South West of Ide
- Wind Site 17 – West of Downhouse Farm
- Wind Site 18 – Land by Exwick Woods
- Wind Site 19 – West of Cockwood
- Wind Site 20 – Ducks Brook, Tedburn St Mary
- Wind Site 21 – Land North of West View Farm
- Wind Site 22 – Powderham New Plantation
- Wind Site 23 – South of Broadhempston
- Wind Site 24 – North West of Tedburn St Mary
- Wind Site 25 – Summercombe Woods, Dawlish
- Wind Site 26 – South West of Staddon Road, Dunsford
- Wind Site 27 – Upper Old Wheatley Farm, Exeter



District Overview of Wind Site Options

Scale:
1:150,000

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Wind Site 1 - East of Kingscourt Farm, Dunsford

Ref: WS1

Address: East of Kingscourt Farm, Dunsford

Parish: Dunsford/Doddiscombsleigh

Size: 21ha

Description

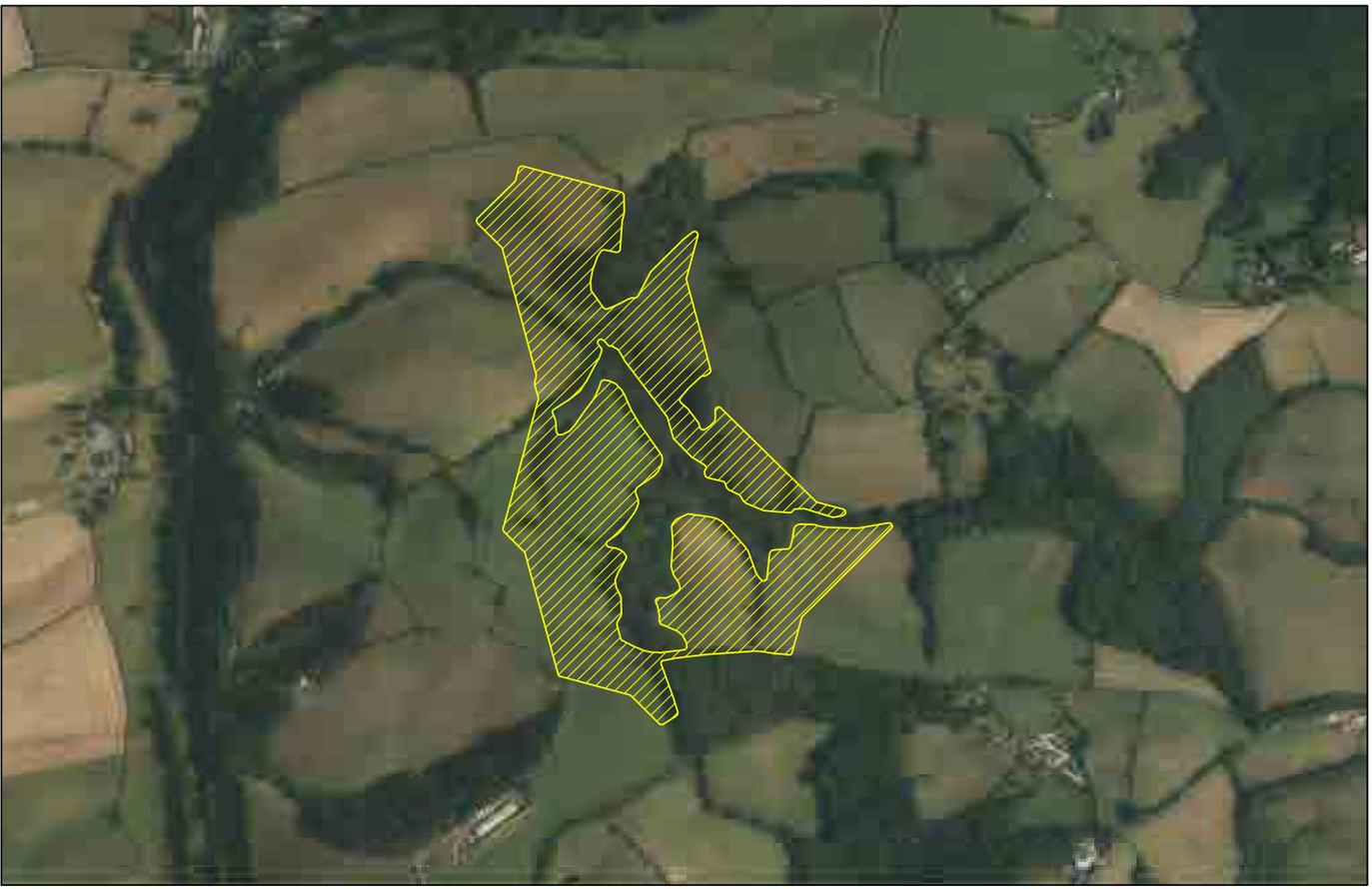
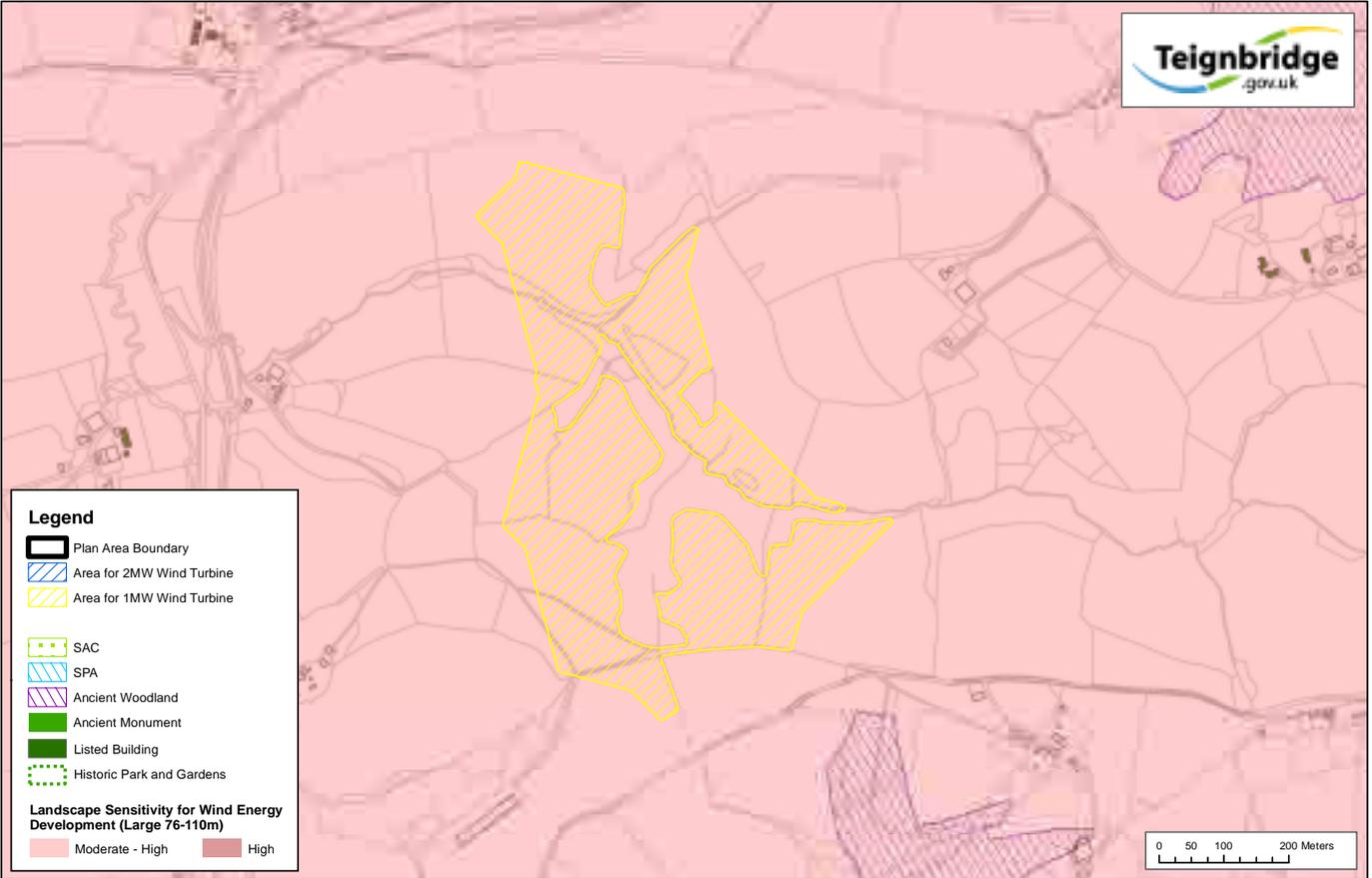
The site is approximately 2.7km east of Dunsford village. It lies to the east of Kingscourt Farm and Kolora Park, which are located to the east of the B3193 and south of the B3212 and Cotley Lane.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Proximity to Dartmoor National Park (approx. 1.5km). The site may be visible from the National Park, but the distance of the site from the National Park boundary will reduce its visual impact. However, the level of harm will depend on siting, size and numbers of turbines introduced onto the land.
- Within 10km of the Exe Estuary SAC/Ramsar Site/SSSI Dartmoor and South Dartmoor Woods SACs.
- Proximity to Ancient Woodland.
- Cirl Bunting presence likely.
- Proximity to Unconfirmed Wildlife Sites at Eastern Hill and Lowley Woods, Goose Green, Cotley Lane and Kingscourt Farm.
- Moderate – high landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.



Wind Map Site 1: East of Kingscourt Farm (21ha)



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Wind Site 2 - North West of Bishopsteignton

Ref: WS2

Address: North west of Bishopsteignton

Parish: Bishopsteignton (small part Kingsteignton)

Size: 19ha

Description

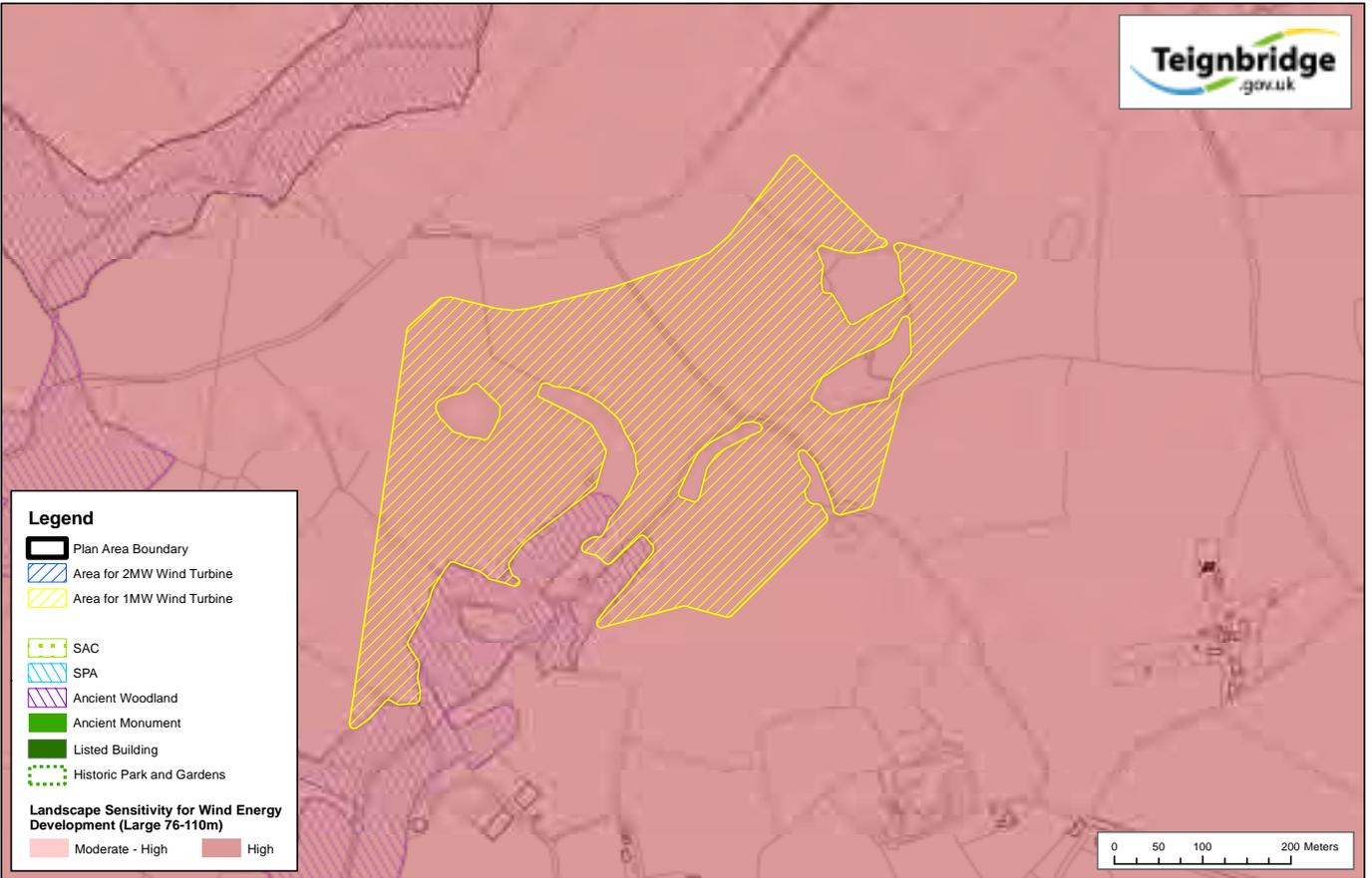
The site lies to the south of Humber Lane and is approximately 1km north west of Bishopsteignton. It includes land around Kiln Copse and Lendy Hill Copse.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI.
- Proximity to Grey Long Eared Bat Maternity Roost, with potential for bat presence on site - further investigation may result in the site being omitted from possible wind site options.
- Potential for Barbestelle bats - further investigation may result in the site being omitted from possible wind site options.
- Within the South Hams SAC Landscape Connectivity Zone.
- Cirl Bunting presence likely.
- Proximity to County Wildlife Site at Ashwell and Unconfirmed Wildlife Site at Durley Wood.
- Great Crested Newt presence possible.
- High landscape sensitivity and possible views from the estuary.
- Setting of heritage assets.
- Residential amenity.
- Feedback from industry representatives that combination of ecology and landscape constraints may discourage wind turbine developers.



Wind Map Site 2: North West of Bishopsteignton (19ha)



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Wind Site 3 – North East of Holcombe Burnell

Ref: WS3

Address: North East of Holcombe Burnell

Parish: Holcombe Burnell

Size: 19ha

Description

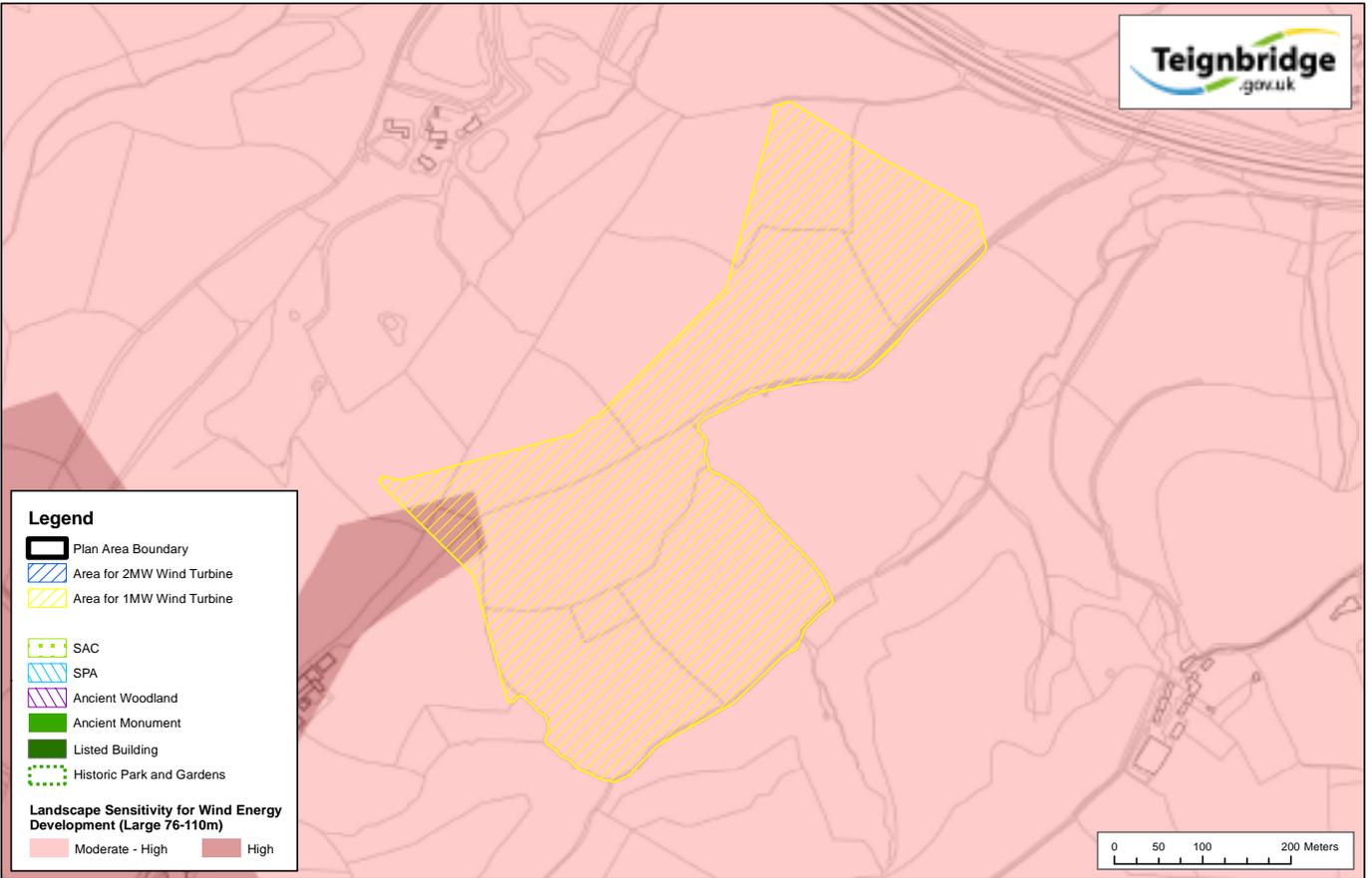
The site lies to the south west of the A30, and approximately 500m north of the B3212 through Longdown.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI, Dawlish Warren SAC/NNR/SSSI and Dartmoor SAC.
- Proximity to County Wildlife Sites at Cutteridge Farm Field and Springdale Farm, and Unconfirmed Wildlife Site at Gultimore Brake.
- Moderate-high landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.



Wind Map Site 3: North East of Holcombe Burnell (19ha)



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Wind Site 4 – Colley Lane

Ref: WS4

Address: Colley Lane, Ideford

Parish: Bishopsteignton

Size: 19ha

Description

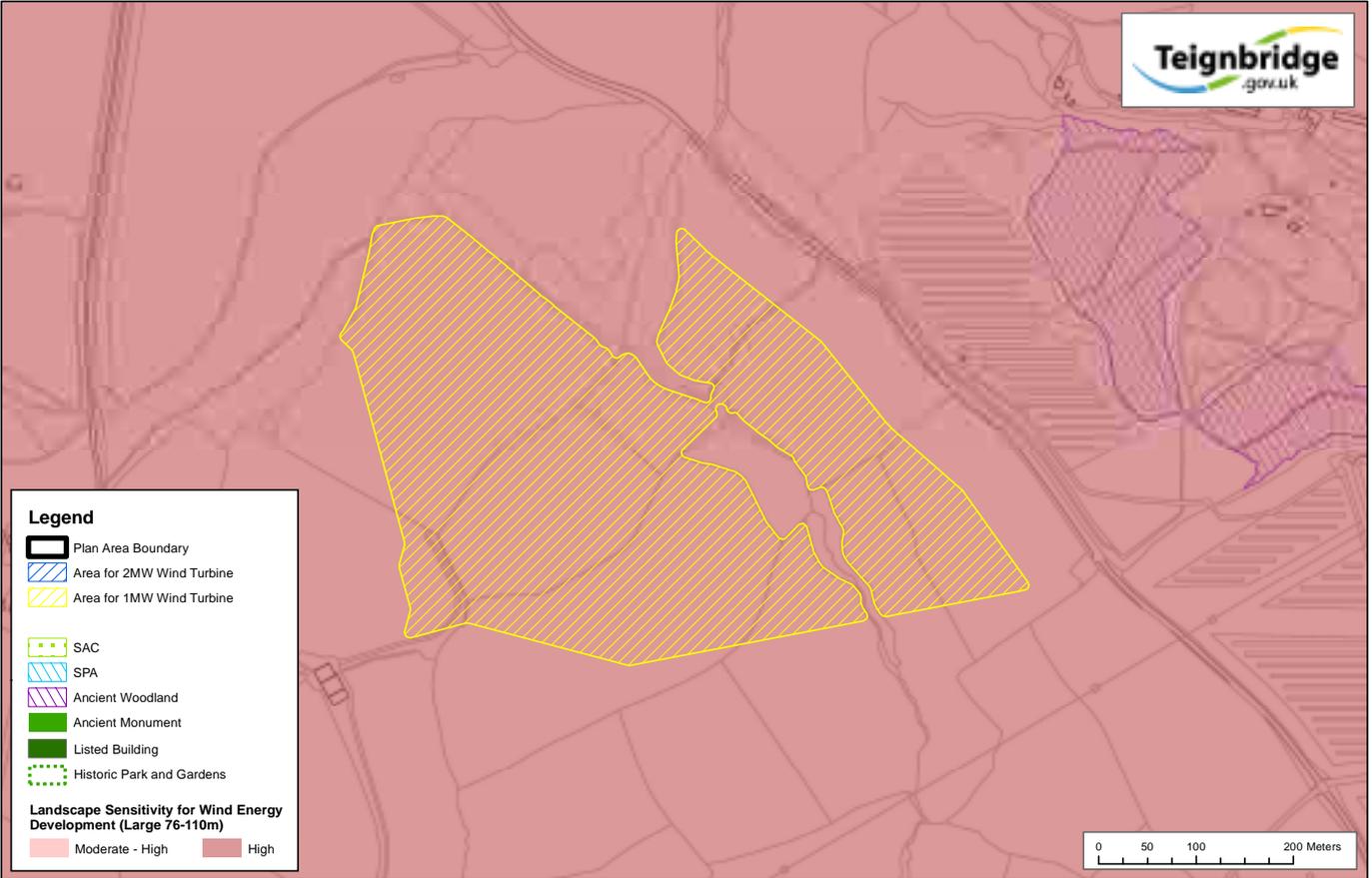
The site lies to the west of the B3192 (Colley Lane) and east of Rixafer Road, approximately 1.1km north of Luton and 1.4km north east of Ideford.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Site overlaps a Sustenance Zone associated with Chudleigh Caves and Woods SSSI component part of the South Hams Special Area of Conservation, with radio-tracked flyways and foraging areas - further investigation may result in the site being omitted from possible wind site options.
- Adjacent to Haldon Heaths SSSI and within RSPB's Haldon Important Bird Area (possible candidate Special Area of Conservation) - further investigation required.
- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI.
- Cirl Bunting presence likely.
- Proximity to Lower Charlwood Copse Ancient Woodland and County Wildlife Sites at Higher Charlwood (secondary woodland, with willow stands developed over former heath/mire) and Charlwood Copse (ancient woodland & plantation on ancient woodland site)
- Great Crested Newt presence possible.
- High landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.



Wind Map Site 4: Colley Lane (19ha)



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Wind Site 5 – East of Dunchideock

Ref: WS5

Address: East of Dunchideock

Parish: Dunchideock and Kenn

Size: 18ha

Description

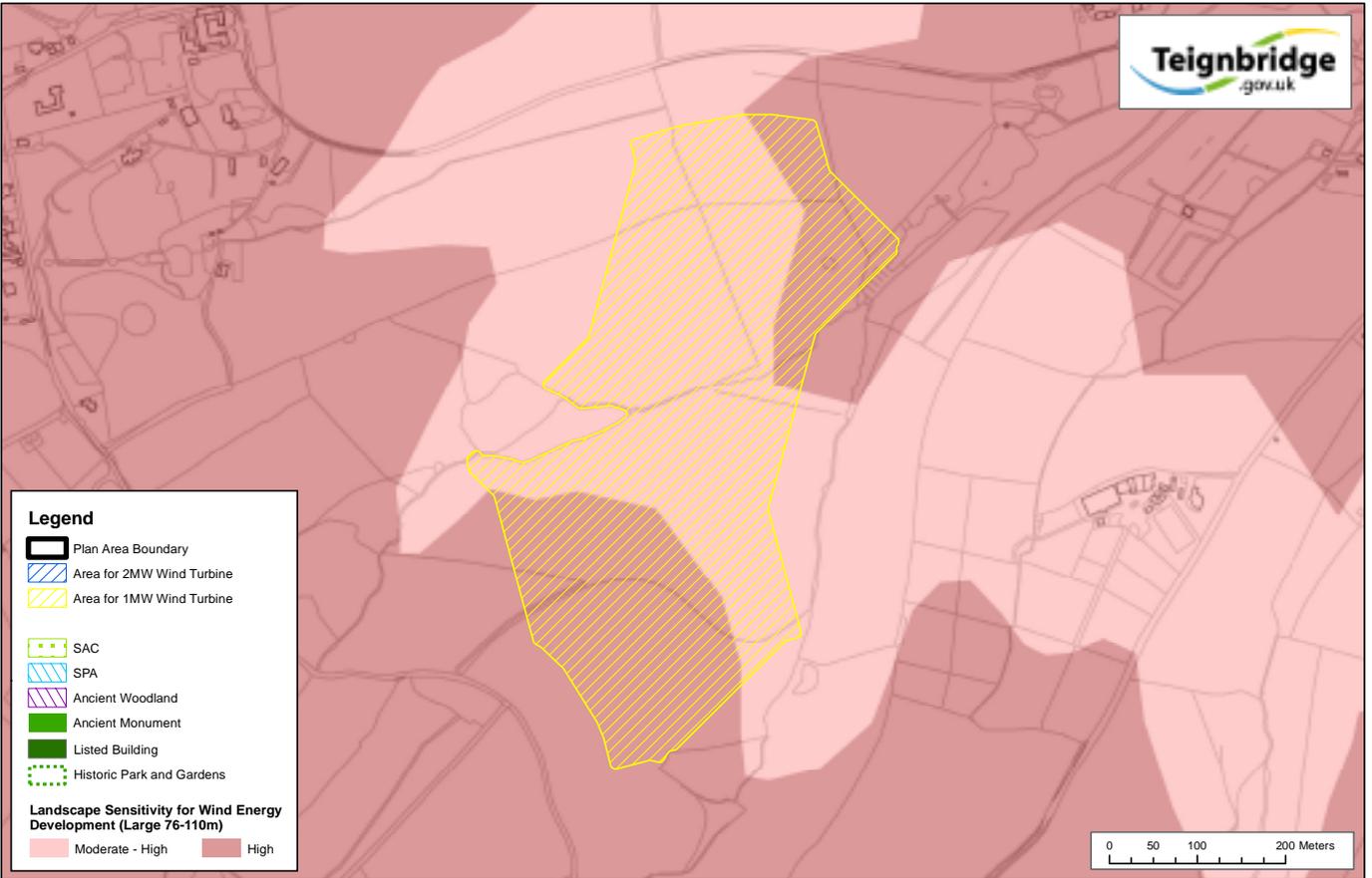
The site lies approximately 1km south east of Dunchideock and approximately 700m south west of Clapham.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dartmoor and South Dartmoor Woods SACs.
- Within the South Hams SAC Landscape Connectivity Zone and nearby Greater Horseshoe Bat roost.
- Proximity to Haldon Heath SSSI (heath & conifer plantation on a former heathland site and bird & invertebrate interest).
- Proximity to Unconfirmed Wildlife Sites at Lower Byes (broadleaved woodland), Dunchideock (broadleaved woodland & semi-improved neutral grassland) and Borough Woods (broadleaved woodland).
- High and moderate – high landscape sensitivity.
- Setting of heritage assets – most notably Grade II* Listed Haldon Belvedere, whose setting is likely to be affected by wind turbine development - further investigation required.
- Residential amenity.
- Feedback from industry representatives that proximity to prominent Grade II* Listed Building may discourage wind turbine developers.



Wind Map Site 5: East of Dunchideock (18ha)



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Wind Site 6 – North of Langdon Road, Dawlish

Ref: WS6

Address: North of Langdon Road, Dawlish

Parish: Dawlish

Size: 18ha

Description

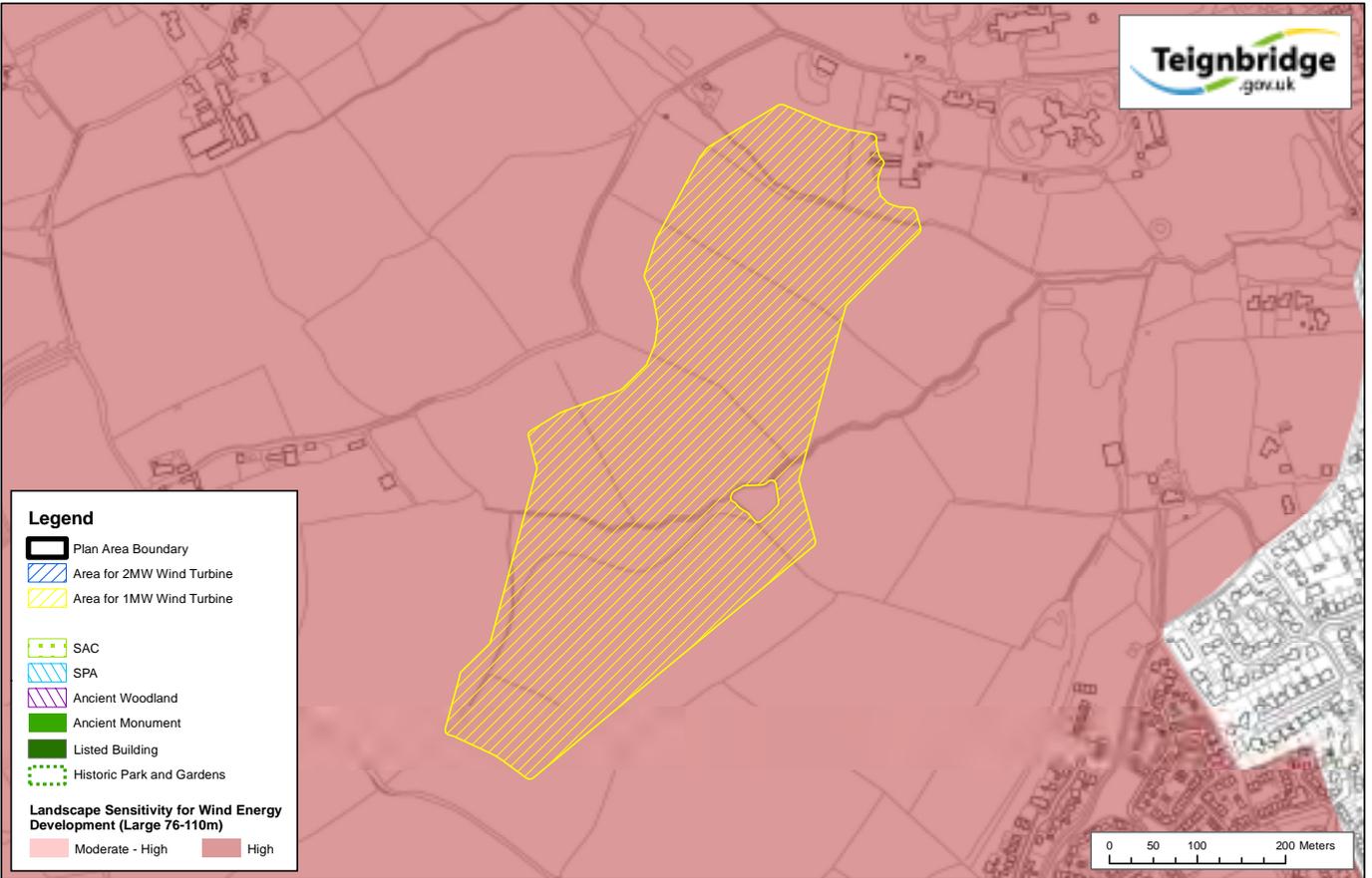
The site lies to the north of Dawlish. It extends from Langdon Hospital towards Langdon Road and recent and allocated development to the north of Dawlish.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 2km of the Exe Estuary SAC/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI.
- Within the South Hams SAC Landscape Connectivity Zone.
- Cirl Bunting presence likely.
- Proximity of Langdon Fields County Wildlife Site (mixed farmland with bird interest) and Langdon Copse Unconfirmed Wildlife Site (broadleaved woodland and semi-improved grassland).
- High landscape sensitivity.
- Setting of heritage assets.
- Residential amenity of existing dwellings.
- Feedback from industry representatives that proximity of large scale existing hospital and allocated residential development may discourage wind turbine developers.



Wind Map Site 6: North of Langdon Road (18ha)



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Wind Site 7 – Hamlyns Farm, Chudleigh

Ref: WS7

Address: Hamlyns Farm, Chudleigh

Parish: Chudleigh

Size: 17ha

Description

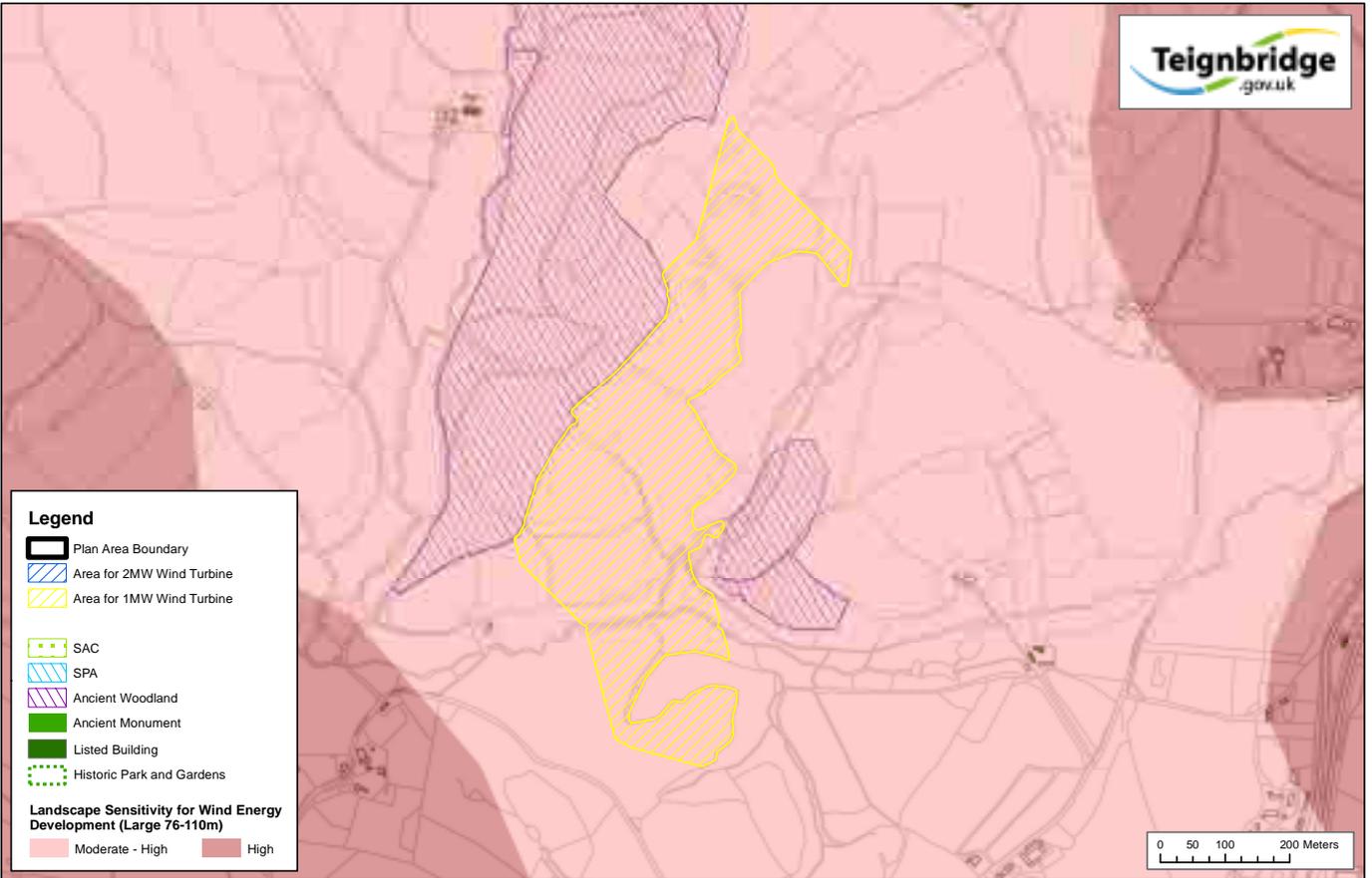
The site lies to the north of the A38, approximately 1.5km east of Trusham. It is situated between Emridge Woods and Whiteway Wood.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dartmoor and South Dartmoor Woods SACs.
- Within the South Hams SAC Sustenance Zone and Landscape Connectivity Zone - further investigation may result in the site being omitted from possible wind site options.
- Proximity to Haldon Forest SSSI (heath & conifer plantation on a former heathland site. Bird & invertebrate interest) - further investigation may result in the site being omitted from possible wind site options.
- Proximity to Ancient Woodland.
- Proximity to Unconfirmed Wildlife Sites at Whiteway House (parkland), Hamlyns Farm (old orchard and semi-improved/ unimproved grassland), Higher Ranscombe (semi-improved/ unimproved grassland), Higher Ranscombe Bridge (possible unimproved/SI grassland) and Lower Ranscombe (unimproved neutral grassland).
- Cirl Bunting presence likely.
- Great Crested Newt presence likely due to adjacent ponds.
- Combination of ecology constraints may discourage wind turbine developers.
- Moderate - high landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.
- Feedback from industry representatives that significant ecology constraints would be likely to discourage wind turbine developers.



Wind Map Site 7: Hamlyns Farm (17ha)



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Wind Site 8 – West of Lower Thornton Farm, Kenn

Ref: WS8

Address: West of Thornton Farm, Kenn

Parish: Kenn

Size: 17ha

Description

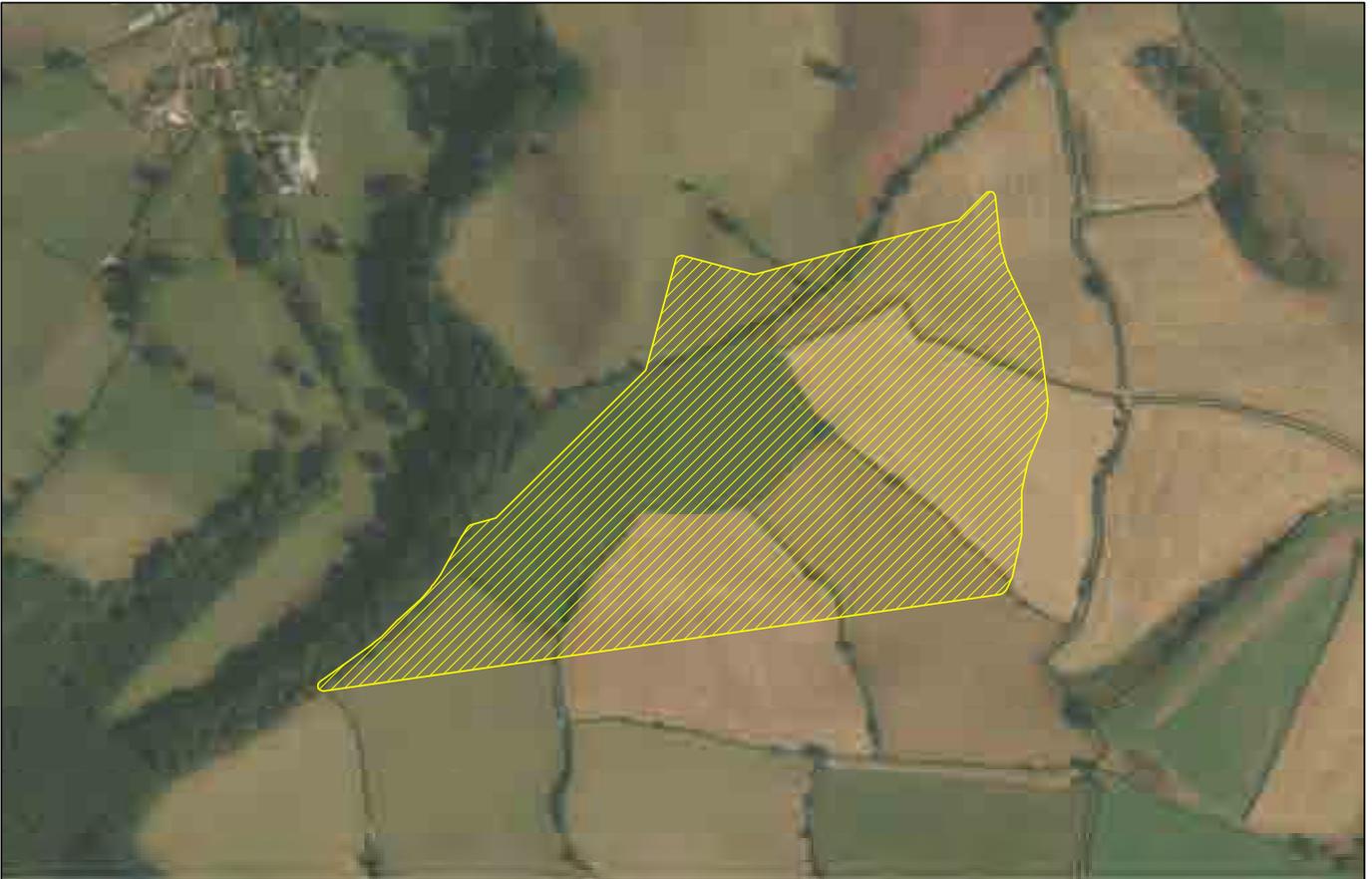
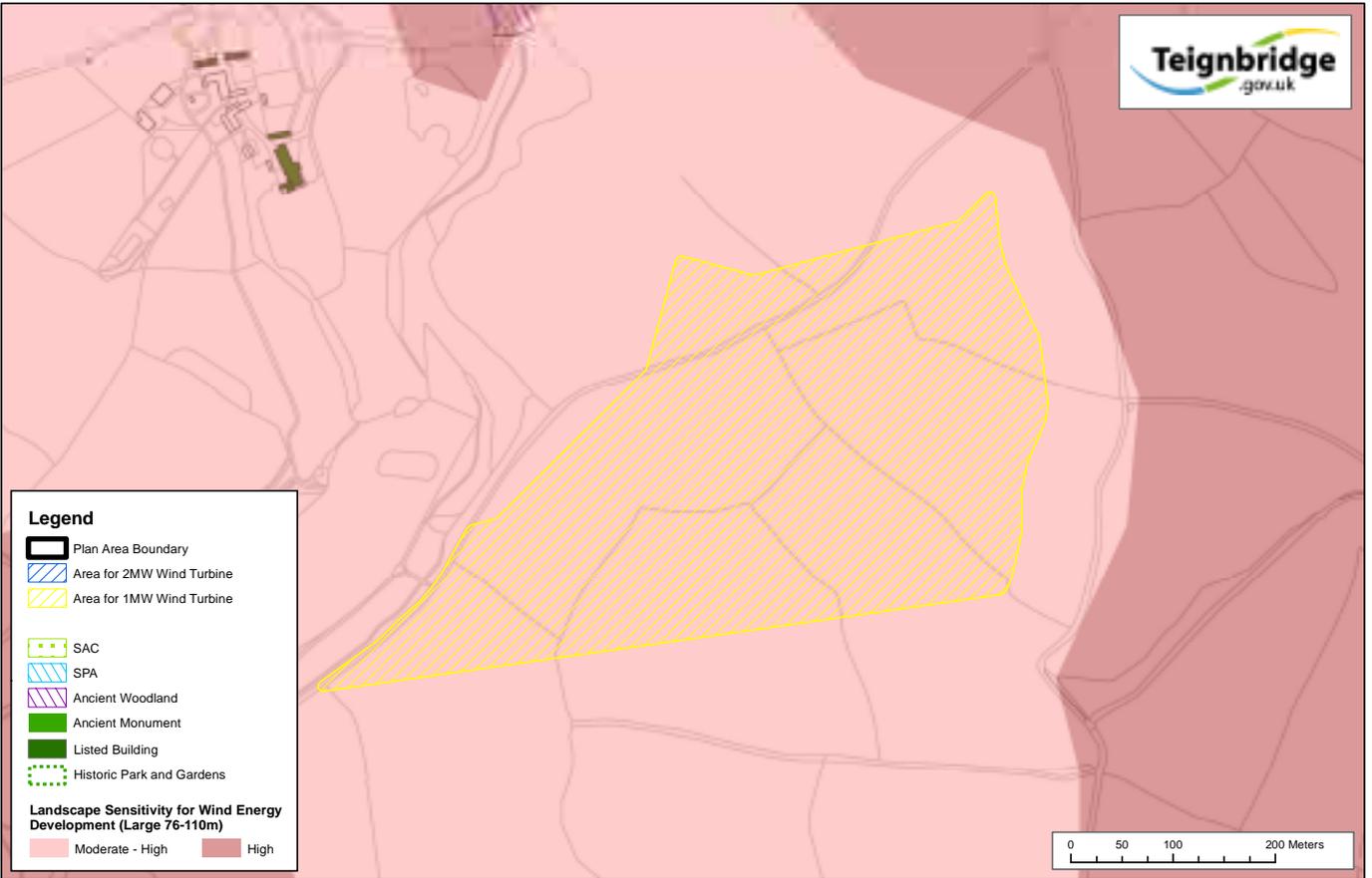
The site lies approximately 500m east of the A380 at Telegraph Hill and to the south of St Andrew's Lane public right of way.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI.
- Within the South Hams SAC Landscape Connectivity Zone.
- Cirl Bunting presence likely.
- Proximity to Unconfirmed Wildlife Sites at Bickham Wood, Bickham Farm and Bickham House.
- Great Crested Newt presence possible.
- Moderate - high landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.
- Feedback from industry representatives that proximity to the village may discourage wind turbine developers.



Wind Map Site 8: West of Lower Thornton Farm (17ha)



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Wind Site 9 – Telegraph Plantation

Ref: WS9

Address: Telegraph Plantation

Parish: Kenn and Kenton

Size: 16ha

Description

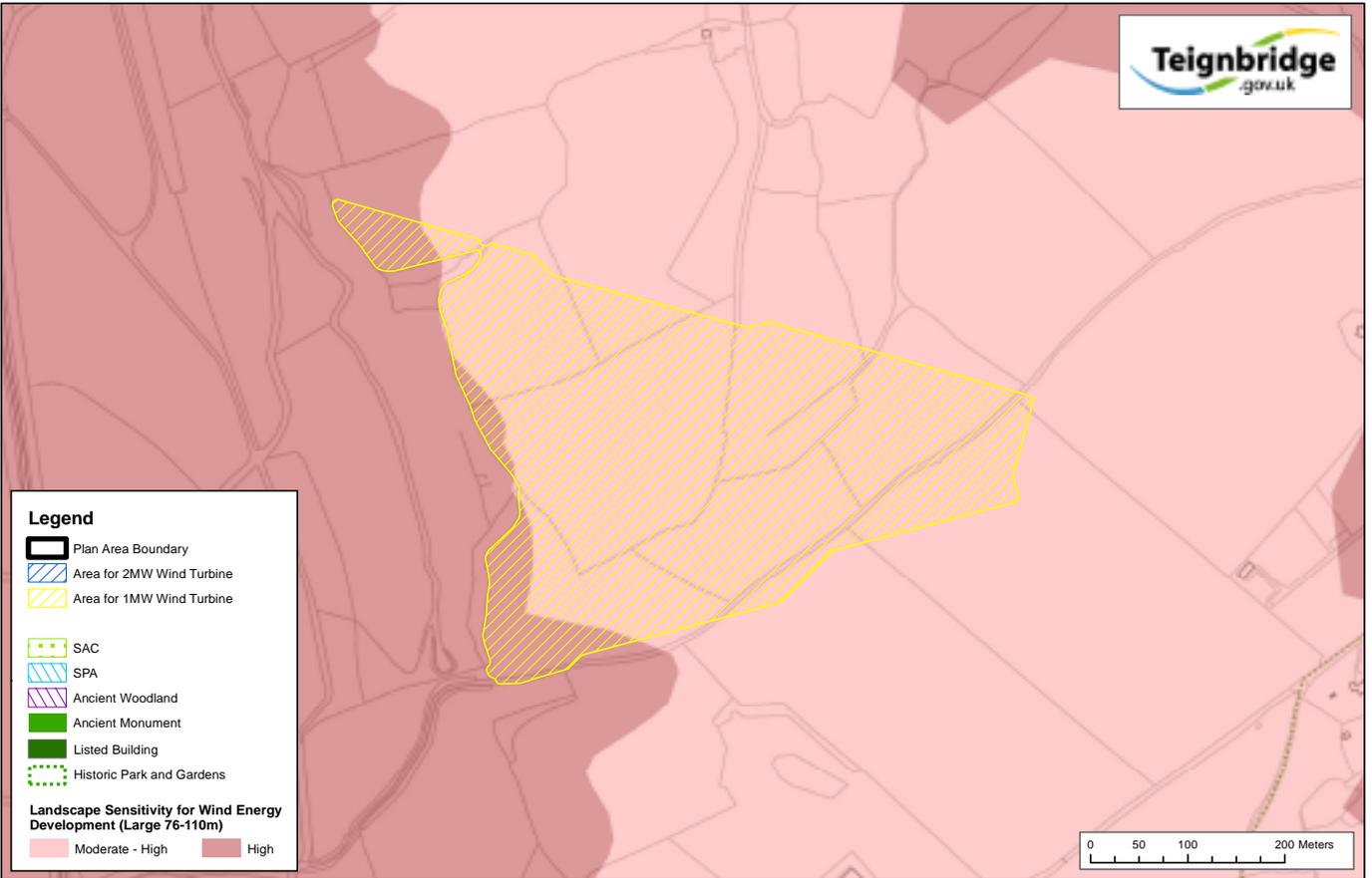
The site lies approximately 600m east of the A380 and 600m north west of Oxton House. It is situated mainly to the north of Holloway Lane public right of way.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI.
- Within the South Hams SAC Landscape Connectivity Zone.
- Cirl Bunting presence likely.
- Great Crested Newt presence possible.
- Moderate - high landscape sensitivity.
- Setting of heritage assets, including Oxton Registered Park and Garden, which lies in close proximity to parts of the site.
- Residential amenity.
- Feedback from industry representatives that topography may be a constraint, as the site lies on the leeward side of a hill (ie more sheltered from the prevailing wind direction).



Wind Map Site 9: Telegraph Plantation (16ha)



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Wind Site 10 – South of Middle Rixdale Farm, Ideford

Ref: WS10

Address: South of Middle Rixdale Farm, Ideford

Parish: Bishopsteignton

Size: 16ha

Description

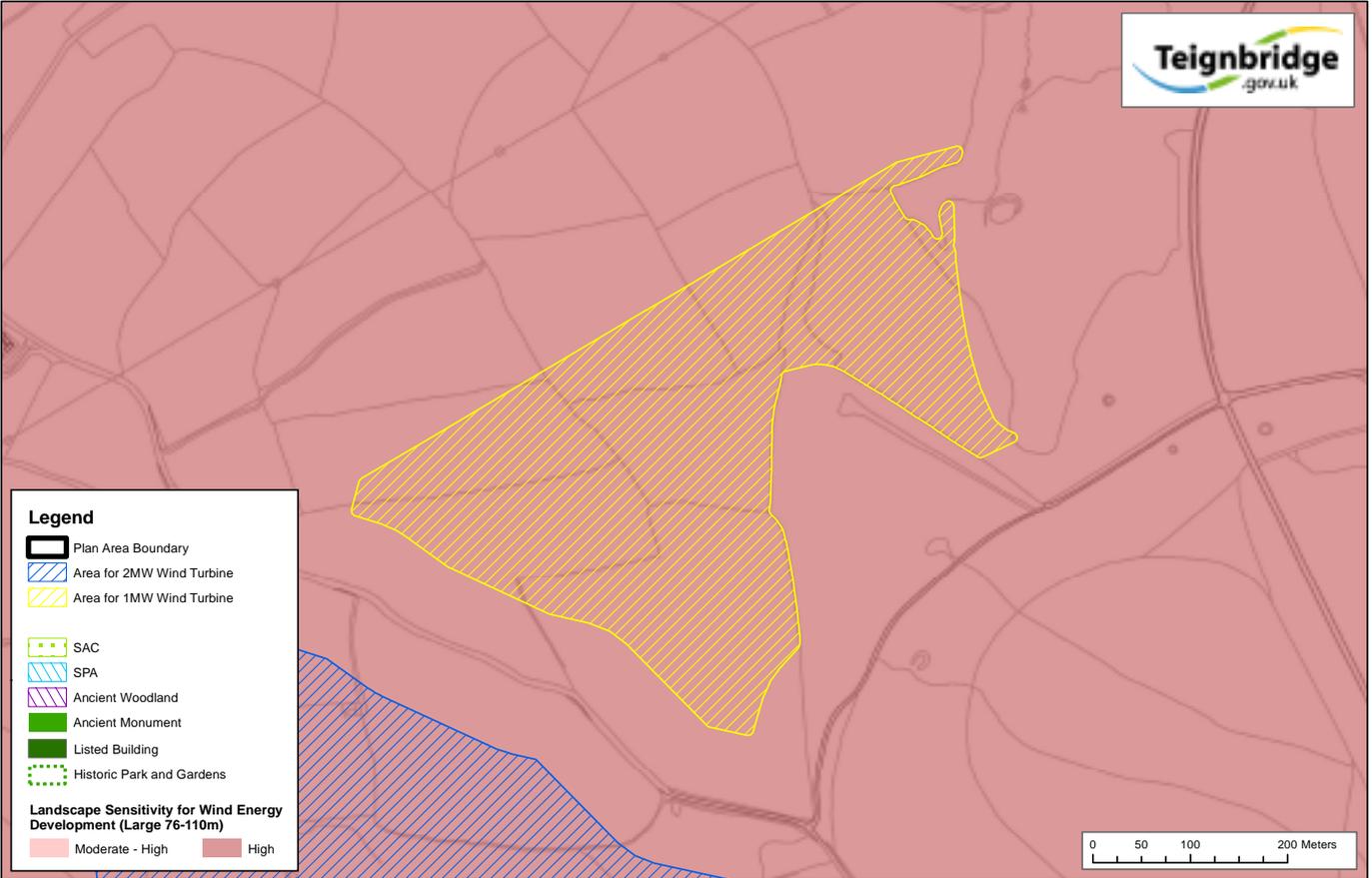
The site to the west of the B3192 (Colley Lane), approximately 500m east of Luton.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI.
- Within the South Hams SAC Landscape Connectivity Zone, with radio tracked bat flyways.
- Within area highlighted for Selected Priority Species, which is likely to include grey long eared bats - further investigation further investigation required.
- Proximity to Little Haldon Heaths SSSI (wet and dry heath, lowland bog, Molinia mire, rush pasture, unimproved acidic grassland, wet secondary broadleaved woodland, alder & willow carr & pin) - further investigation required.
- Proximity to County Wildlife Site Little Haldon (N) (heath with associated acid grassland, wet woodland and scrub and small patches of wet heath, rush pasture & bracken) that functions as Functionally Linked Land to the SSSI - further investigation required.
- Within RSPB's Haldon Important Bird Area (possible candidate Special Area of Conservation) - further investigation required.
- Cirl Bunting presence likely.
- Great Crested Newt presence possible.
- High landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.



Wind Map Site 10: South of Middle Rixdale Farm (16ha)



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Wind Site 11 – North of Staddon Road, Dunsford

Ref: WS11

Address: North of Staddon Road, Dunsford

Parish: Dunsford

Size: 13ha

Description

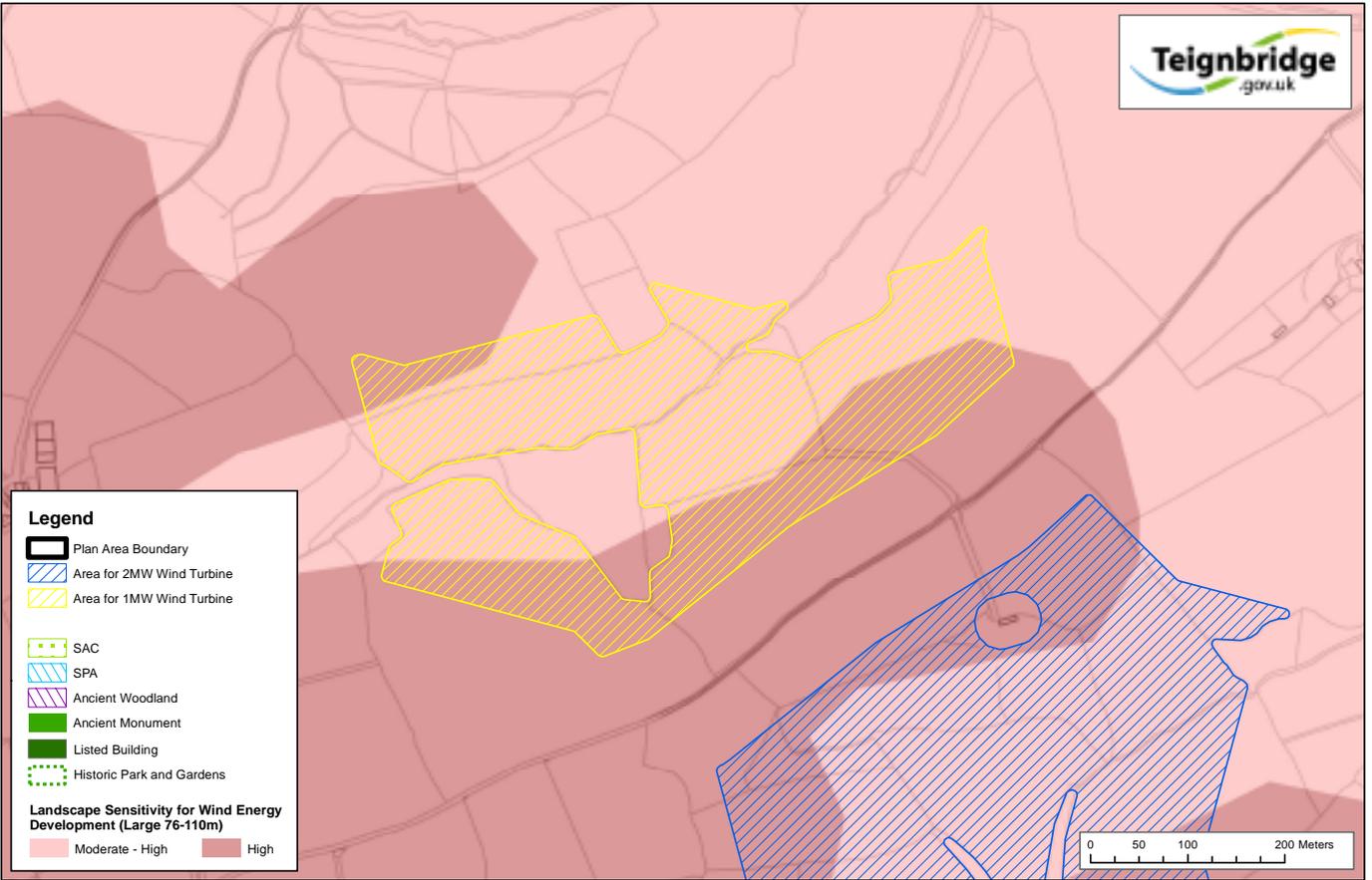
The site lies to the north of Staddon Road, approximately 2km north of Dunsford.

Potential Site Opportunities

- Low carbon energy production.

Potential Site Sensitivities

- Proximity to Dartmoor National Park (approx. 600m from boundary). Discussion has taken place with Dartmoor National Park Authority, which has strong concerns about the development of the site, because of the potential for a harmful effect on the setting of the National Park. The significance of this impact will depend on the position of the turbine, its size and whether multiple turbines are introduced into this landscape - further investigation required.
- Within 10km of Dartmoor and Dartmoor Woods SACs.
- Proximity to County Wildlife Site at Moor Field (unimproved neutral grassland with small areas of semi-improved neutral grassland and marshy grassland), Other Site of Wildlife Interest at Brookdown Fields (semi-improved neutral grassland) and Unconfirmed Wildlife Site at Staddon Road Wood (broadleaved woodland).
- Proximity to streams and woodland.
- Cirl Bunting presence likely.
- Mainly moderate - high landscape sensitivity.
- Setting of heritage assets.
- Residential amenity.
- Feedback from industry representatives that proximity to Dartmoor National Park is likely to discourage wind turbine developers.



Wind Map Site 11: North of Staddon Road(13ha)



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Wind Site 12 – West of Willsworthy Farm

Ref: WS12

Address: West of Willsworthy Farm, Kenn

Parish: Kenton

Size: 13ha

Description

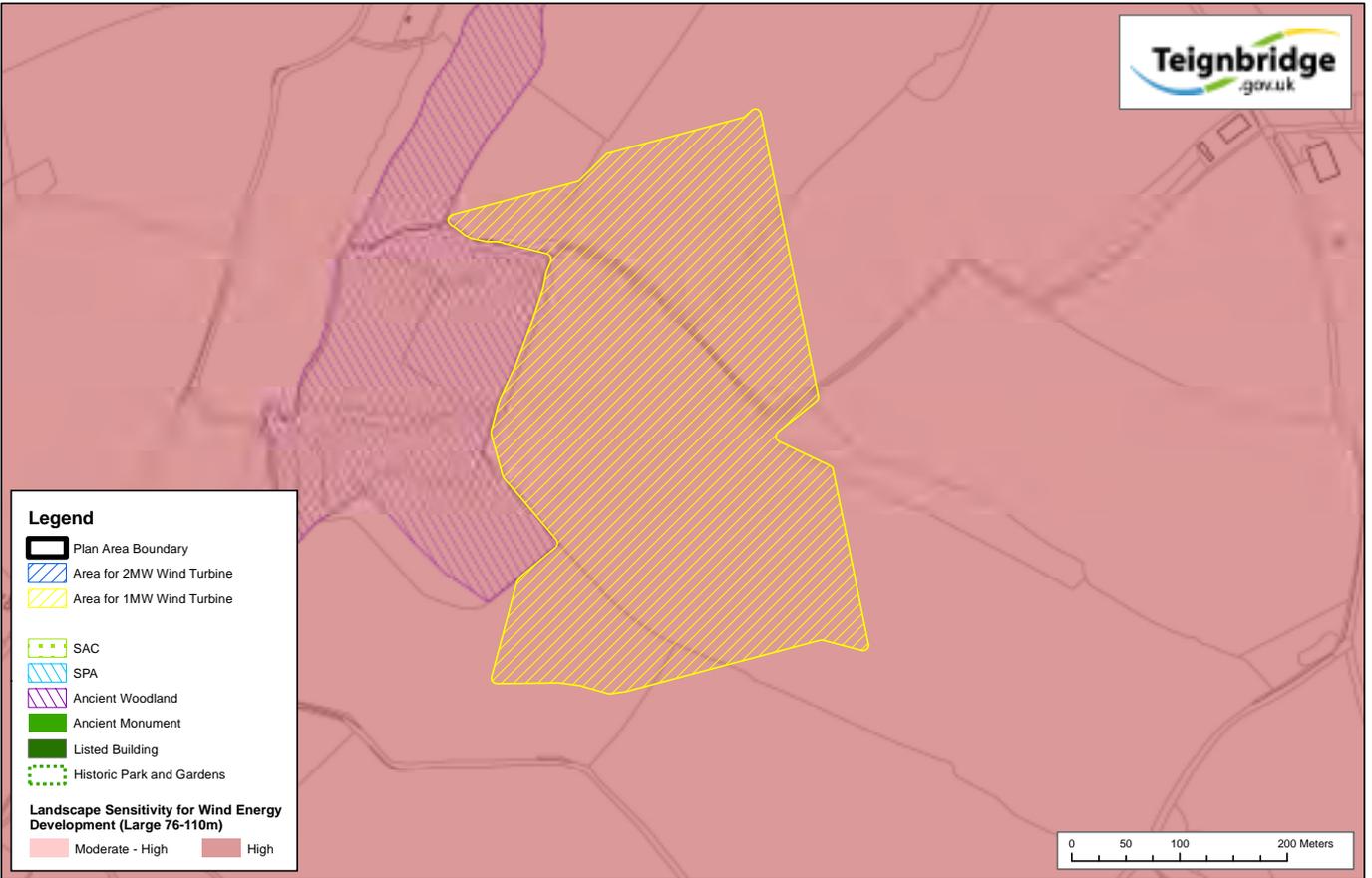
The site lies to the south of the River Kenn, at Babel's Bridge. It is approximately 1.3km south east of Kennford and approximately 2.3km north west of Kenton.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI
- Within the South Hams SAC Landscape Connectivity Zone
- Proximity to Ancient Woodland
- Cirl Bunting presence likely
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 12: West of Willsworthy Farm (13ha)



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Wind Site 13 – East of Fordland Farm, Ide

Ref: WS13

Address: East of Fordland Farm, Ide

Parish: Ide

Size: 13ha

Description

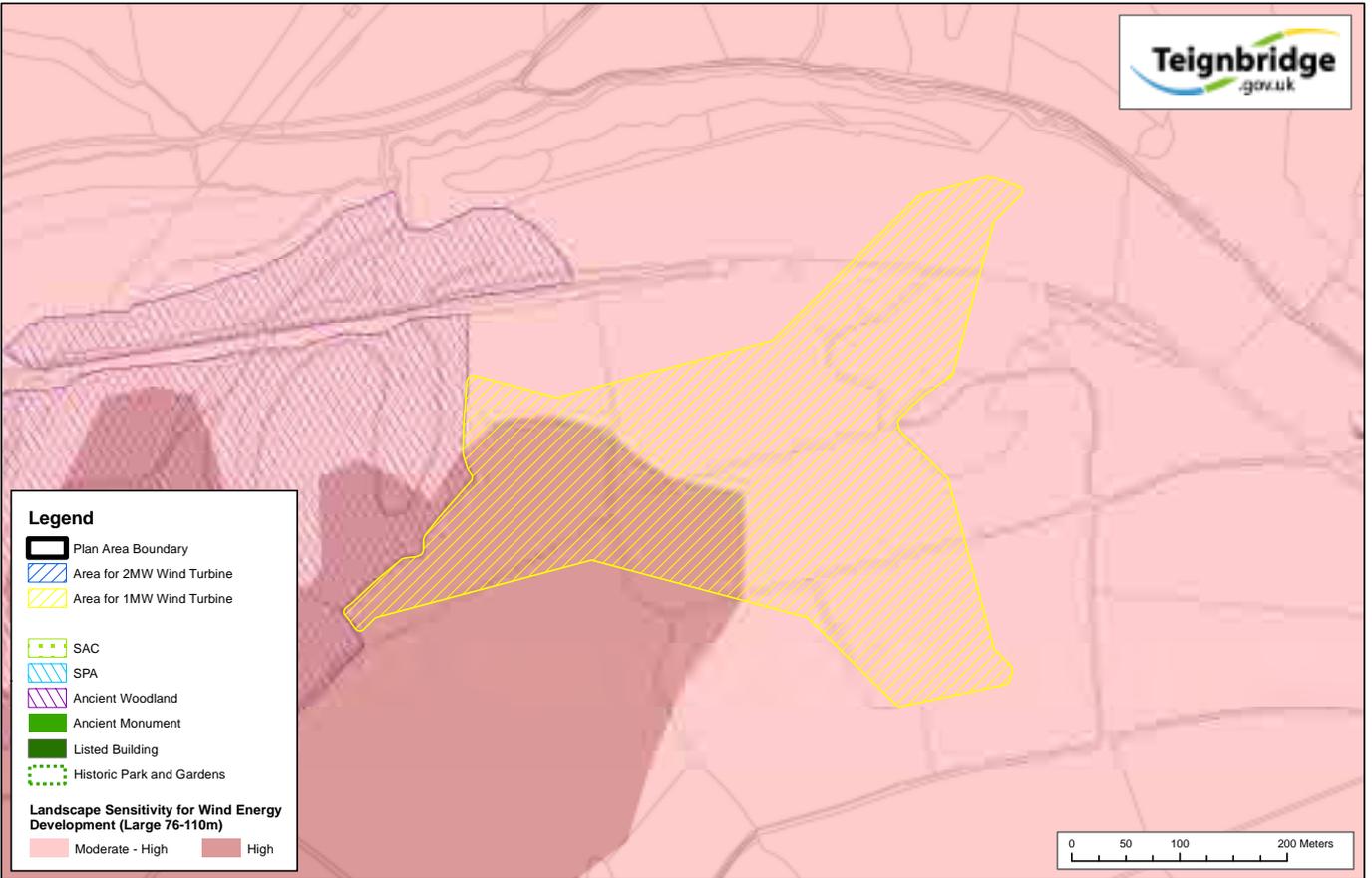
The site lies between Fordland Bottom Road and Halscombe Road, approximately 1.1km west of Ide.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dartmoor and Dartmoor Woods SACs
- Proximity to Ancient Woodland
- Proximity to Unconfirmed Wildlife Sites at Pollard Hill Brakes Ancient Replanted Woodland and Chillies Copse (semi-improved neutral grassland & broadleaved woodland) and to the potential RIGS along the dismantled railway line through Pollards Hill Brake, Perridge Wood and Cotley Wood.
- High and moderate – high landscape sensitivity
- Setting of heritage assets
- Residential amenity
- Feedback from industry representatives that proximity to the village of Ide, including the village school and church, may discourage wind turbine developers



Wind Map Site 13: East of Fordland Farm (13ha)



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Wind Site 14 – North of Bishopsteignton

Ref: WS14

Address: North of Bishopsteignton

Parish: Dunsford/Doddiscombsleigh

Size: 74ha

Description

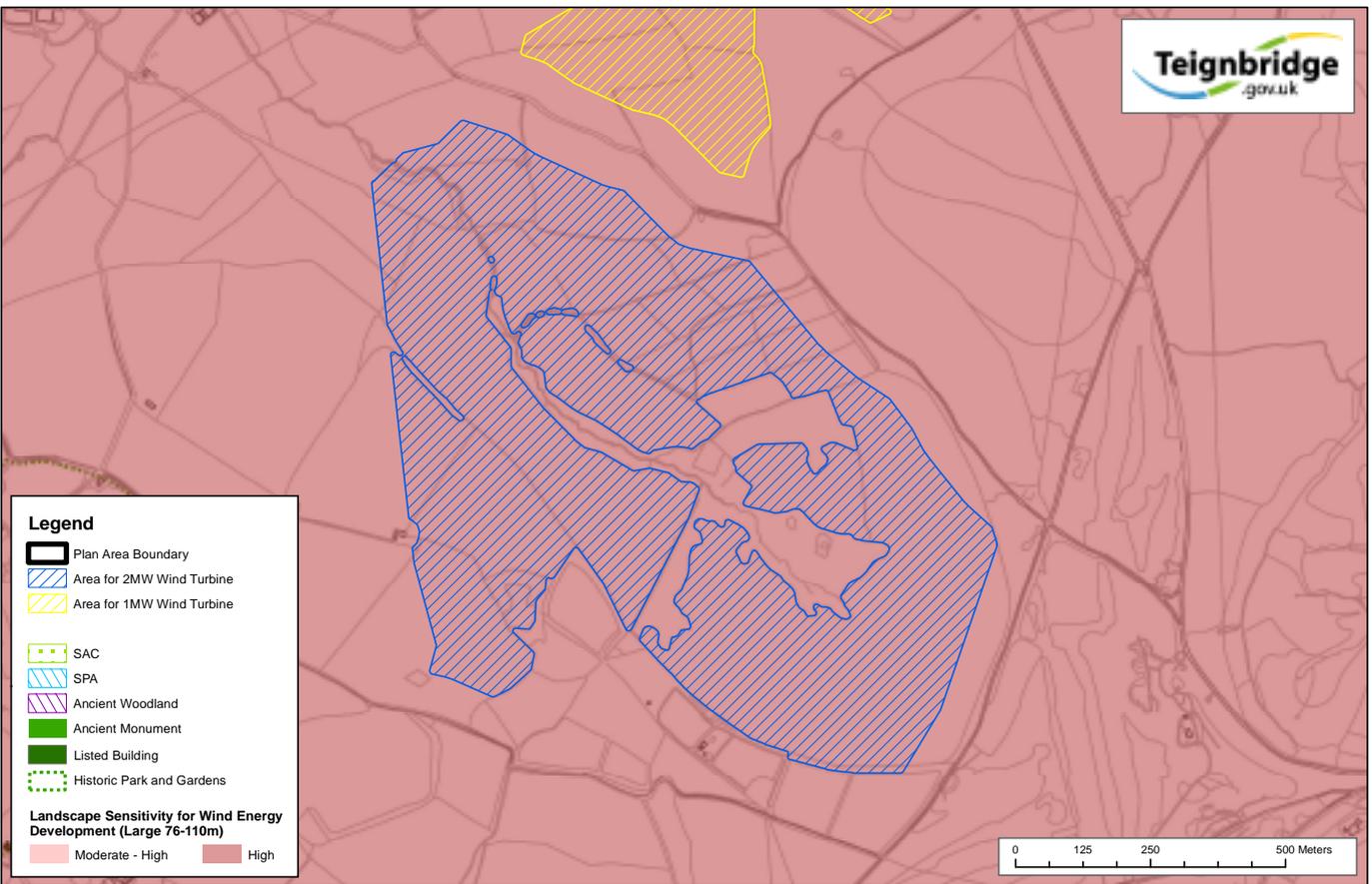
The site lies to the west of Teignmouth Golf Club, approximately 500m south east of Luton to the east of the B3193 and south of the B3212 and Cotley Lane.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI
- Within the Landscape Connectivity Zone associated with the South Hams SAC, with radio tracked bat flyways.
- Proximity to Grey Long Eared Bat Maternity Roost, with radio tracked foraging bat presence on site - further investigation may result in the site being omitted from possible wind site options
- Potential for Barbastelle bats, with radio tracked foraging bat presence on site - further investigation may result in the site being omitted from possible wind site options
- Cirl Bunting presence likely
- Great Crested Newt presence likely due to ponds
- Proximity to Little Haldon Heaths SSSI (wet and dry heath, lowland bog, Molinia mire, rush pasture, unimproved acidic grassland, wet secondary broadleaved woodland, alder & willow carr & pin) - further investigation may result in the site being omitted from possible wind site options
- Within RSPB's Haldon Important Bird Area (possible candidate Special Area of Conservation)
- Proximity to County Wildlife Sites at Marsden Farm Heath (wet & dry heath, lowland bog, rush pasture, semi-improved acidic grassland and secondary broadleaved woodland) and Teignmouth Golf Course (mosaic of heath and acidic grassland) which is Functionally Linked Land for the SSSI - further investigation may result in the site being omitted from possible wind site options
- Proximity to Unconfirmed Wildlife Sites at Higher Barn Field (unimproved neutral grassland), Broom Down Strip (broadleaved woodland) and Humber Down (conifer plantation on heathland site).
- High landscape sensitivity and close to sensitive coastal landscape
- Setting of heritage assets
- Residential amenity
- Feedback from industry representatives that the combination of ecology and landscape constraints is likely to discourage wind turbine developers



Wind Map Site 14: North of Bishopsteignton (74ha)



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Wind Site 15 – West of Tedburn St Mary

Ref: WS15

Address: West of Tedburn St Mary

Parish: Tedburn St Mary

Size: 51ha

Description

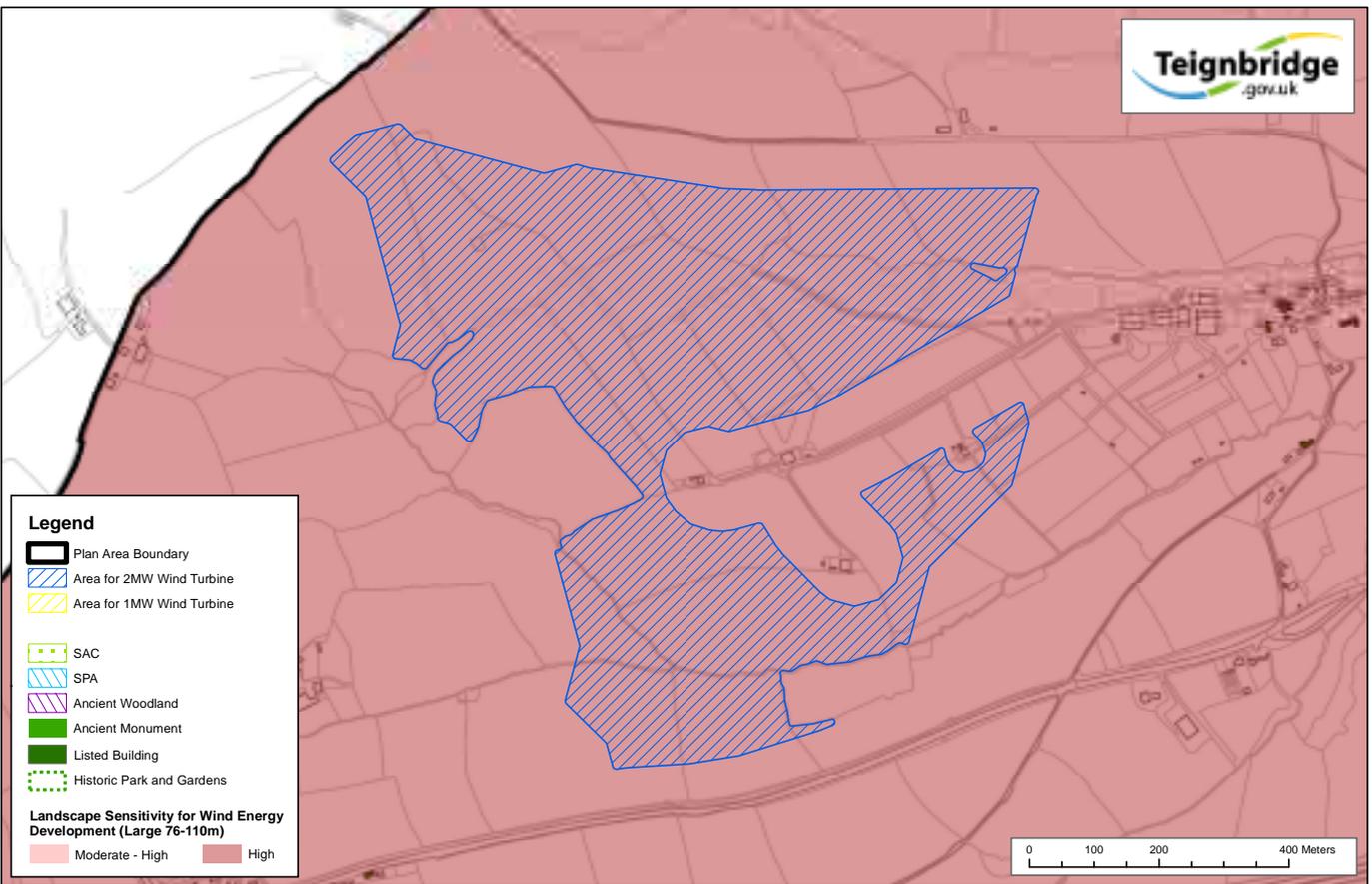
The site lies to the north west of Golds Cross, approximately 1km west of Tedburn St Mary.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Proximity to Dartmoor National Park. The site may be visible from the National Park, but the distance of the site from the National Park boundary will reduce its visual impact. However, the level of harm will depend on siting, size and numbers of turbines introduced onto the land.
- Within 10km of Dartmoor and Dartmoor Woods SACs
- Withycombe Farm (E) Unconfirmed Wildlife Site (semi-improved neutral grassland & broadleaved woodland).
- Proximity to woodland and small watercourses with ecological value
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 15: West of Tedburn St Mary (51ha)



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Wind Site 16 – South West of Ide

Ref: WS16

Address: South West of Ide

Parish: Ide

Size: 44ha

Description

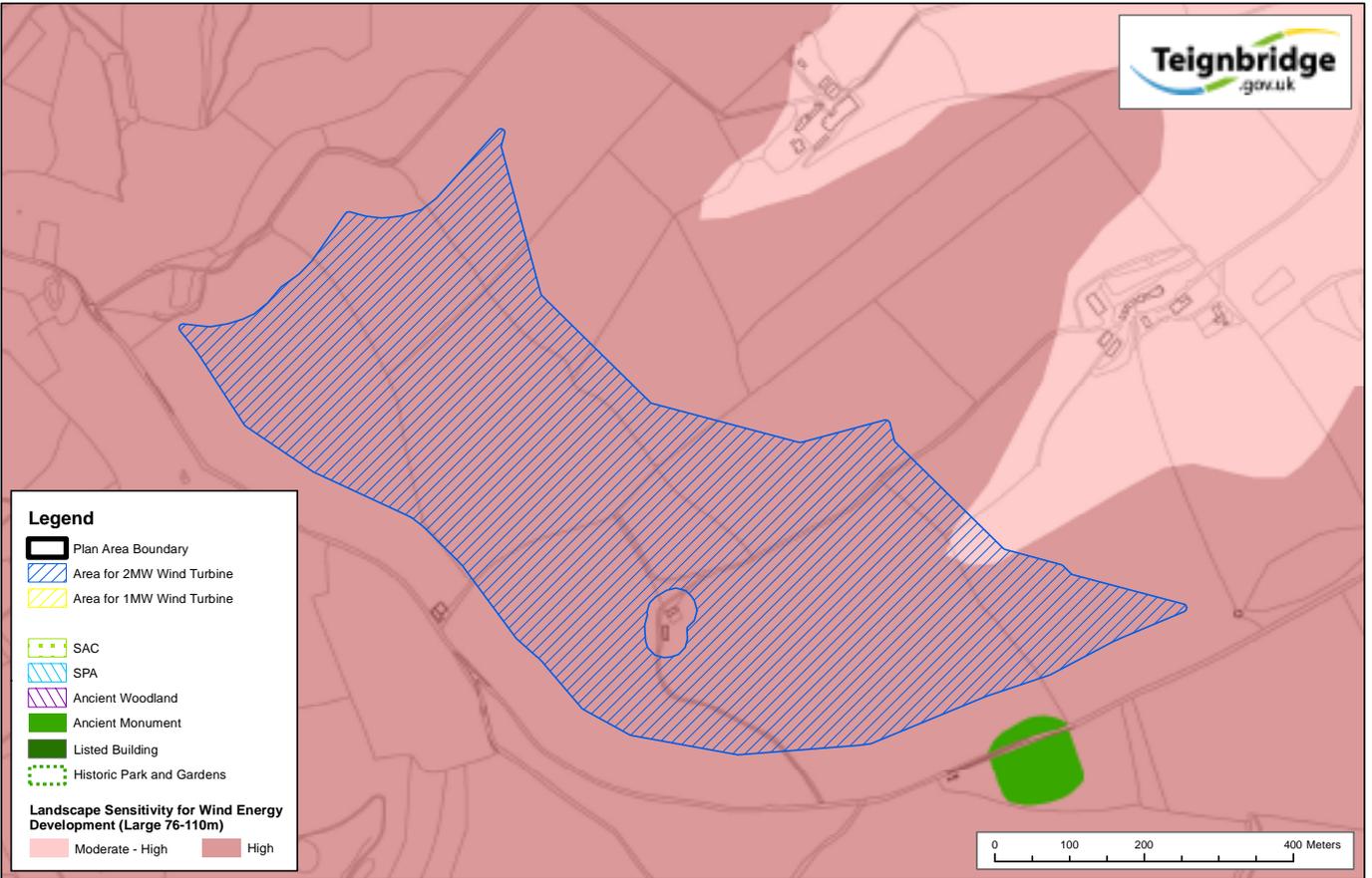
The site lies approximately 1.6km north of Dunchideock, to the south west of Whiddon Farm and Halscombe Farm. It is approximately 1.5km south west of Ide.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dartmoor and Dartmoor Woods SACs
- Proximity to Knowle Quarry Regionally Important Geological Site and Unconfirmed Wildlife Site (broadleaved woodland), Pollards Hill Brakes Unconfirmed Wildlife Site (ancient woodland & plantation on ancient woodland site) and potential Regionally Important Geological Site at Whiddon Farm
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 16: South West of Ide (44ha)



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Wind Site 17 – West of Downhouse Farm

Ref: WS17

Address: West of Downhouse Farm

Parish: Holcombe Burnell

Size: 42ha

Description

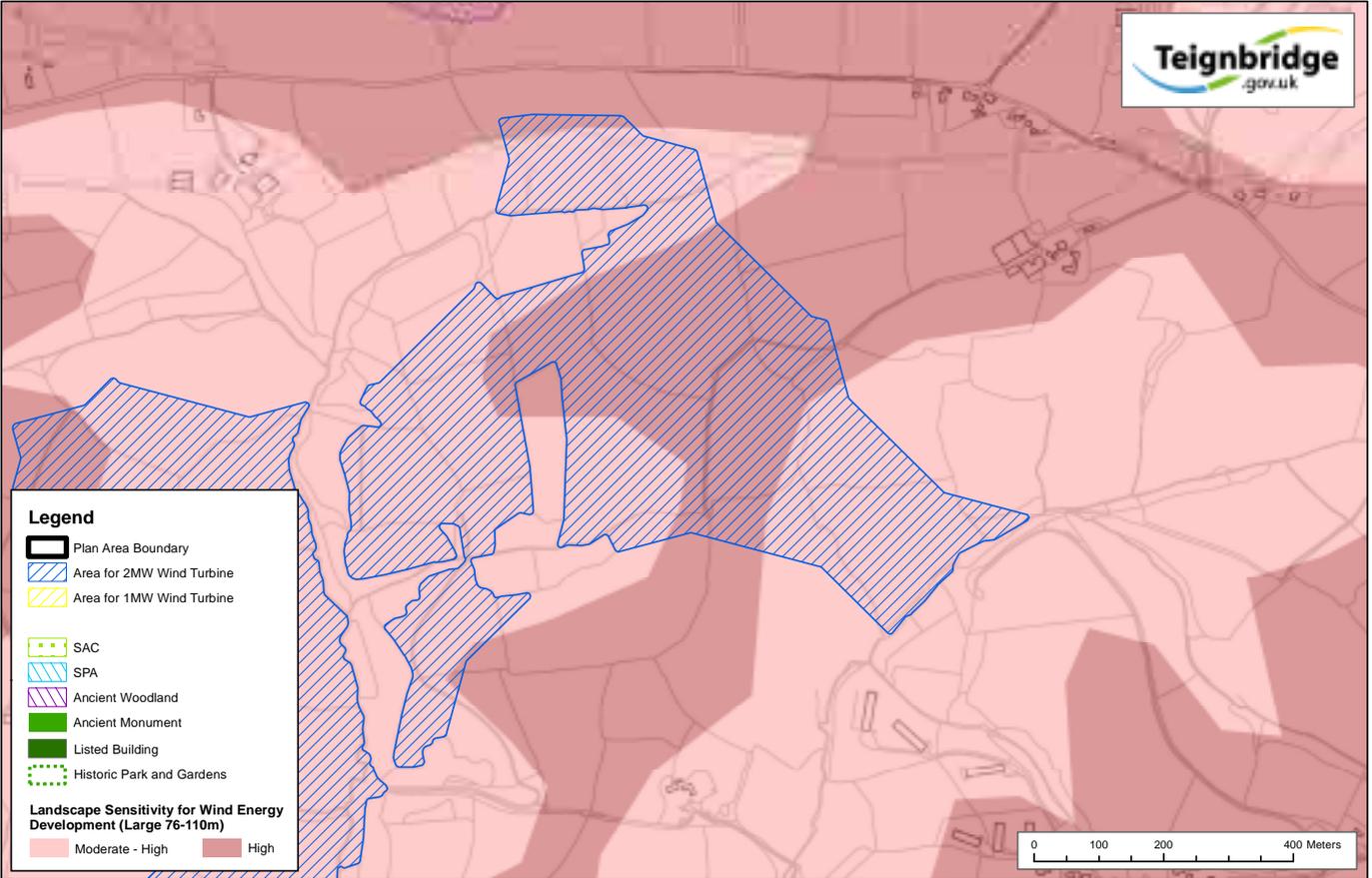
The site lies approximately 600m south of the south of the A30 at Pathfinder Village.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Proximity to Dartmoor National Park. The site may be visible from the National Park, but the distance of the site from the National Park boundary will reduce its visual impact. However, the level of harm will depend on siting, size and numbers of turbines introduced onto the land.
- Within 10km of Dartmoor and Dartmoor Woods SACs, and a small part of the easternmost part of the site lies within 10km of the Exe Estuary SPA/Ramsar Site/SSSI
- Proximity of Unconfirmed Wildlife Sites at Pitt Farm (unimproved neutral grassland & scrub) South Lendon UWS (broadleaved woodland), Pit Plantation (broadleaved woodland), Brinning Copse (broadleaved woodland), Grattons Plantation (broadleaved woodland) and Bilsden Plantation (broadleaved woodland).
- Cirl Bunting presence likely
- High and moderate - high landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 17: West of Downhouse Farm (42ha)



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Wind Site 18 – Land by Exwick Woods

Ref: WS18

Address: Land by Exwick Woods, Exeter

Parish: Whitestone

Size: 37ha

Description

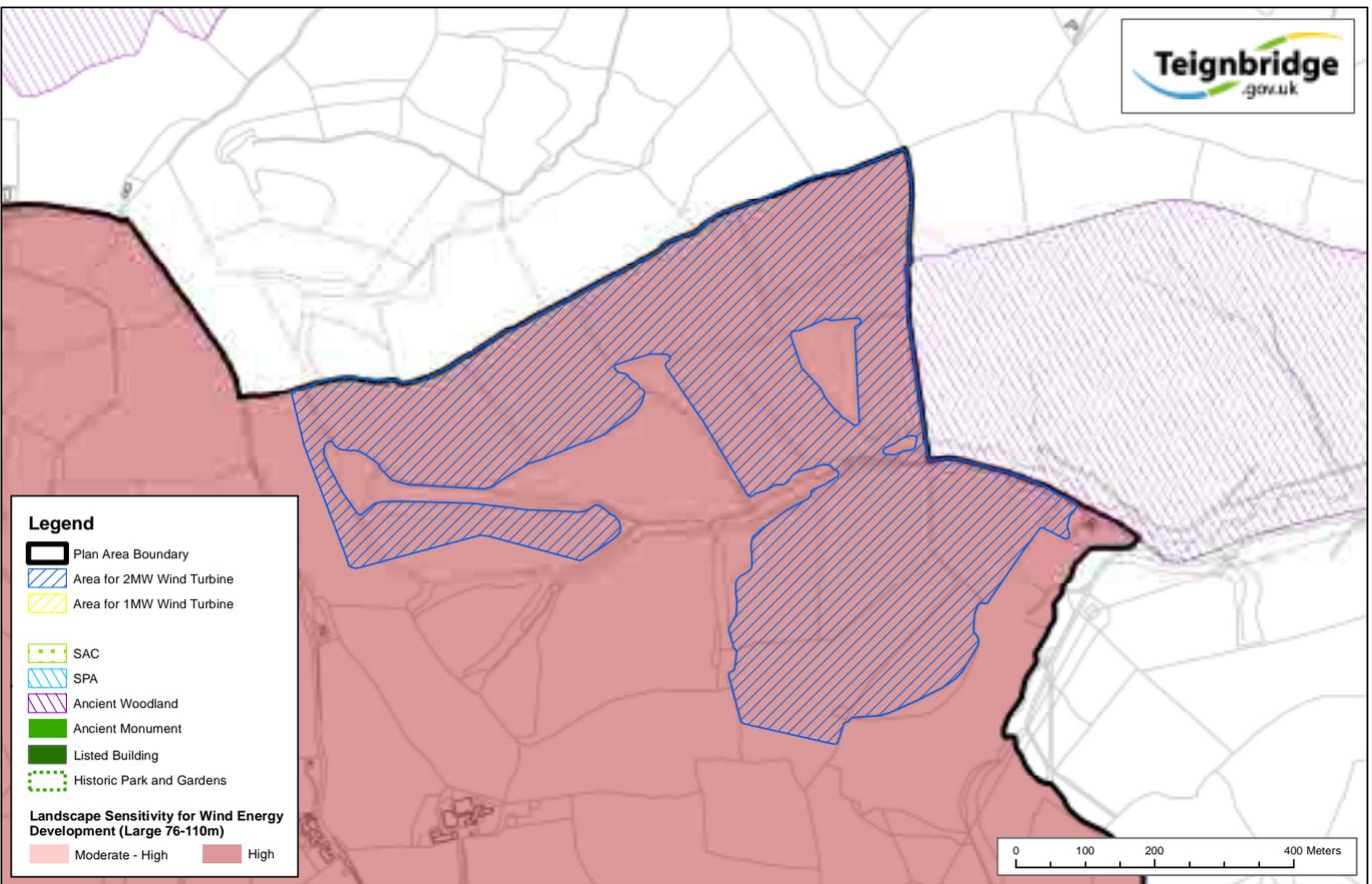
The site lies approximately 600m north west of development on the north west edge of Exeter at Exwick, to the east of Rowhorne Road. It is adjacent to the boundaries with East Devon and Exeter City.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dartmoor and Dartmoor Woods SACs
- Proximity to Ancient Woodland of Exwick Wood
- Proximity to Unconfirmed Wildlife Sites of Bolsters Wood (broadleaved woodland), Woodend (broadleaved woodland), Higher Plantation (broadleaved woodland) and Coldharbour Copse (broadleaved woodland)
- Great Crested Newt presence possible
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity
- Feedback from industry representatives that the proximity of large scale residential development in Exeter may discourage wind turbine developers



Wind Map Site 18: Land by Exwick Woods (37ha)



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Wind Site 19 – West of Cockwood

Ref: WS19

Address: West of Cockwood

Parish: Starcross

Size: 36ha

Description

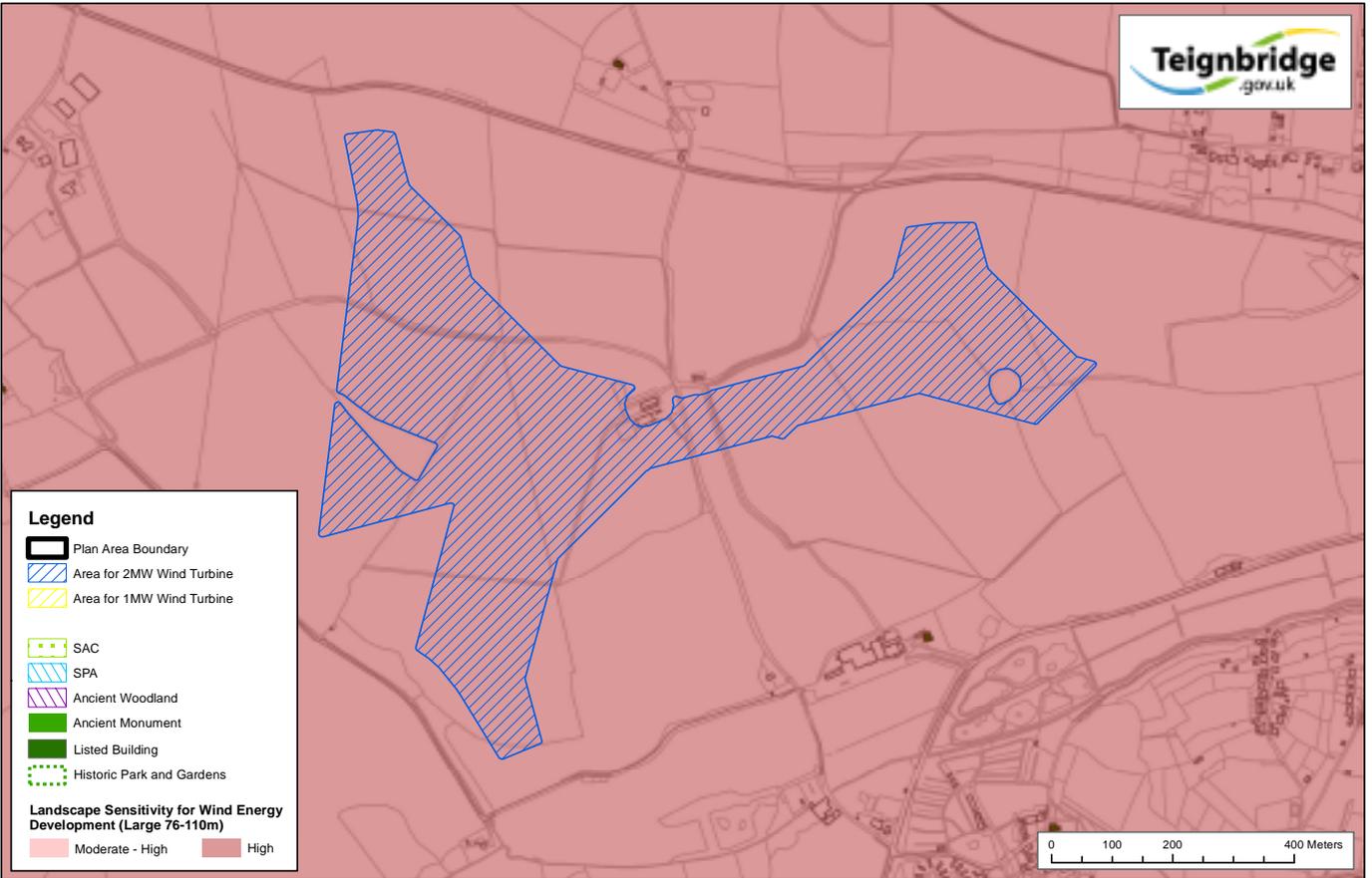
The site lies to the north west of the A379 at Cofton, approximately 600m north west of Cockwood and approximately 700m south west of Starcross.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 1km of the Exe Estuary SPA/Ramsar Site/SSSI - further investigation may result in the site being screened out if it is a migration route for SPA birds
- Within 10km of Dawlish Warren SAC/NNR/SSSI
- Half of site within the South Hams SAC Landscape Connectivity Zone
- Cirl Bunting presence likely
- High landscape sensitivity and part of site is within sensitive coastal landscape
- Setting of heritage assets
- Residential amenity



Wind Map Site 19: West of Cockwood (36ha)



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Wind Site 20 – Ducks Brook, Tedburn St Mary

Ref: WS20

Address: Ducks Brook, Tedburn St Mary

Parish: Tedburn St Mary and Dunsford

Size: 32ha

Description

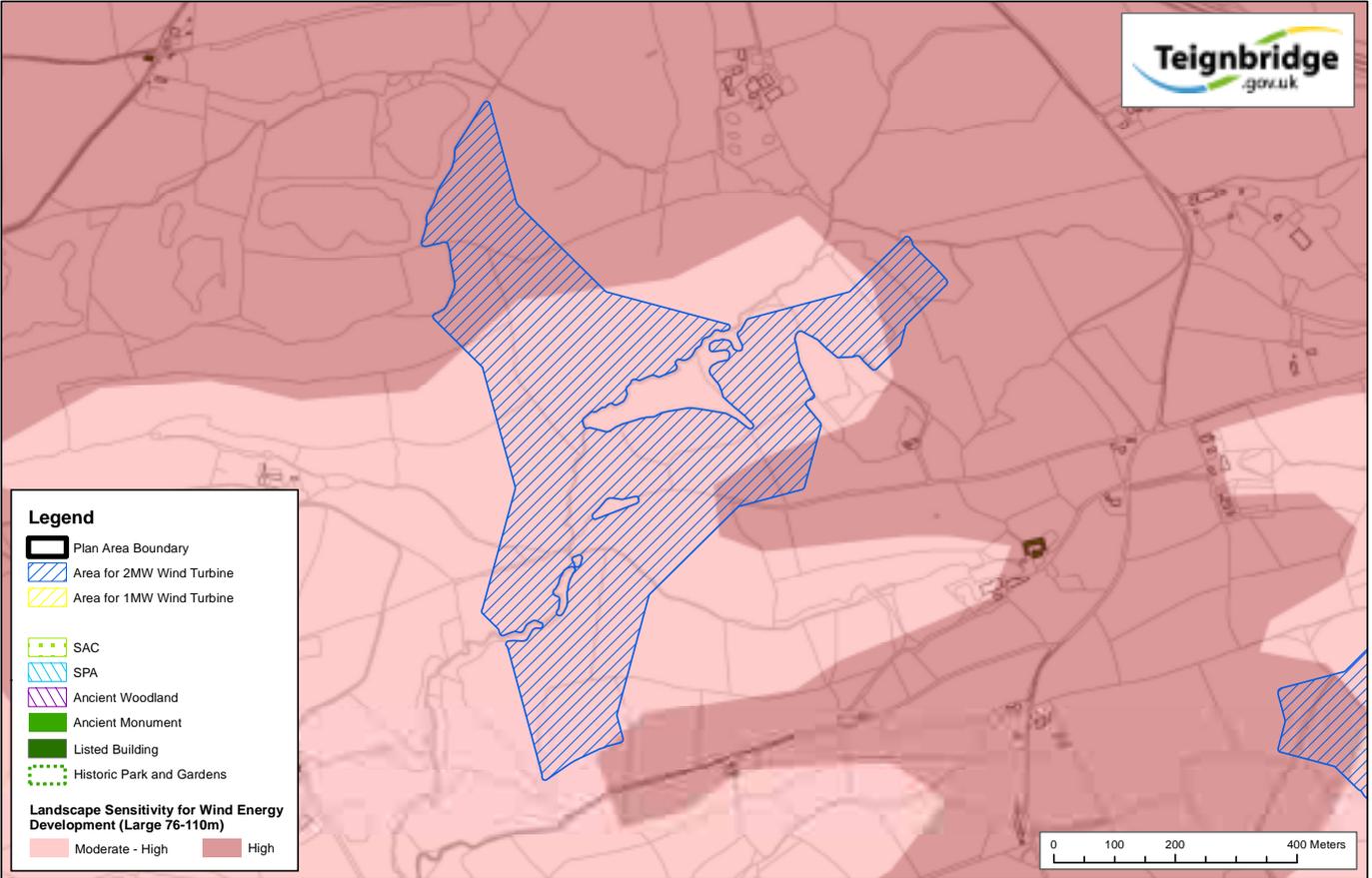
The site lies approximately 600m south of the A30 at Tedburn St Mary.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Proximity to Dartmoor National Park. The site may be visible from the National Park, but the distance of the site from the National Park boundary will reduce its visual impact. However, the level of harm will depend on siting, size and numbers of turbines introduced onto the land.
- Within 10km of Dartmoor and Dartmoor Woods SACs
- Proximity of Duck's Brook County Wildlife Site (unimproved & semi-improved neutral grassland) and Unconfirmed Wildlife Sites at Wilderness Plantation (orchard), Hackworthy Brakes (plantation & open areas with bracken) and North Halstow (orchard)
- Mainly moderate - high landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 20: Ducks Brook (32ha)



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Wind Site 21 – Land North of West View Farm

Ref: WS21

Address: Land North of West View Farm, near Pathfinder Village

Parish: Dunsford

Size: 32ha

Description

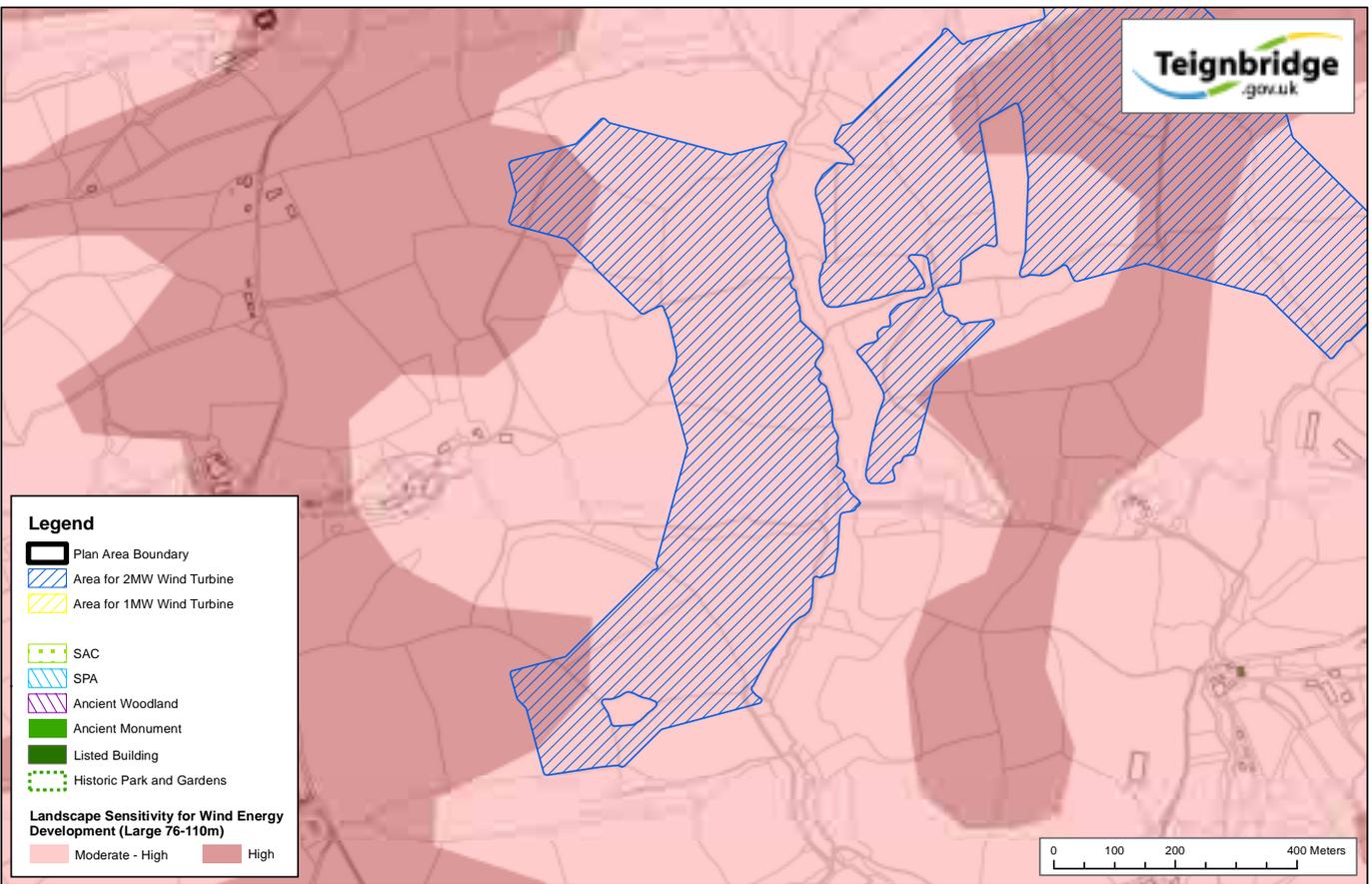
The site lies approximately 1km south of the A30 at Pathfinder Village. It is situated to the east of Bilsdon and north of West View Farm.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Proximity to Dartmoor National Park. The site may be visible from the National Park, but the distance of the site from the National Park boundary will reduce its visual impact. However, the level of harm will depend on siting, size and numbers of turbines introduced onto the land.
- Within 10km of Dartmoor and Dartmoor Woods SACs
- Cirl Bunting presence likely
- Proximity to County Wildlife Site at Holehill Field CWS (wet & dry semi-improved neutral grassland, gorse & bracken) and Unconfirmed Wildlife Sites at Brinning Copse (broadleaved woodland), Bilsdon Plantation (broadleaved woodland) and Higher Pitt Farm (unimproved neutral grassland & scrub)
- Moderate - high landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 21: Land North West View Farm (31ha)



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Wind Site 22 – Powderham New Plantation

Ref: WS22

Address: Powderham New Plantation

Parish: Powderham (small area within Exminster)

Size: 31ha

Description

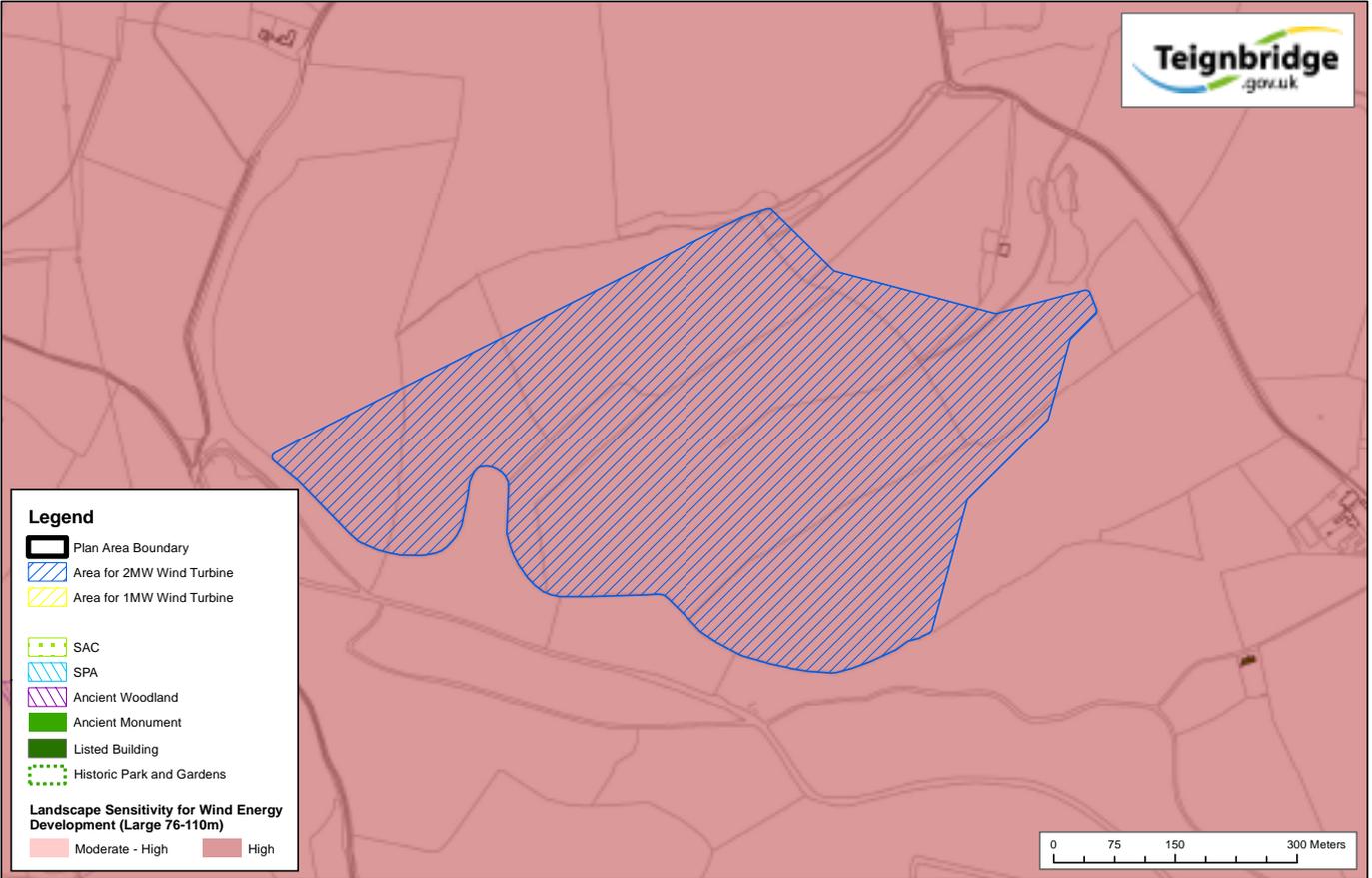
The site lies to the north of Powderham New Plantation, approximately 1.4km north east of Kennford and 1.3km south west of Exminster.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI
- Cirl Bunting presence likely
- Possible Greater Horseshoe Bats at easternmost part of site lies within the South Hams SAC Landscape Connectivity Zone
- High landscape sensitivity and within 550m of sensitive coastal landscape
- Setting of heritage assets, in particular the Grade II* Registered Park and Garden at Powderham Castle Pleasure Gardens
- Residential amenity



Wind Map Site 22: Powderham New Plantation (31ha)



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Wind Site 23 – South of Broadhempston

Ref: WS23

Address: South of Broadhempston

Parish: Broadhempston and Denbury & Torbryan

Size: 26ha

Description

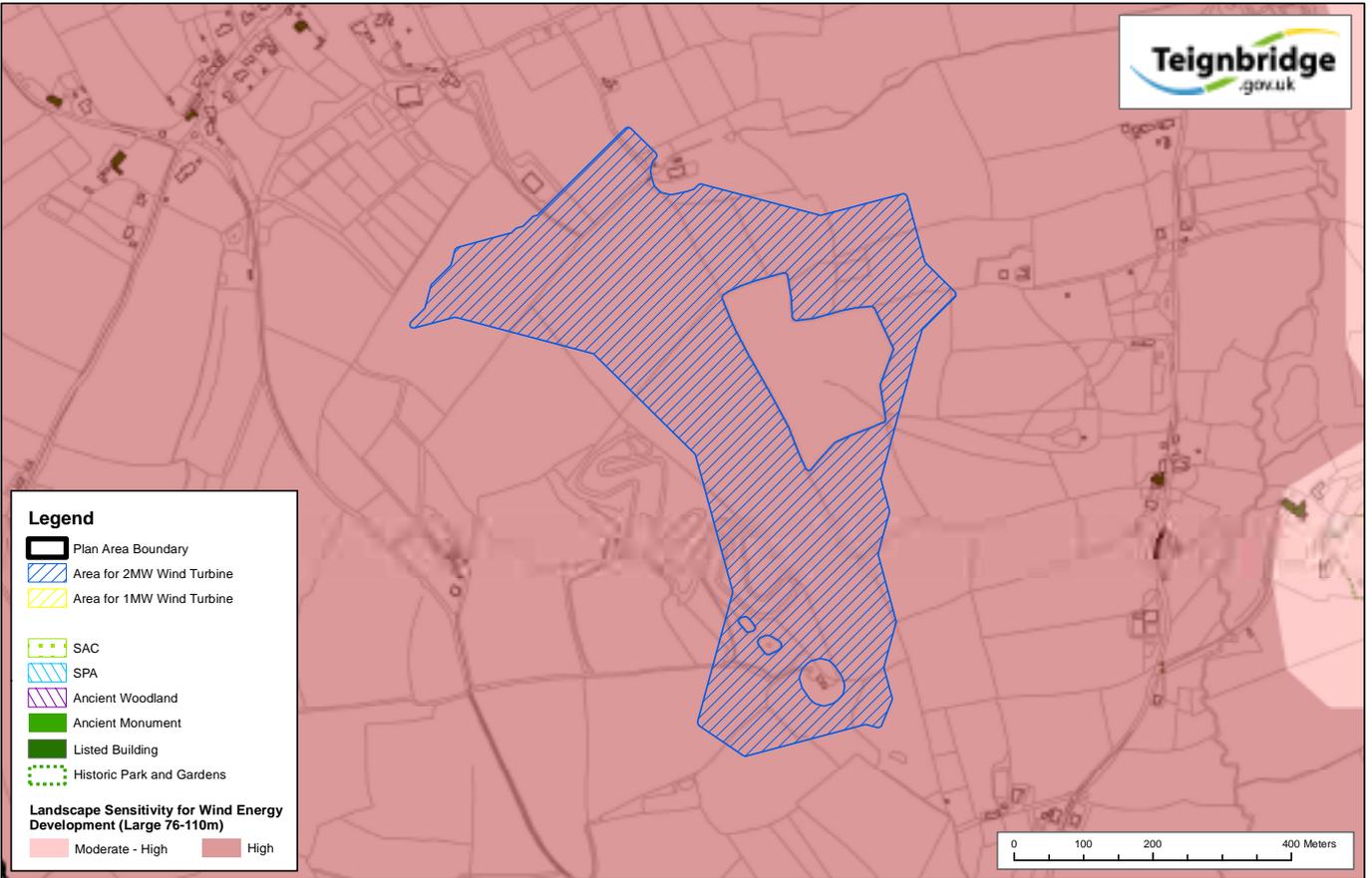
The site lies approximately 450m south of the southern part of the village of Broadhempston, to the south of Wottons Farm and Greyface Farm.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of Dartmoor and Dartmoor Woods SACs
- Within the Landscape Connectivity Zone associated with the South Hams SAC
- Cirl Bunting presence likely
- Great Crested Newt presence likely due to ponds
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity
- Feedback from industry representatives that the proximity to Broadhempston and South Hams villages may discourage wind turbine developers



Wind Map Site 23: South West of Broadhempston (26ha)



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Wind Site 24 – North West of Tedburn St Mary

Ref: WS24

Address: North West of Tedburn St Mary

Parish: Tedburn St Mary

Size: 29ha

Description

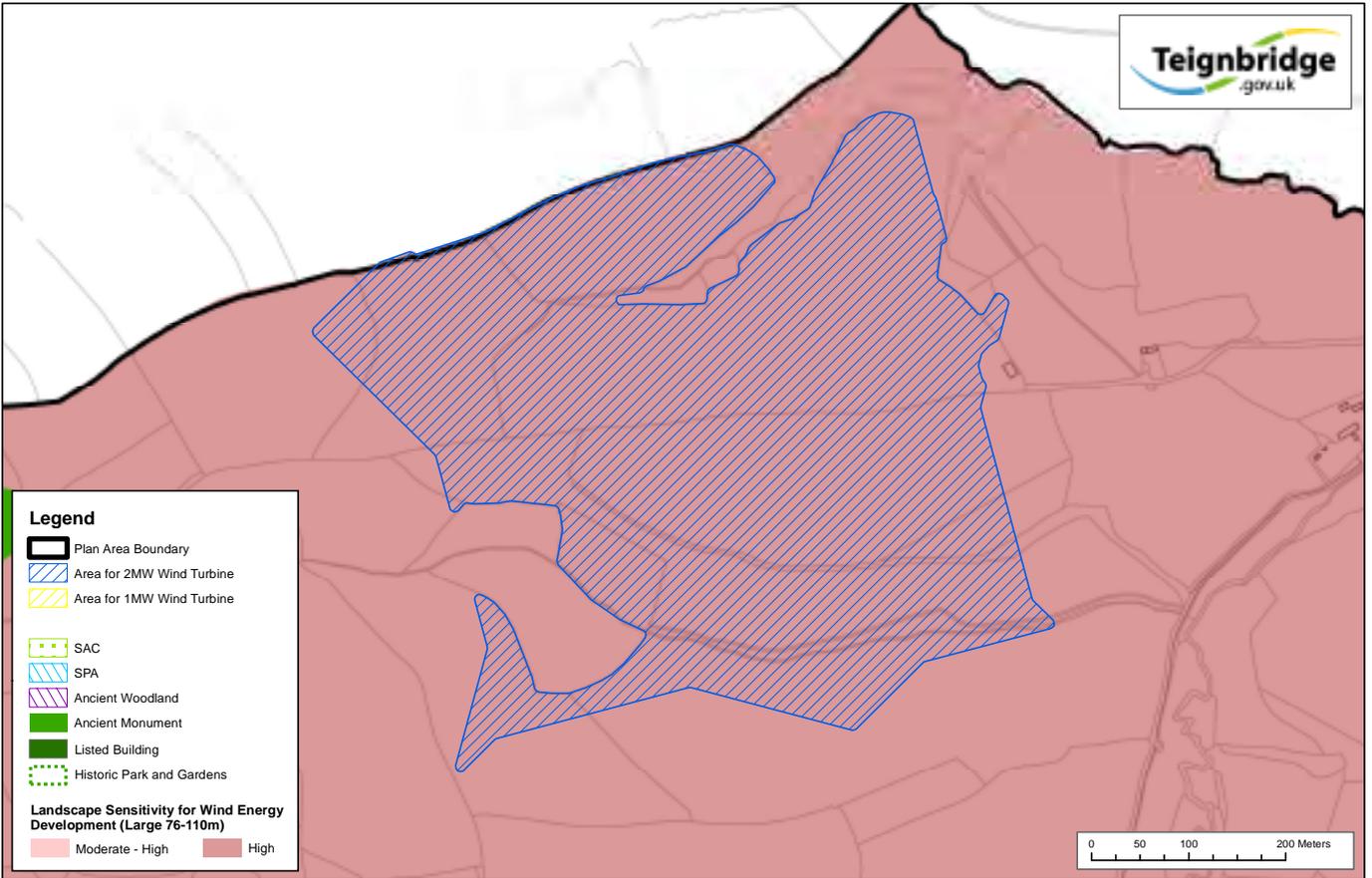
The site lies approximately 1.5 km north/north west of Tedburn St Mary, adjacent to the boundary with Mid Devon, to the west of the River Ted.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of Dartmoor and Dartmoor Woods SACs
- Within the Landscape Connectivity Zone associated with the South Hams SAC
- Cirl Bunting presence likely
- Great Crested Newt presence likely due to ponds
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 24: North West of Tedburn St Mary (29ha)



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Wind Site 25 – Summercombe Woods, Dawlish

Ref: WS25

Address: Summercombe Woods, Dawlish

Parish: Dawlish

Size: 26ha

Description

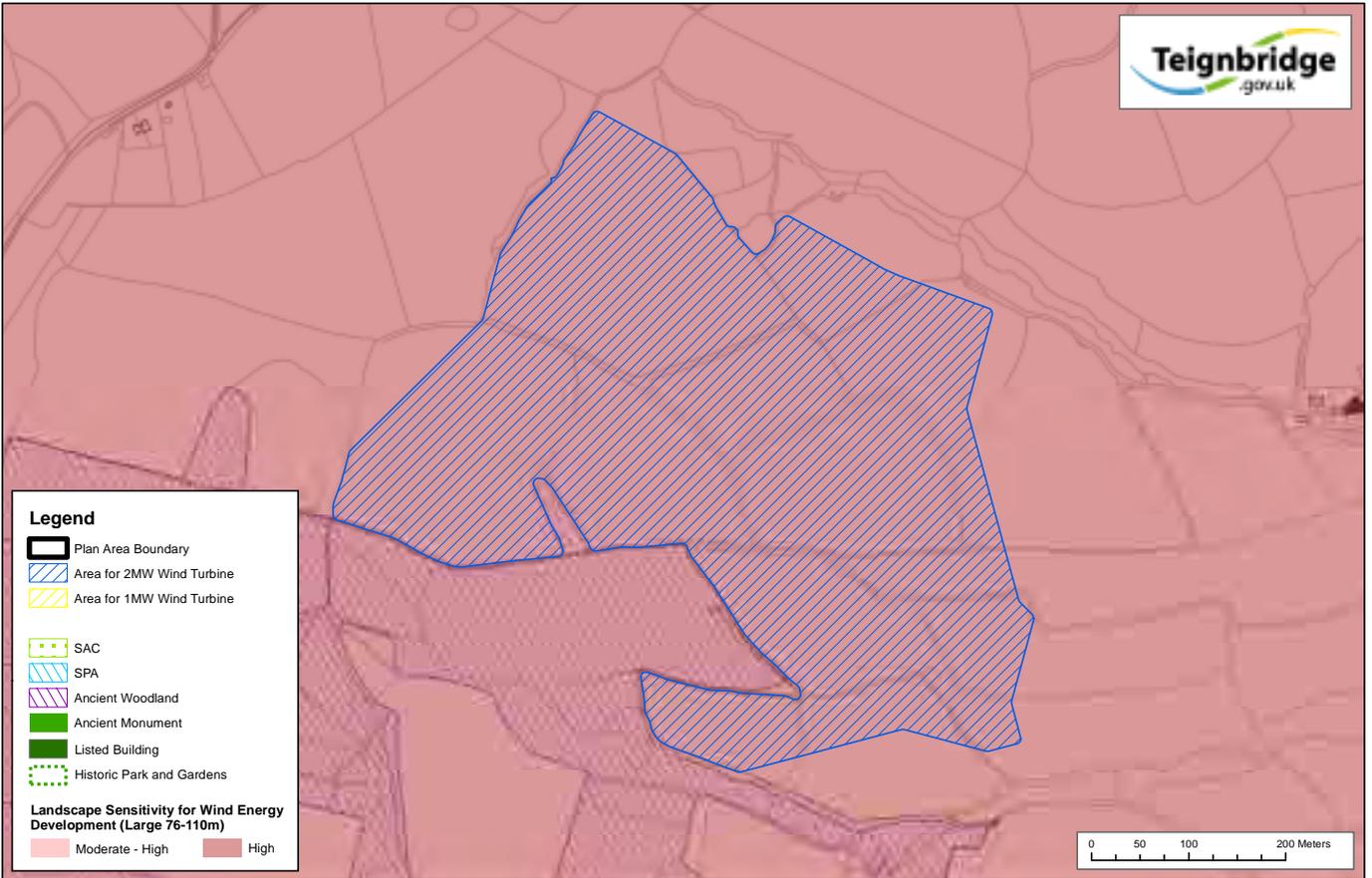
The site lies to the east of Summercombe Wood, approximately 1.3km west of Dawlish, to the north of Luscombe Hill and to the south west of Greenway Lane.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/NNR/SSSI
- Within the Landscape Connectivity Zone associated with the South Hams SAC
- Cirl Bunting presence likely
- Great Crested Newt presence possible
- Proximity to Ancient Woodland and Unconfirmed Wildlife Sites at The Moors (unimproved neutral grassland and broadleaved woodland) Luscombe Woods (ancient woodland), Rixdale Wood (broadleaved woodland, unimproved and semi-improved grassland) and Greenway Lane (broadleaved woodland).
- High landscape sensitivity
- Setting of heritage assets including the Grade I Listed Registered Park and Garden of Luscombe Castle, which is adjacent to the site



Wind Map Site 25: Summercombe Woods (26ha)



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Wind Site 26 – South West of Staddon Road, Dunsford

Ref: WS26

Address: South West of Staddon Road, Dunsford

Parish: Dunsford

Size: 23ha

Description

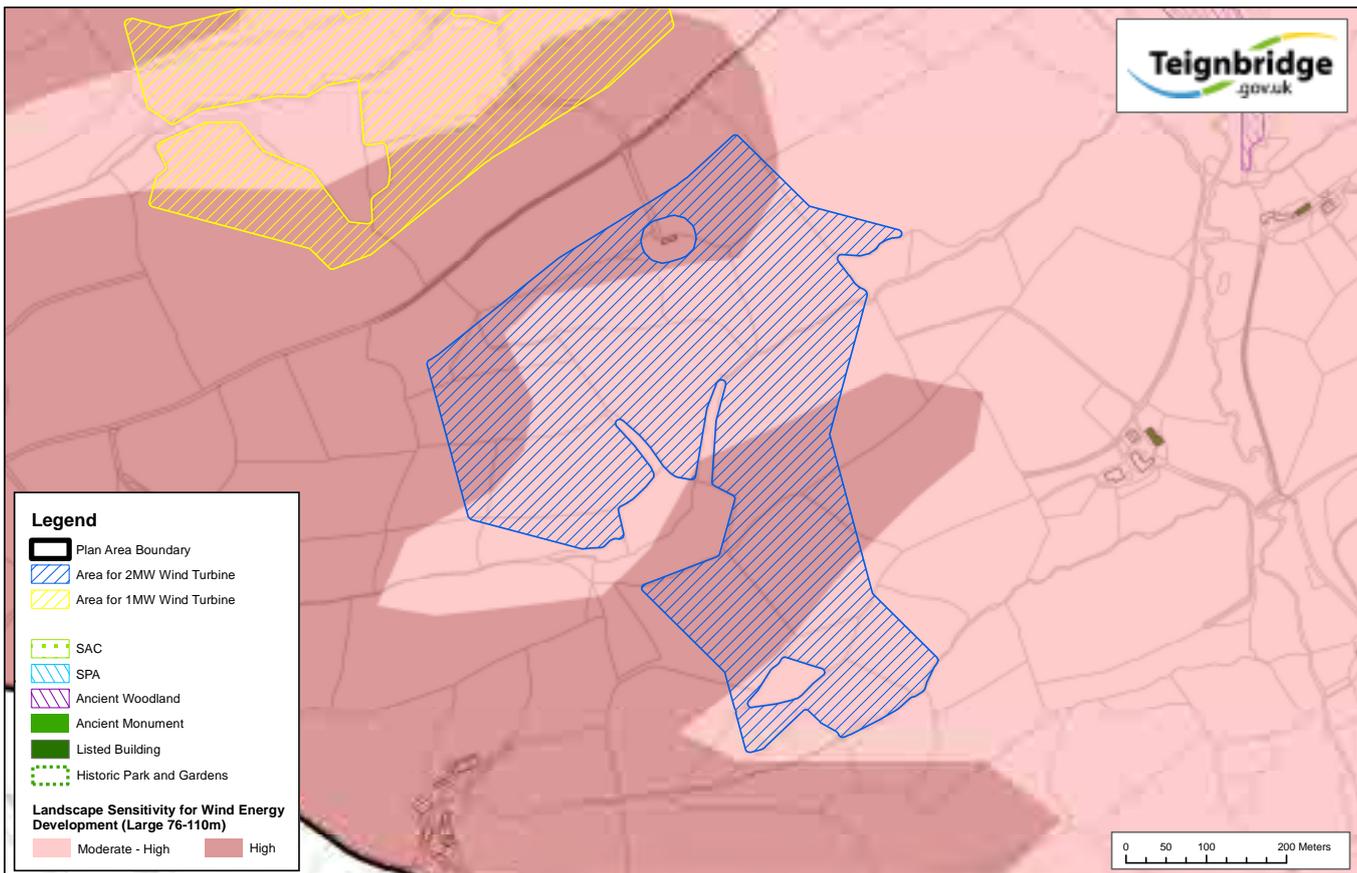
The site lies to the south east of Staddon Road and north east of Fulford Road, approximately 1.3km north of Dunsford.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Proximity to Dartmoor National Park (approx. 450m from boundary). Discussion has taken place with Dartmoor National Park Authority, which has strong concerns about the development of the site, because of the harmful effect on the setting of the National Park. The significance of this impact will depend on the position of the turbine, its size and whether multiple turbines are introduced into this landscape - further investigation may result in the site being omitted from possible wind site options
- Within 10km of Dartmoor and Dartmoor Woods SACs
- Proximity to Moor Field County Wildlife Site (unimproved neutral grassland with small areas of semi-improved neutral grassland and marshy grassland) and Staddon Road Wood Unconfirmed Wildlife Site (broadleaved woodland)
- Cirl Bunting presence likely.
- High landscape sensitivity
- Setting of heritage assets
- Residential amenity



Wind Map Site 26: South West of Staddon Road (23ha)



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Wind Site 27 – Upper Old Wheatley Farm, Exeter

Ref: WS27

Address: Upper Old Wheatley Farm, Exeter

Parish: Holcombe Burnell

Size: 23ha

Description

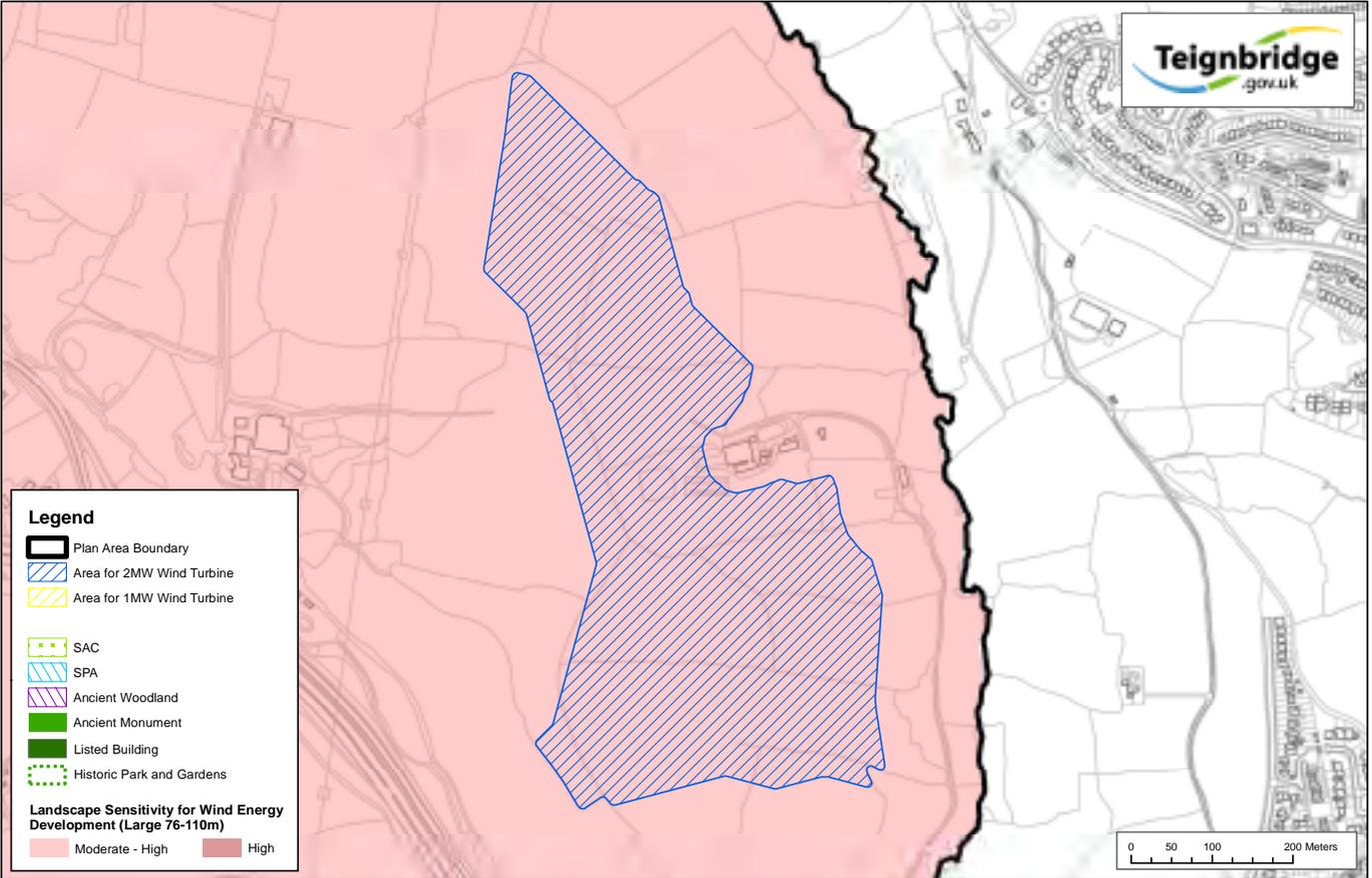
The site lies to the north east of the A30, and west of Nadderwater Brook, approximately 500m west of the edge of Exeter at Redhills.

Potential Site Opportunities

- Low carbon energy production

Potential Site Sensitivities

- Within 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dartmoor and Dartmoor Woods SACs
- Proximity to County Wildlife Sites at Upper Old Wheatley Farm (unimproved grassland on steep slopes forming a valley. Semi-improved grassland and improved grassland also present), Old Wheatley Field (unimproved neutral grassland on a steep slope), Whitestone Valley Park (large site mostly supporting woodland and unimproved grassland) and Spring Brake (pasture & semi-improved neutral grassland) and Unconfirmed Wildlife Site at Attwells Farm (unimproved & semi-improved neutral grassland)
- Great Crested Newt presence possible
- Moderate - high landscape sensitivity - potential impact resulting from its hillside position within the rural setting of Exeter
- Setting of heritage assets
- Residential amenity
- Feedback from industry representatives that the proximity to the large population within the urban area of Exeter is likely to discourage wind turbine developers.



Wind Map Site 27: Upper Old Wheatley Farm (23ha)



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3. Solar Energy

- 3.1 The Solar energy section below sets out a summary of the solar energy evidence, a draft policy on which we are seeking your views, and the supporting text for the draft policy.
- 3.2 The Solar Photovoltaic (PV) Map shows those areas identified for potential development on agricultural land grades 3 to 5, and identifying landscape sensitivity to PV sites of 5 to 10 hectares. (Agricultural land is rated 1 (excellent) to 5 (very poor)).
- 3.3 Other constraints excluded natural features such as woodland and Sites of Special Scientific Interest, sensitive coastal areas, together with heritage assets, including registered parks and gardens and ancient monuments.
- 3.4 The Low Carbon Study for Teignbridge (2021) identified 736 GWh of solar PV energy resource, taking account of identified constraints, were a quarter of those sites identified in the study built out.
- 3.5 In context, existing PV development in Teignbridge (as of 2019 base) amounts to 35 MW capacity with annual output of 35.1 GWh across 3,603 sites of both ground mounted and roof mounted locations. The study findings indicate a large unexploited potential of 730 – 1720 MW capacity, depending upon primarily grid proximity constraint and agricultural land grades parameters.
- 3.6 As a yardstick for the plan, the combined electricity demand of 10,000 new homes and electric vehicles is estimated at some 66 GWh or equivalent to 14% of Teignbridge’s current electricity consumption. Resourcing such a level of power would need the identification of 161 ha of land for PV. This would equate to 9% of the overall solar PV resource, by for instance 13 x 5 MW PV farms, each occupying 12.2 hectares.

(Note: Policies in Part 1 of the Draft Local Plan will be reviewed following consideration of all consultation responses).

Draft Solar PV Renewable Energy Policy

Ground-mounted solar photovoltaic (PV) energy developments and associated infrastructure will be strongly supported in principle within areas identified as having suitable solar resource. The Solar PV Map 1 (District) and Map 2 (Bovey Basin) indicates those areas likely to have suitable solar resource. Outside these areas, applicants will need demonstrate the suitability of the chosen development site, in terms of solar resource, for solar development at the scale proposed in order for the site to be considered acceptable in principle. In areas where ground-mounted solar PV development is identified as “suitable”, or where a site has been demonstrated to be suitable, development will be permitted where, on balance, the contribution towards renewable energy provision and climate change mitigation outweighs significant harm, which cannot be mitigated, in relation to the following:

- a) landscape character;
- b) biodiversity and geodiversity;
- c) flood risk and water quality;
- d) significance of heritage assets;
- e) agricultural land quality;
- f) residential amenity; and
- g) safety

All proposals must demonstrate that they would not affect the integrity of a European Protected Site.

Solar PV development will be removed once no longer in economic use and the land restored.

All proposals including supporting infrastructure and buildings necessary for operation and maintenance of the Solar PV development will be designed in accordance with the details set out in any future Renewable Energy Development Design Guidance.

Supporting Text

3.7 The following text explains the policy including some of the considerations arising in a) – g).

Landscape Character

- 3.8 The impact of a solar PV development on the landscape can be linked to the lifetime of the project and the extent to which the development is reversible at the end of its consented operational lifetime.
- 3.9 The layout and design should be informed by a Landscape and Visual Assessment. The detail of this assessment will depend upon the scale of the proposed development and whether or not the Environmental Impact Assessment (EIA) Regulations apply.
- 3.10 As there are local variations in landscape character and sensitivity within a Landscape Character Area (LCA), a site-specific analysis should be undertaken to identify specific landscape and visual issues. It is important to consider the potential impact on landscape characteristics, special qualities of landscape designations and potential impact on key views.
- 3.11 Regard should be had to the 'Solar Photovoltaic (PV) Developments in the Landscape' SPD for further guidance on strategic patterns of landscape sensitivity across Teignbridge and how to consider landscape in planning applications for Solar PV.

Biodiversity

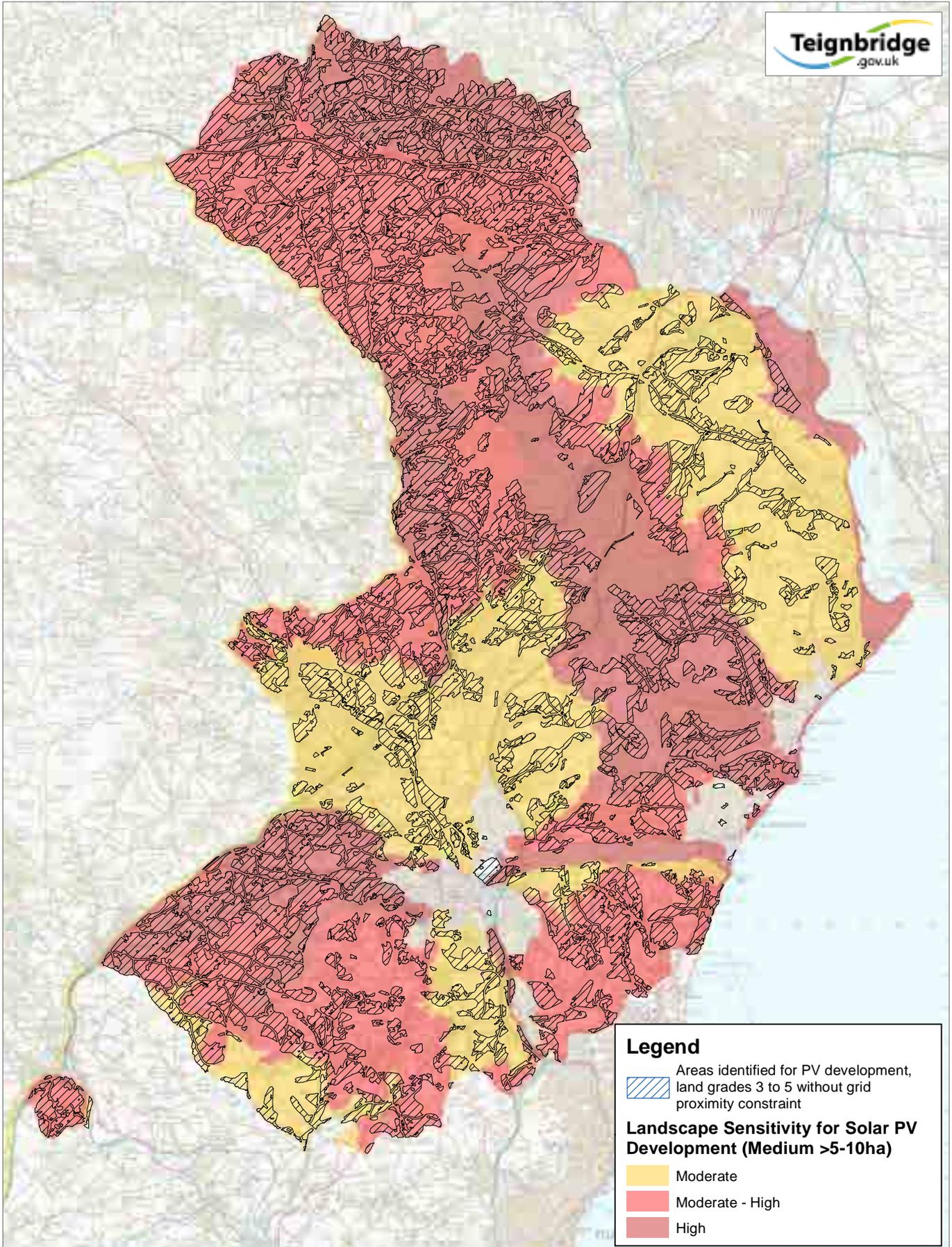
- 3.12 Solar PV schemes may reduce habitat and habitat suitability for some species, but they may also enable the land to be used in multiple ways which deliver environmental gains.
- 3.13 Intensively managed agricultural land is likely to be of least ecological value. The ecological value of land which is not under intensive management, including previously used land should be carefully assessed through an ecological survey.
- 3.14 Development proposals must take account of the importance of any affected habitats or features with particular regard to internationally important sites and species.

Flood Risk

- 3.15 Most proposals for ground mounted solar PV development will require a Flood Risk Assessment. When designing measures to manage runoff, installation of SUDS drainage techniques, such as shallow swales or infiltration trenches to replicate natural drainage characteristics should be incorporated and any access tracks should be permeable. The culverting of existing watercourses and drainage ditches should be avoided.

Heritage

- 3.16 Solar developments generally have the potential to affect heritage assets (archaeological sites, monuments, buildings and landscape features) both above and below ground.



Map 1 - Solar PV Map



- 3.17 Above ground impacts may include the effects on the setting of Listed Buildings and Scheduled Monuments as well as on the Historic Landscape Character of Teignbridge. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to have “special regard to the desirability of preserving” listed buildings and their settings. This means that the setting of designated heritage assets must be appropriately assessed and considerable importance and weight will be given to the desirability of preserving the setting of listed buildings when the applications are determined.
- 3.18 Where solar proposals lie within a visual envelope of designated heritage assets, planning applications should be supported by an assessment of the setting of historic assets using the latest English Heritage guidance.
- 3.19 Below ground impacts may include direct impacts on archaeological deposits through ground disturbance associated with ground works such as levelling, trenching, foundations, fencing, temporary haul routes etc.

Agricultural Land

- 3.20 When development is located on agricultural land it should be temporary, capable of removal and reversible (i.e. at the end of the life of the development the land can be return to its pre-development condition).
- 3.21 Land classified under the Agricultural Land Classification as grades 1 – 2 (Best and Most Versatile) is safeguarded for food production and should generally be avoided. For development proposed on grade 3a land, consideration should be given to reasonable alternative locations on land of lesser agricultural and environmental value.
- 3.22 Where development on grades 1-3a cannot be avoided, applications should be supported by detailed information that confirms the means by which the higher quality land will be retained to enable its future use.

Residential Amenity

- 3.23 The relationship and potential impacts of new renewable energy developments to residential amenity will need to be considered and addressed where nearby properties exist.
- 3.24 Development will need to accord with the provisions of Local Plan Policy H11: Residential Amenity with particular emphasis on identified impacts on amenity such as glint and glare, dominance and overshadowing/loss of light. Solar panels are designed to absorb, not reflect irradiation. The cumulative reflective quality of all materials used in the construction of solar installations, including PV panels, frames and supports, should be assessed.

Safety

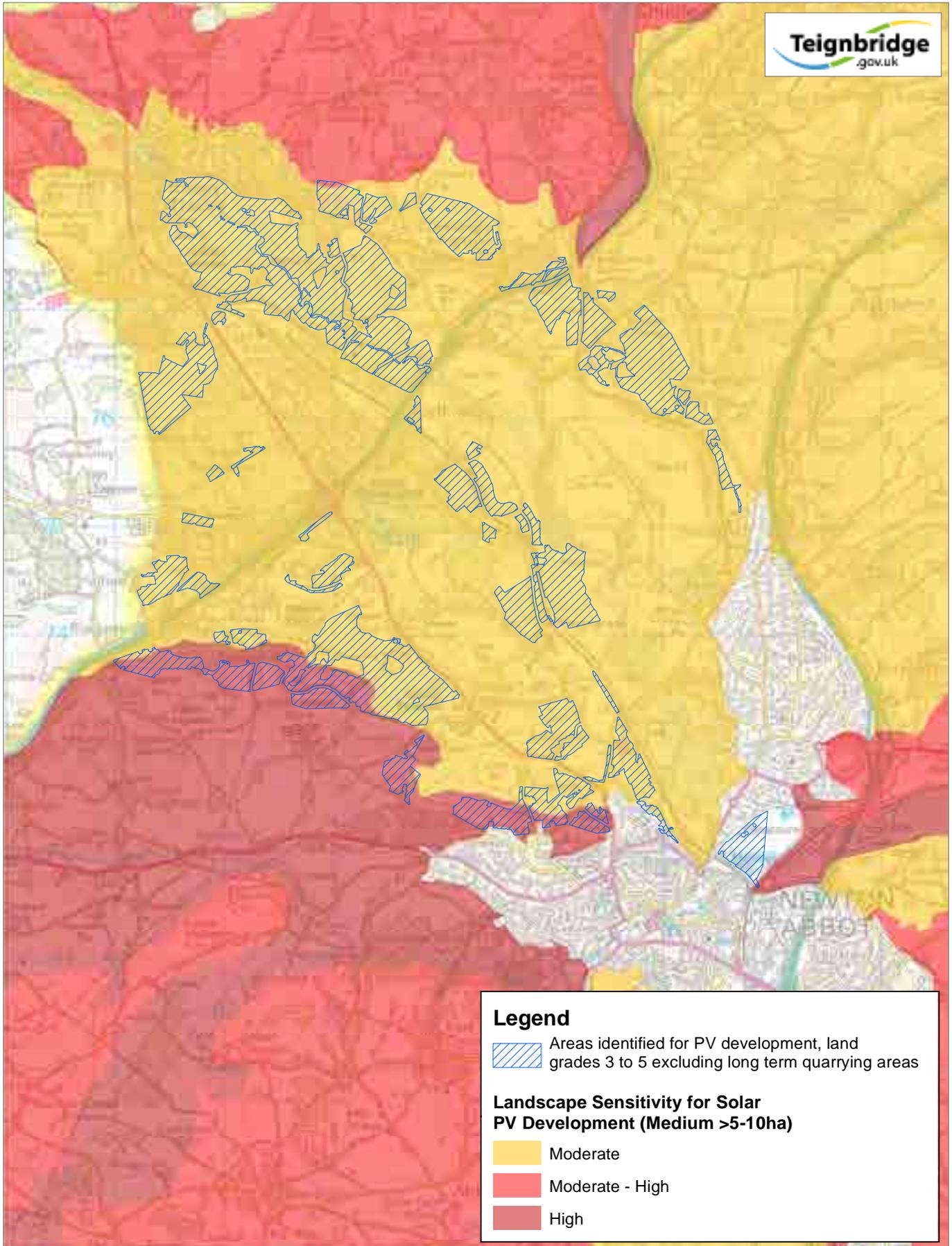
- 3.25 Roads and rail could be affected by glint and glare or distraction. Appropriate safety and site security measures should be taken for new sites. Consideration should be given for the minimal length and height of security fencing in countryside locations. Natural features, such as hedgerows should be used to assist in site security and/or screen security fencing.
- 3.26 The use of security lighting should be minimised. Wherever possible passive infra-red technology and lighting designed in a manner which minimises glare, light pollution and impacts on biodiversity, in particular bats, needs to be used. Also, in may be necessary to consider appropriate measures to enable continued access by larger mammals, such as badgers and foxes.

Bovey Basin

- 3.27 Certain parts of the plan area, such as the Bovey Basin, lying to the north of Newton Abbot towards Bovey Tracey and Chudleigh Knighton, offer considerable potential for Solar PV development. A detailed resource assessment undertaken as part of the Low Carbon Study identifies up to 57 sites with potential output of up to 353 GWh. In terms of grid proximity, the entire area is within 2km of an 11KV grid connection.
- 3.28 The concentration of mineral workings and long term working areas/safeguarding areas have been factored in, including the prospect for renewable development as medium or longer term as an interim use, before required for extraction purposes. Particular regard will be given to the forthcoming Bovey Basin (Minerals) Strategy, prepared by Devon County Council with the operators. This will show a detailed overview of minerals development across the basin over the longer term, for time horizons up to 2121.

Recreation

- 3.29 Dependent upon location of renewable energy development in relation to existing designated open space, public footpaths and cycle ways or proposals for the same; opportunities to incorporate improvements for such facilities may be sought through the provisions of Local Plan Policy DW9: Natural Infrastructure, other Design and Wellbeing policies and defined Active Travel routes contained in the Local Plan. In addition, where opportunities exist to create or improve local wildlife networks, development should maximise these opportunities where feasible, in addition to natural infrastructure as mitigation for any harm arising from the development.



Legend

 Areas identified for PV development, land grades 3 to 5 excluding long term quarrying areas

Landscape Sensitivity for Solar PV Development (Medium >5-10ha)

-  Moderate
-  Moderate - High
-  High

Map 2 - Solar PV Bovey Basin Map

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4. Providing for Gypsies and Travellers

4.1 People who are included within the definition of gypsies and travellers are described as follows:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily.

What does the Local Plan need to provide?

4.2 The Teignbridge Local Plan has to provide land to accommodate sufficient gypsy and traveller pitches in the same way that it has to provide land for additional housing and employment development.

4.3 The allocation of new sites is consistent with the Government's requirement to make sufficient land available for the gypsy and travelling community and to enable them to continue their traditional and nomadic way of life, while respecting the interests of the settled community.

4.4 To help achieve this, Government's aims for traveller sites include a requirement for local authorities to:

- make an assessment of the gypsy and traveller accommodation needs in their area;
- work collaboratively to identify land for sites over a reasonable period of time;
- promote private traveller site provision, whilst recognising that some affordable gypsy and traveller pitch provision may be required;
- identify sites in suitable locations that can access education, health, welfare and employment infrastructure; and
- maintain a supply of sites with planning permission to prevent the creation of unauthorised sites.

How many pitches do we need?

4.5 The existing Local Plan allocated a total of 70 pitches for gypsies and travellers for the period 2013-2033. Of these, 48 pitches have been provided. There is therefore a balance of 22 pitches to be provided.

4.6 The need for new Gypsy and Traveller pitches to be provided in Teignbridge should be based on an additional seven years' worth of supply, but will also need to take account of new up to date evidence that identifies additional pitch requirements.

4.7 Work has therefore been commissioned to identify the current and future needs of travellers and gypsies, and those of travelling show-people. This will include an assessment of the number of additional pitches required up to 2040, and will assess whether these are for permanent, transit or stopping sites. It will also identify whether affordable pitches are needed as well as private pitches. This work is not yet complete, but will inform the number and type of pitches that will be allocated in the Proposed Submission version of the Local Plan 2020-2040, which is due to be published for consultation and public comment in Summer 2022.

Gypsy and Traveller Policy

4.8 A draft policy was included in the draft Local Plan Part 1 consultation (March 2020). The policy will be updated in light of consultation responses and further evidence. For information, the draft policy as consulted upon can be found on p127 of the following link; [draft-teignbridge-local-plan-2020-march-2020.pdf](#)

Have any site options been identified for consultation?

4.9 We have been through an extensive process of identifying potential sites for Gypsy and Traveller pitches. This has involved looking at the following sources of supply:

- Land submitted through the two Gypsy and Traveller 'Call for Sites'
- Unimplemented sites which have a planning permission
- Existing authorised sites and their potential to expand
- Sites with withdrawn and refused planning applications
- Previous unauthorised sites

4.10 This rigorous process only resulted in 1 potential site (with a willing landowner) being identified as an option for consultation.

Gypsy and Traveller Site Option

CFS-GT-01 Higher Mead Farm, Ashburton

Site Reference Number: CFS-GT-01 (previous HELAA ref n612ver)

Site Name: Higher Mead Farm, Ashburton

Site Description: Site lies to north east of Ashburton. It comprises 2 fairly flat fields, enclosed by hedgerows, adjacent to A38. There is a recently approved storage yard to the south, adjacent to the lane/track, a small area of woodland to west, and caravan site to south on higher land.

Site Size (ha): 5.91 of which 4.9 ha is developable

Estimated Yield: Pitch capacity to be determined

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within 30 minutes travel on foot or by bicycle from the services and facilities in Ashburton, including its town centre. Public transport is not available close to the site, but is available in Ashburton.

Highways: There is suitable existing access, needing only minor improvements, to enable the development.

Landscape impact: Subject to additional landscaping, the site could be relatively well contained and unlikely to have a significant landscape impact. Although the site lies in close proximity to Dartmoor National Park, it is adjacent to the A38, which strongly influences the character of the immediate setting.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, dormouse, reptiles, badgers and barn owls. Site is adjacent to Mead Farm Unconfirmed Wildlife Site. Priority habitat of species-rich hedges also exists on the site.

Flood risk, Water Quality and Drainage: The site lies within the Critical Drainage Area associated with Holbeam Dam. A detailed flood risk mitigation and drainage plan will be required.

Minerals: The site is in a minerals safeguarding area for aggregates.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the primary, secondary school and GP surgeries will require assessment with regards to existing capacity.

Noise: The impact of road noise from the A38 will need to be assessed and potentially mitigated.

Other: Safety of occupants of the site, which is likely to include children, will need to be secured through appropriate buffers and means of enclosure.

Likely Site Requirements

- Open space including pocket play and/or children`s play (DW8-13)
- Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protection of woodlands. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/ compensation needed.
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Appropriate waste & recycling storage (DW19)



Higher Mead Farm, Ashburton - CFS-GT-01

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5. Small Residential Sites

- 5.1 To promote the availability of a good mix of sites, national planning policy requires local planning authorities to identify land to accommodate at least 10% of their housing requirements on sites no larger than 1 hectare. For context, 1 ha of developable land can typically accommodate 25 – 50 homes, depending on the density and form of development. Small residential sites can make an important contribution to the delivery of local housing targets and to the local economy, and are often built out by smaller builders relatively quickly.
- 5.2 The spatial development strategy outlined in section 1, requires development to be focussed around existing settlements, in order to minimise travel when accessing services and facilities. We have therefore carried out a 'Call for Small Sites' asking for land located immediately adjacent or close to existing defined settlements, maximising the ability of new residents to reach facilities on foot, by bicycle or by public transport.
- 5.3 In order to take a slightly more flexible approach to small sites, a minor update to the Housing and Economic Land Availability Assessment (HELAA) methodology was applied to these new sites. It was also used to re-examine some previously assessed and discounted small sites, where they were well located close to an existing identified settlement, and only had limited constraints. The key difference in the updated methodology was the greater flexibility in topography limits for small sites.
- 5.4 This process identified a significant number of small sites (both new and reassessed) which were assessed via the updated HELAA process to consider the feasibility and deliverability of the site. This included additional HELAA panel meetings, which involved Teignbridge conservation and flood risk / drainage officers, DCC highways and property industry representatives.
- 5.5 The outcome is 24 small site options which are subject to this consultation.

Small Residential Site Options

List of Sites

Bickington

Land between Old Hill and former A38, Bickington

Small Residential Site: Land south of Old Hill, Bickington

Bovey Tracey

Small Residential Site: Land off Moretonhampstead Road, Bovey Tracey

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

Broadhempston

Small Residential Site: Land at Lomans Farm, Broadhempston

Small Residential Site: Field north of Easterways, Broadhempston

Small Residential Site: Field south of Broadhempston

Buckfastleigh

Small Residential Site: Land south of Strode Road, Buckfastleigh

Chudleigh

Small Residential Site: Inner Bell, Exeter Road, Chudleigh

Dawlish

Small Residential Site: Land off Meadow Park, Dawlish

Exminster

Small Residential Site: Land to the North and South of Days Pottles Lane, Exminster

Hennock

Small Residential Site: Field off Knights Mead, Chudleigh Knighton (Parish of Hennock)

Ilminster

Small Residential Site: Myrtle Lodge, Liverton (Parish of Ilminster)

Ipplepen

Small Residential Site: East of Brook House, North Street, Ipplepen

Kingskerswell

Small Residential Site: Edginswell Lane, opposite Hayley Park, Kingskerswell

Small Residential Site: Land at Fluder Hill, Kingskerswell

Small Residential Site: Longlands House, Kingskerswell

Kingsteignton

Small Residential Site: Higher Sandygate, Kingsteignton

Newton Abbot

Small Residential Site: Land and Buildings at Hopkins Lane, Newton Abbot

Small Residential Site: East of Haytor Drive, Newton Abbot

Small Residential Site: Coach Road Nursery, Newton Abbot

Teignmouth

Land to the East and West of Holcombe Road, Teignmouth (in Parish of Dawlish)

Land to the North of Higher Woodway Road, Teignmouth

Land between Old Hill and former A38, Bickington

Site Reference Number: y2134qo & 4016ya2

Site Name: Land between Old Hill and former A38

Site Description: Comprises of two parcels within the centre of the village. A grassed field enclosed by hedgerows which is fairly level with some sloping areas and a smaller section to the northwest of grassed residential curtilage/adjacent paddock also enclosed by hedgerows.

Site size: Total size is 1.44 hectares, of which 1.25 hectares is developable.

Potential yield: 20 – 30 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a bus route, along the A383 into Newton Abbot and Ashburton which provides a frequent service.

Health and Wellbeing: The site lies close to local footpaths from the village, giving some opportunity for healthy lifestyles

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features. The site also lies within 10km of the Dartmoor and South Dartmoor Woods SAC.

The site may contain protected species including bats, badgers, Cirl Bunting, Dormouse, great crested newt, barn owls and other species.

Land is close to Unconfirmed Wildlife Sites at Bickington Quarry and Bickington Road Verge.

Priority habitat of hedgerows, trees and grassland provide potential foraging and commuting habitat for several bat species including greater horseshoe bats. Existing buildings may provide bat roost and nesting bird potential.

Heritage: A Grade II listed building at Love Lane, close to the northwest end of the site. This will require any scheme to provide especially high standards of design and layout.

Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site. Access off Old Hill would be acceptable, as road is sufficiently wide.

Landscape: The site is in a visually sensitive landscape close to Dartmoor National Park, and is within the 5km Dartmoor buffer zone.

Flood risk, Water Quality and Drainage: The site lies within Flood Zone 1 and the Critical Drainage Area, associated with Holbeam Dam. A detailed flood risk mitigation and drainage plan will be required.

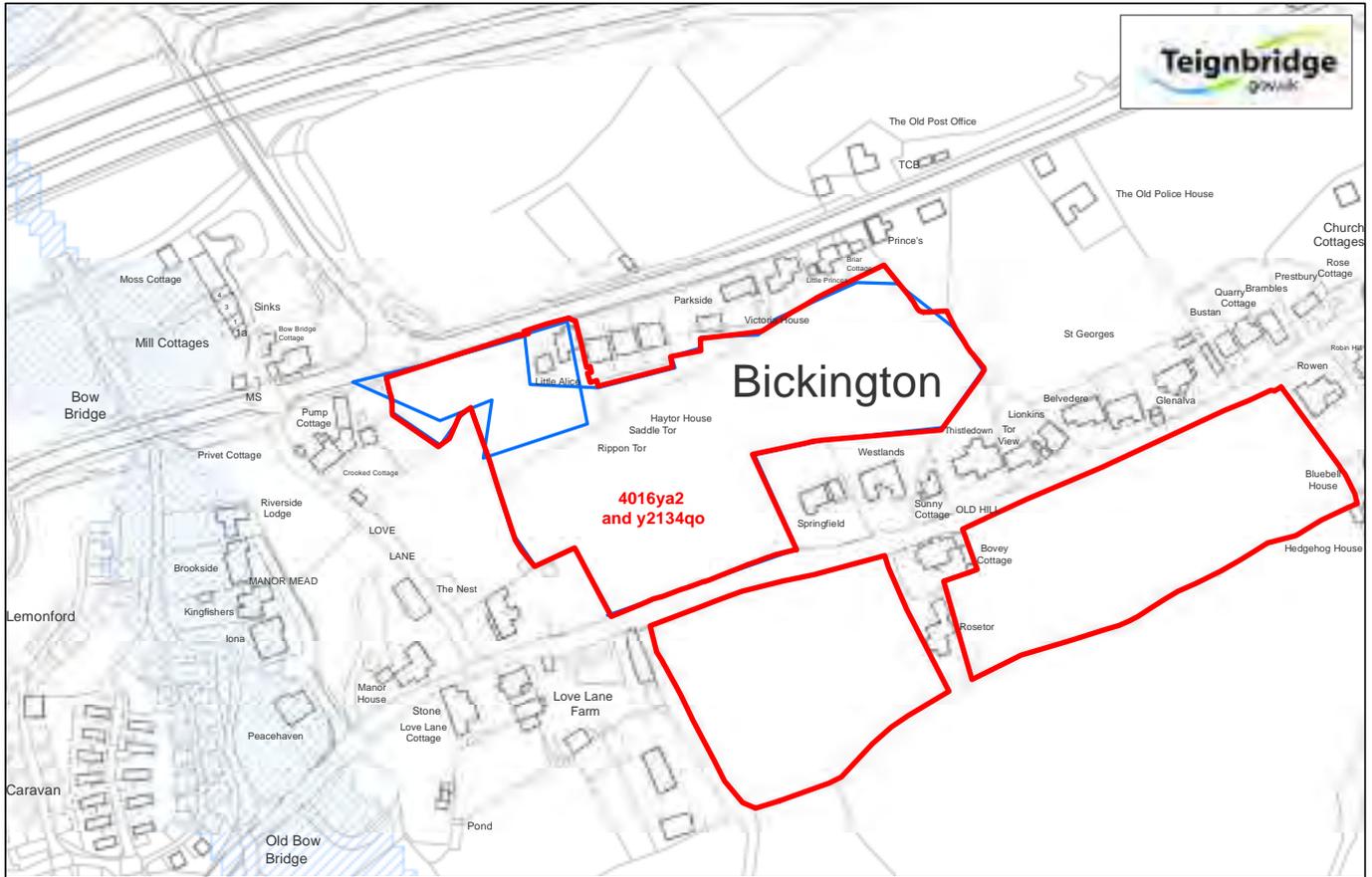
Minerals: The site is within a Mineral Consultation Area for the nearby limestone resource.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Blackpool Primary School has

sufficient capacity to accommodate the children living within its designated area. It is popular and admits pupils from out of area. Should development come forward within the school's designated area, some of these pupils would be pushed back to other schools. These may or may not have the capacity to accommodate these pupils (e.g. Bovey Tracey would not). South Dartmoor College (Secondary) has capacity for pupils from the proposed development. The site is within South Dartmoor's designated area, but close to that of the Newton Abbot secondary schools, and should be considered as part of a wider secondary review for the Newton Abbot area.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Highway access improvements
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges and from lighting, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Land between Old Hill and Former A38 - 4016ya2 and y2134qo

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Land south of Old Hill, Bickington

Site Reference Number: zat092x

Site Name: Land south of Old Hill

Site Description: Site comprises of a pair of fields on the south side of the village. Mainly flat in topography with sloping land at western end. A couple of existing residential properties are located between the two fields.

Site size: Total size is 1.59 hectares, of which 1.27 hectares is developable.

Potential yield: 20 – 30 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impact on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a bus route, along the A383 into Newton Abbot and Ashburton which provides a frequent service.

Health and Wellbeing: The site lies close to local footpaths from the village, giving some opportunity for healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features. The site also lies within 10km of the Dartmoor and South Dartmoor Woods SAC.

The site may contain protected species including bats, badgers, Cirl Bunting, Dormouse, great crested newt and other species.

Land is close to Unconfirmed Wildlife Site at Bickington Quarry.

Priority habitat of hedgerows provide potential commuting habitat for several bat species.

Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site.

Landscape: The site is in a visually sensitive landscape close to Dartmoor National Park, and is within the 5km Dartmoor buffer zone.

Flood risk, Water Quality and Drainage: The site lies within Flood Zone 1 and the Critical Drainage Area, associated with Holbeam Dam. A detailed flood risk mitigation and drainage plan will be required.

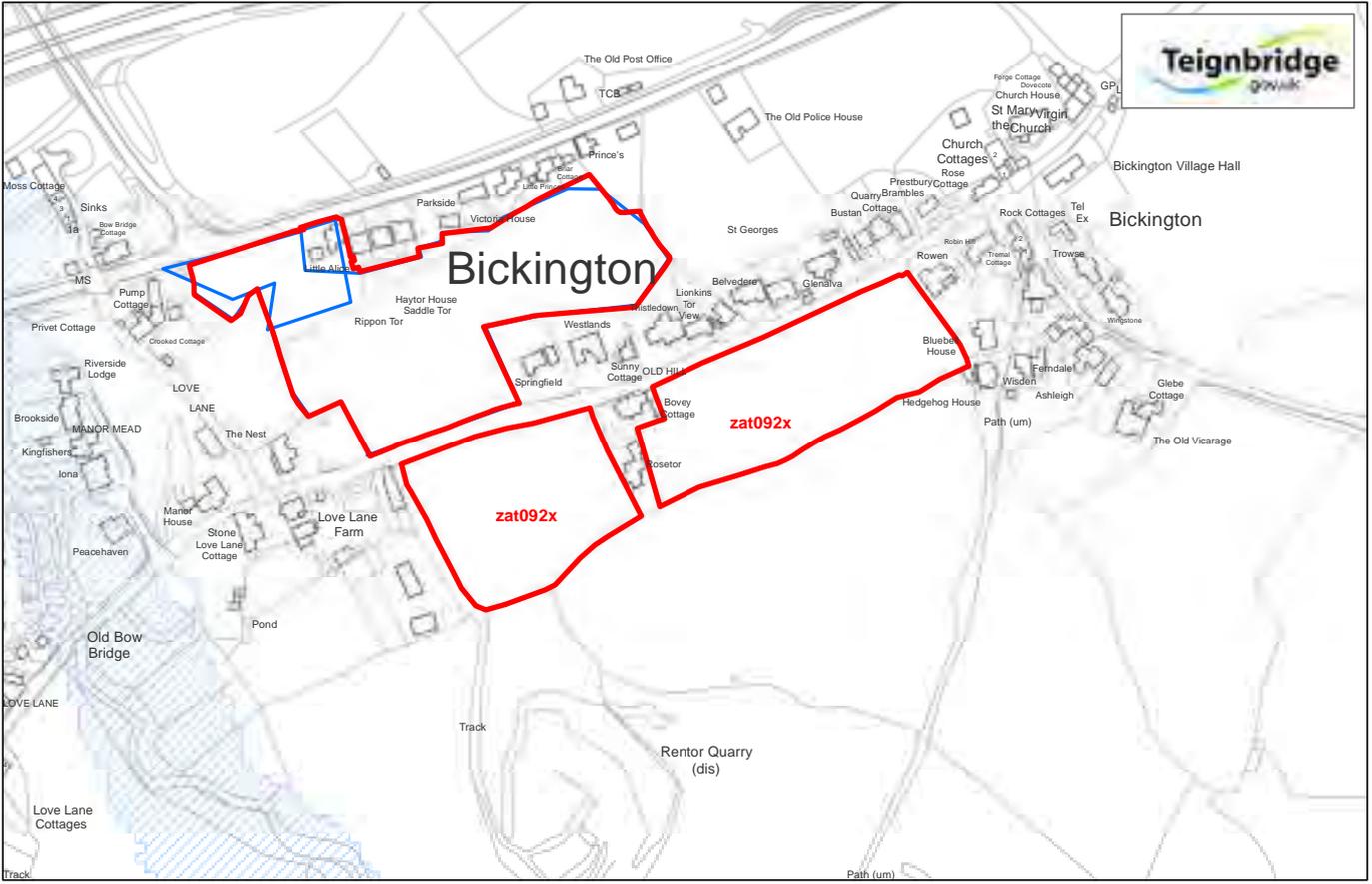
Minerals: The site is within a Mineral Safeguarding Area and Consultation Area for the nearby limestone resource.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Blackpool Primary School has sufficient capacity to accommodate the children living within its designated area. It is popular and admits pupils from out of area. Should development come forward within the school's designated area, some of these pupils would be pushed back to other schools. These may or may not have the capacity to accommodate these pupils (e.g. Bovey Tracey would not). South

Dartmoor College (Secondary) has capacity for pupils from the proposed development. The site is within South Dartmoor's designated area, but close to that of the Newton Abbot secondary schools, and should be considered as part of a wider secondary review for the Newton Abbot area.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children's play (DW8-13)
- Highway access improvements
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges and from lighting, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Land South of Old Hill, Bickington - zat092x



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Land off Moretonhampstead Road, Bovey Tracey

Site Reference Number: y314119

Site Name: Land off Moretonhampstead Road, Bovey Tracey

Site Description: The land is located on the north western edge of Bovey Tracey adjacent to Moretonhampstead Road and close to the junction with the A382. The area is currently grassed, sloping and detached from the town.

Site size: Total Size is 0.8ha, all of which is considered developable.

Potential yield: 13-19 (rural / suburban)

Opportunities

Active and sustainable travel: The site lies over 1km from the town centre with no sustainable travel links currently in place. However, the opportunity to connect will be provided when the adjacent BT1 Dean Park allocation is built.

Highways: Suitable access can be created directly from the site onto Moretonhampstead Road.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within 10km of South Dartmoor Woods Special Area of Conservation (SAC) and is within the South Hams Special Area of Conservation (SAC) Sustainance Zone, with radio-tracked barbastelle bat area.

The site may contain protected species including bats, (including Greater Horseshoe, Barbastelle, Lesser Horseshoe and Brown Long Eared Bats) and Dormice.

Site is close to Whitstone Quarry Regionally Important Geological Site.

Priority Habitats include broadleaved woodland, species-rich hedges, streams, mature (possibly veteran) trees and possibly semi- or unimproved grassland in places (e.g. unimproved habitat/scrub mosaic in northern-most field).

Topography: The sloping topography may impact on site capacity, viability and how the dwellings can be accessed and designed.

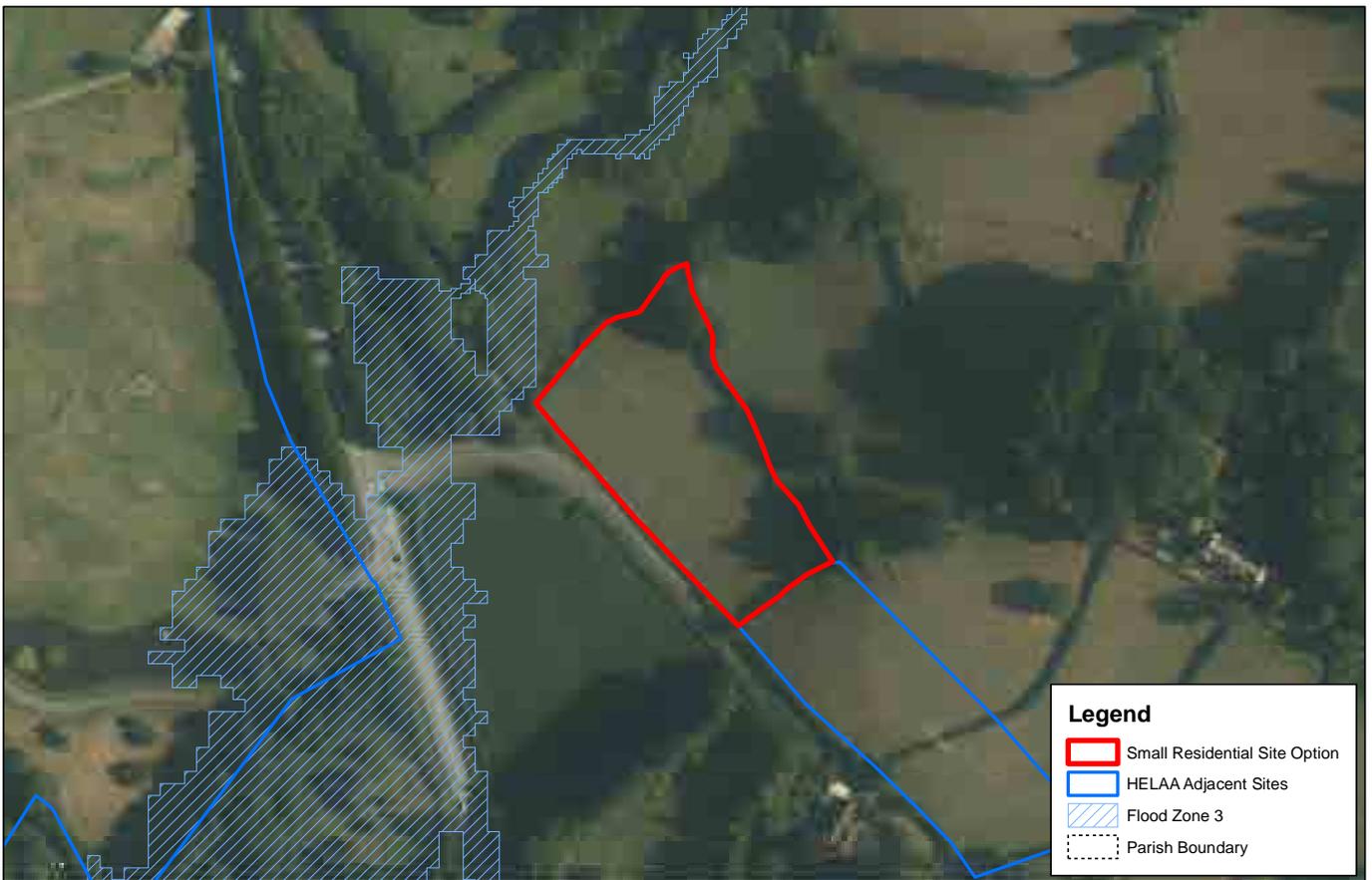
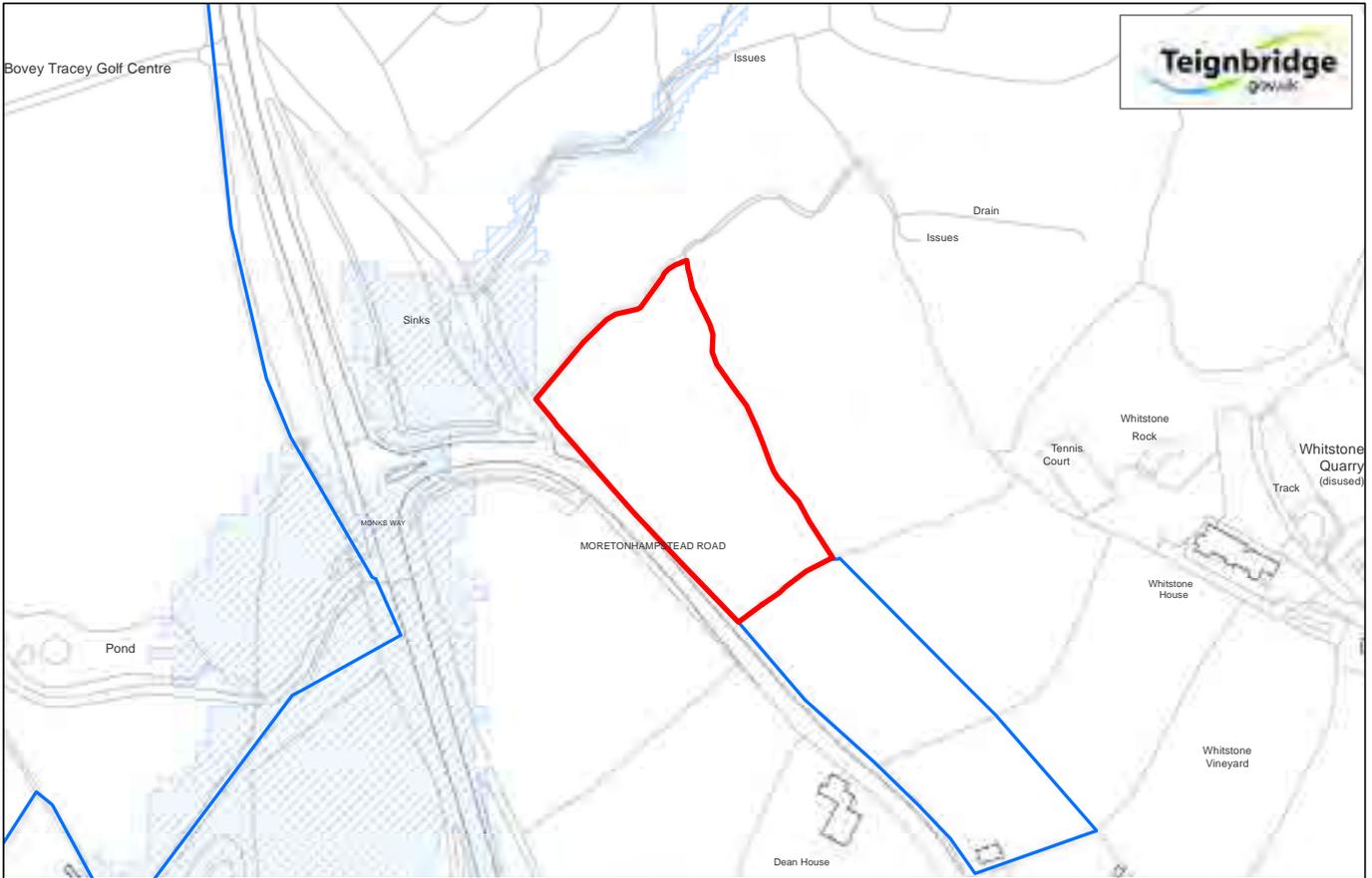
Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgery will require assessment with regards to existing capacity. Currently Bovey Tracey Primary School does not have any additional capacity and cannot be expanded on its existing site. However, should the proposed relocation of Bovey Tracey Primary School to Le Moley Littry Way as proposed in the current Local Plan and the Bovey Parish Neighbourhood Plan take place, then sufficient capacity will be available.

Landscape impact: The site lies within 250m of the boundary of Dartmoor National Park. It is sloping, visually prominent land. Development could possibly have a significant adverse effect on the landscape and visual amenity of the area. At this stage it is unclear what mitigation measures may be achievable.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of footway along road and crossing/connection with emerging BT1 Dean Park sustainable travel links.

- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Ecological mitigation – For Greater Horseshoe Bats, Barbastelle Bats as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Open space and children's play area on-site
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Land off Moretonhampstead Road, Bovey - y314119



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Land South of Le Molay Littry Way, Bovey Tracey

Site Reference Number: Z9141mi

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

Site Description: The land is located to the south of Bovey Tracey adjacent to Le Molay Littry Way. The site is gently sloping, comprises 2 fields and is currently grassed.

Site size: Total Size is 2.33ha, of which 1.1ha is considered developable.

Potential yield: 17-26 (suburban / rural)

Opportunities

Active and sustainable travel: The site lies within 1km from the town centre with existing sustainable and active travel links in place.

Flood Risk, Water Quality and Drainage: A large portion of the site is within the functional floodplain and is unsuitable for built development. However, the area to the north and east of the site adjacent to Le Molay Littry Way lies outside the functional floodplain and is therefore suitable for development.

Highways: Suitable access can be created directly from the site onto Le Molay Littry Way.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within 10km of South Dartmoor Woods Special Area of Conservation (SAC) and is within the South Hams SAC Sustainance Zone.

The site may contain protected species including bats (including Greater Horseshoe, and Barbastelle), Dormice and Great Crested Newts.

Part of the site is within the West Golds Mine Marsh Unconfirmed Wildlife Site identified for floodplain grazing marsh.

Priority habitats include species-rich hedges; streams; possible floodplain grazing marsh.

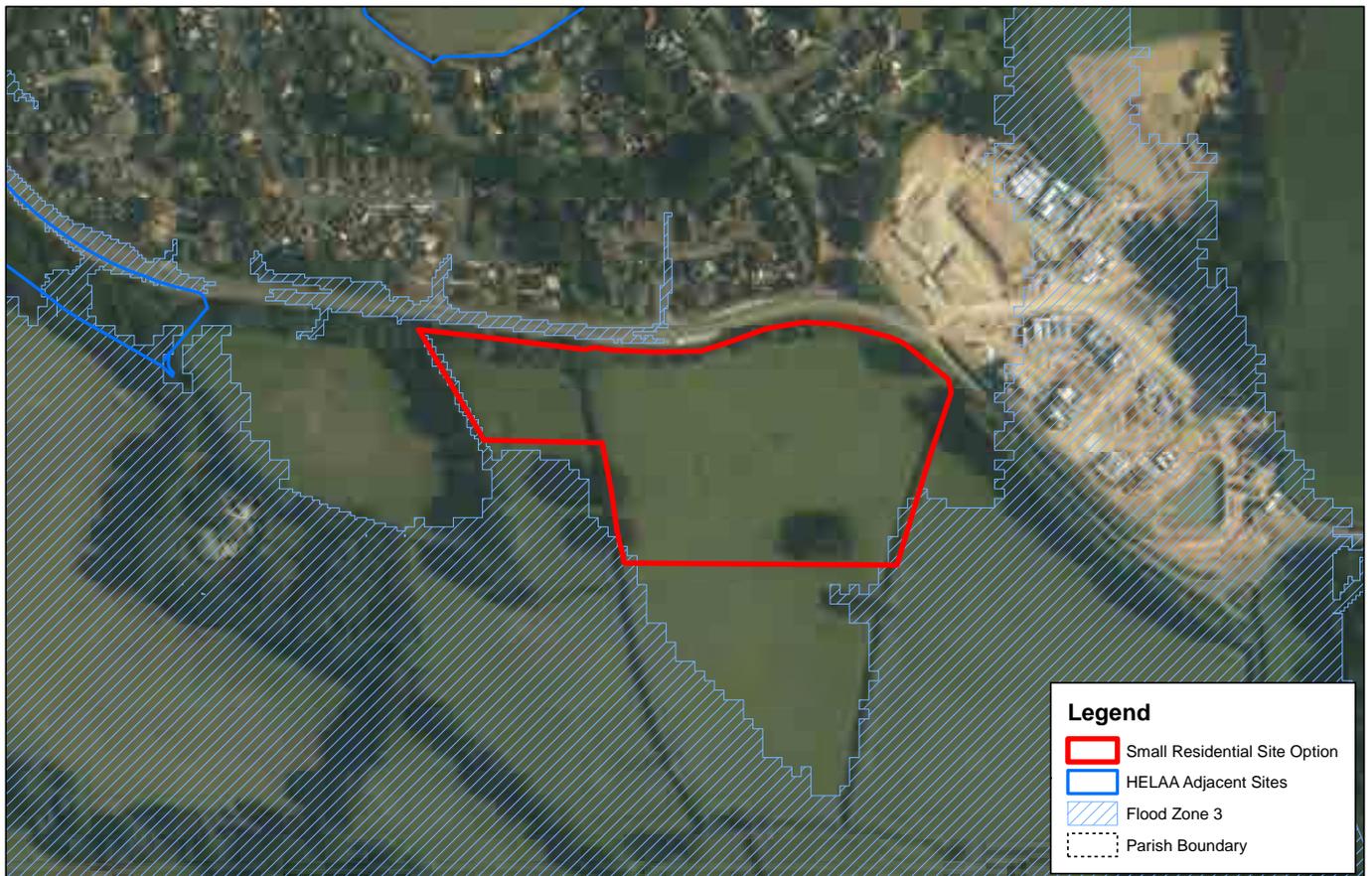
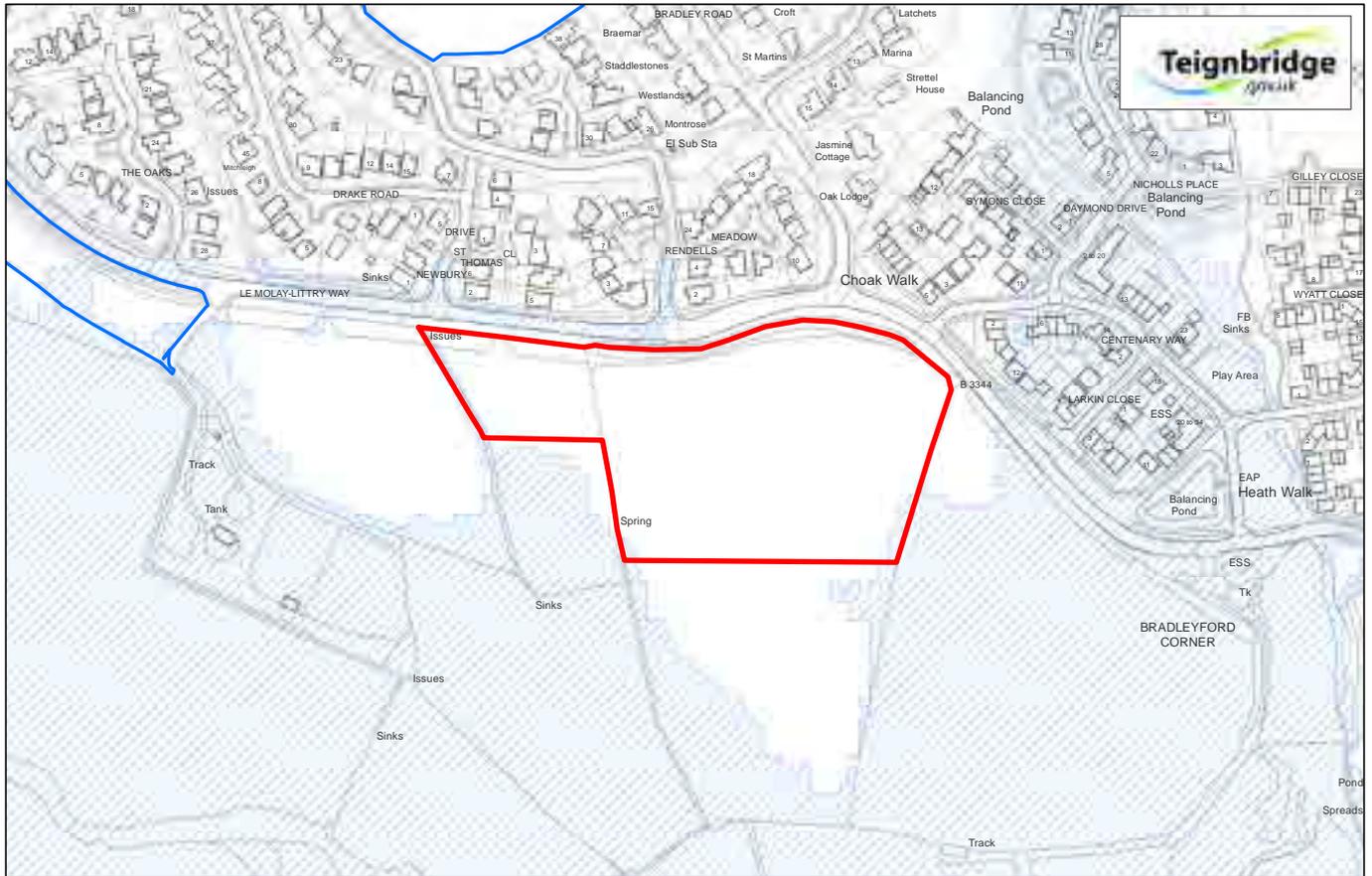
Landscape impact: This low-lying site lies within the 5km buffer of Dartmoor National Park. Any development would break the characteristic pattern of development only on the north side of the B3344 - Le Molay Littry Way.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgery will require assessment with regards to existing capacity. Currently Bovey Tracey Primary School does not have any additional capacity and cannot be expanded on its existing site. However, should the proposed relocation of Bovey Tracey Primary School to Le Moley Littry Way as proposed in the current Local Plan and the Bovey Parish Neighbourhood Plan take place, then sufficient capacity will be available.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of a crossing/connection with existing sustainable travel links.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Ecological mitigation – For Greater Horseshoe Bats, Barbastelle Bats as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Open space and children's play area on-site
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Land South of Le Molay Littry Way, Bovey - z9141mi



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Land at Lomans Farm, Broadhempston

Site Reference Number: pp137b1

Site Name: Land at Lomans Farm

Site Description: Grassed field and former orchard area enclosed by mature hedgerows. Residential properties adjoin both ends of the site, including to rear of Main Street and Houndhead Cross. The land is located on the southern side of the village and is gently sloping in character.

Site size: Total size is 2.45 hectares, of which 1.50 hectares is developable.

Potential yield: 24 – 36 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a bus route from the village centre served by a frequent service. Within walking distance of village services.

Health and Wellbeing: The site lies close to a public right of way, providing an opportunity for walking and healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone, and an Unconfirmed Wildlife Site covers the northern field with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Dormouse, Great Crested Newts and other species.

Land is close to a Great Crested Newt breeding pond.

Priority habitat of species-rich hedges and traditional orchard also exists on the site.

Heritage: Northern part of site is within Broadhempston Conservation Area. Grade II listed buildings border the site on northeast and southeast ends. This will require any scheme to provide especially high standards of design and layout.

Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site.

Landscape: The site is in a visually sensitive rural and historic landscape and would only be acceptable if it responds to vernacular character in terms of pattern, scale and form.

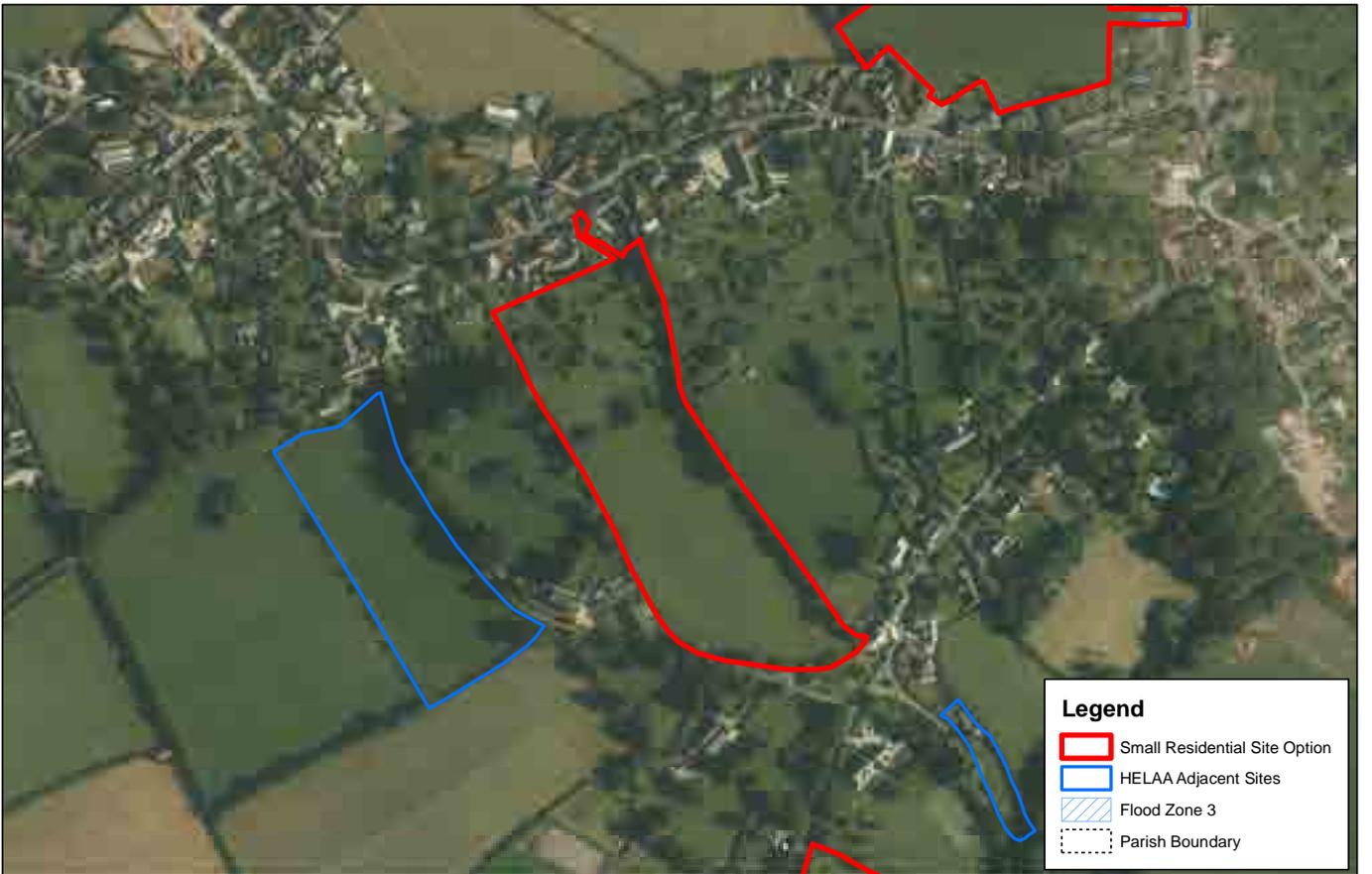
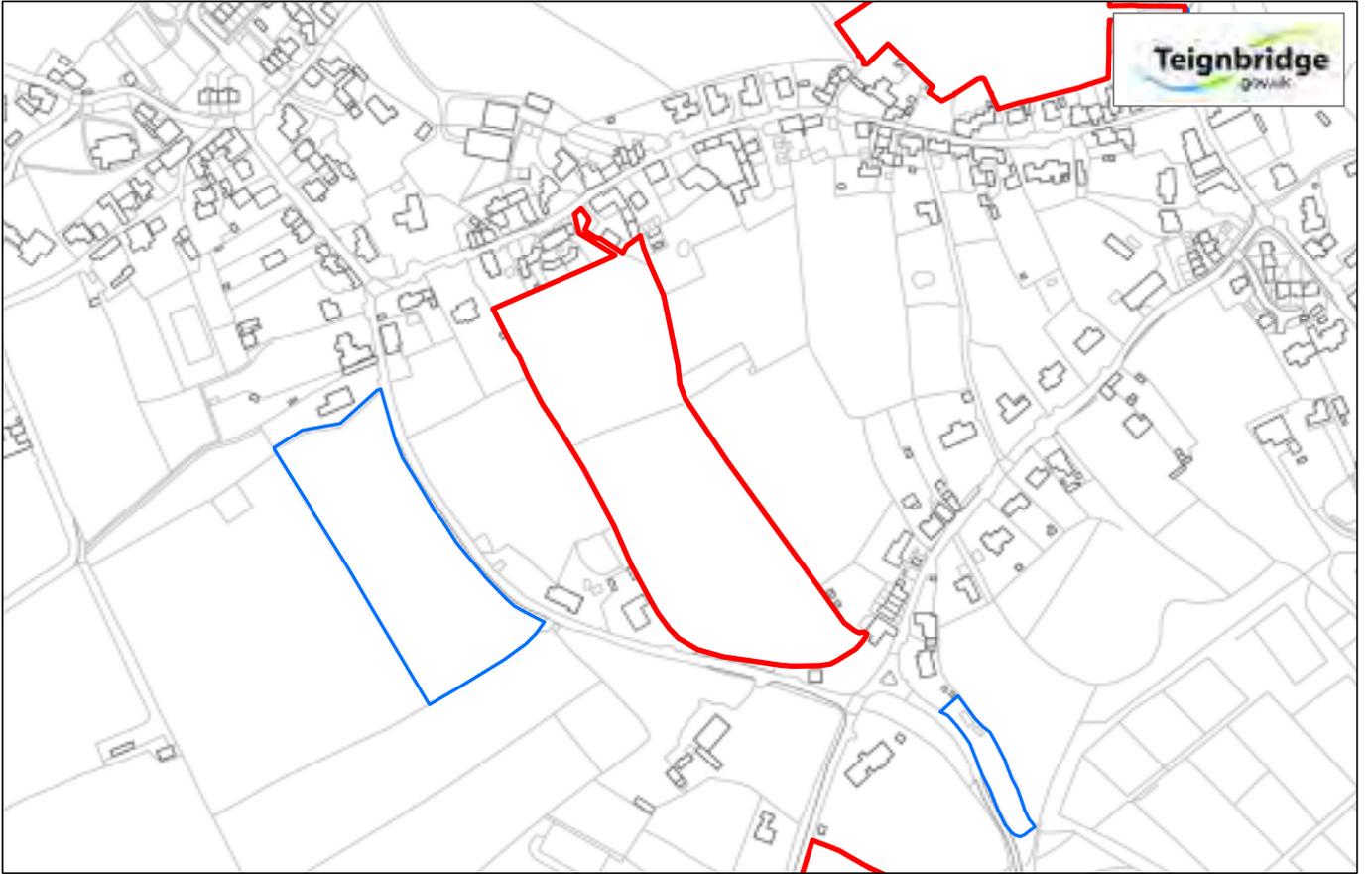
Flood risk, Water Quality and Drainage: The site lies within Flood Zone 1 (lowest flood risk). Development in this area could possibly be an opportunity to resolve high surface water runoff from surrounding fields into the village centre.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgeries will require assessment with regards to existing capacity. Broadhempston Primary School has capacity for the equivalent of 12 dwellings. It is on a constrained site with no option / land for expansion. South Dartmoor College (Secondary) has capacity for pupils from the proposed development. Development within South Dartmoor's designated area, but close to that of the Newton

Abbot secondary schools, should be considered as part of a wider secondary review for the Newton Abbot area. There is limited capacity within the Secondary School in Totnes (KEVICC).

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Legend

- Small Residential Site Option
- HELAA Adjacent Sites
- Flood Zone 3
- Parish Boundary

Land at Lomans Farm, Broadhempston - pp137b1



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Field north of Easterways, Broadhempston

Site Reference Number: CFS-R-36

Site Name: Field north of Easterways

Site Description: Site comprises a large field on the northeast side of the village. It borders existing residential properties at Easterways to the south and road along whole of western boundary. The land is relatively flat to gently sloping in character.

Site size: Total size is 2 hectares, of which 1.85 hectares is developable.

Potential yield: 30 – 44 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Health and Wellbeing: The site lies close to a playing field at Waterford Cross and public right of way, providing opportunities for recreation and healthy lifestyles.

Landscape impact: The site is relatively well contained and unlikely to have a significant landscape impact.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Dormouse, Great Crested Newts and other species.

Land is close to a County Wildlife Site at Broadhempston Pond which is a Great Crested Newt breeding pond.

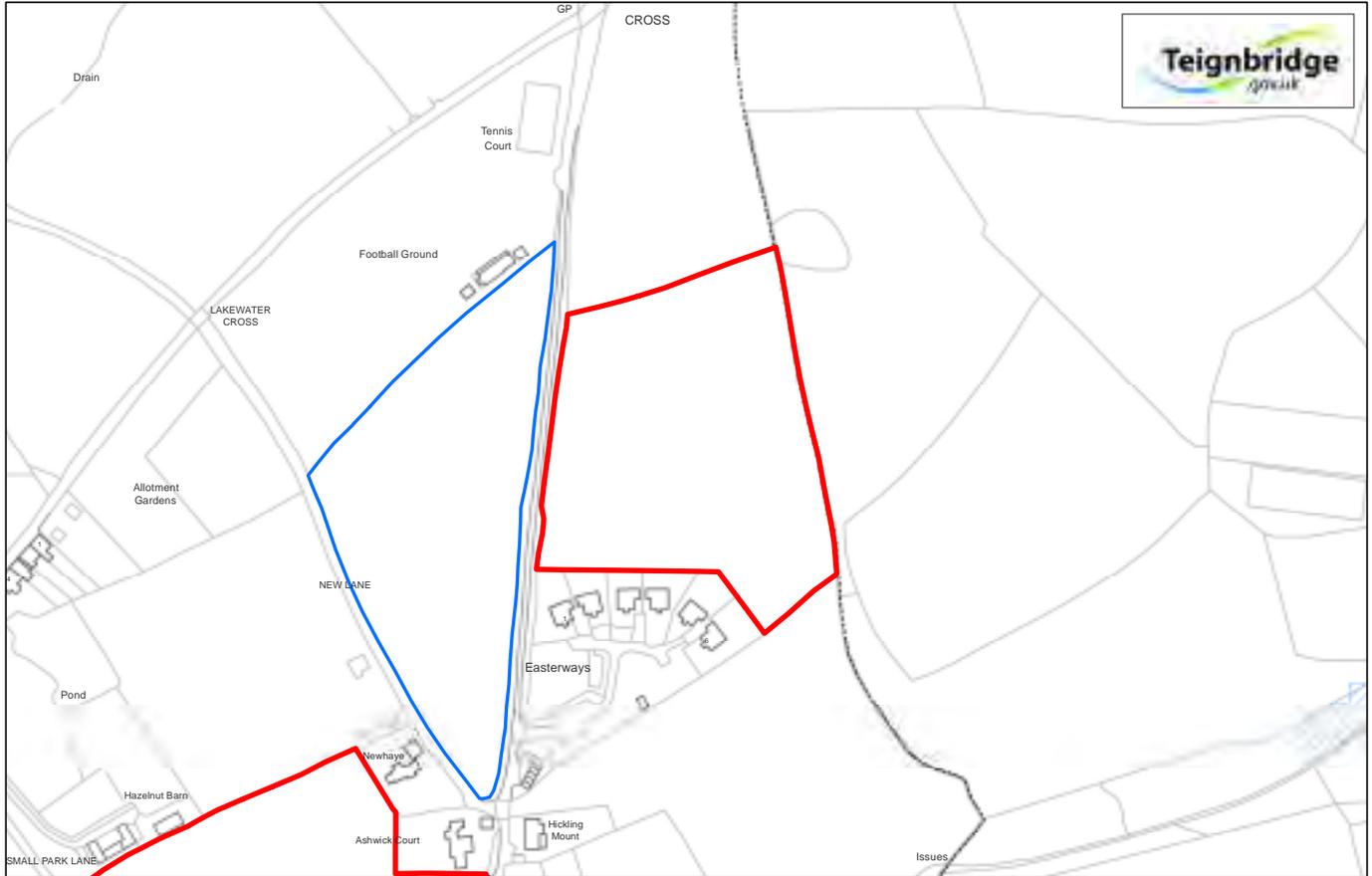
Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgeries will require assessment with regards to existing capacity. Broadhempston Primary School has capacity for the equivalent of 12 dwellings. It is on a constrained site with no option / land for expansion. South Dartmoor College (Secondary) has capacity for pupils from the proposed development. Development within South Dartmoor's designated area, but close to that of the Newton Abbot secondary schools, should be considered as part of a wider secondary review for the Newton Abbot area. There is limited capacity within the Secondary School in Totnes (KEVICC).

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children's play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of hedges and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Field north of Broadhempston - CFS-R-36



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Field south of Broadhempston

Site Reference Number: CFS-R-37

Site Name: Field south of Broadhempston

Site Description: Site is located to the south of Houndhead Cross. It comprises a large rectangular field which has a highway frontage along the western side. The northern end of the site adjoins a residential property of The Gables and others at The Rectory and Old Police House lie on the opposite side of the road.

Site size: Total size is 4.7 hectares, of which 3.9 hectares is developable.

Potential yield: 20 – 30 homes

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Health and Wellbeing: The site lies close to a public right of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including Bats, Cirl Bunting, Great Crested Newts and other species.

Land is adjacent to Unconfirmed Wildlife Sites at The Gables and Slipperstone Cross.

Priority habitats of hedges and trees exist on the site.

Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site.

Heritage: The village conservation area is close to the site. This will require any scheme to provide especially high standards of design and layout.

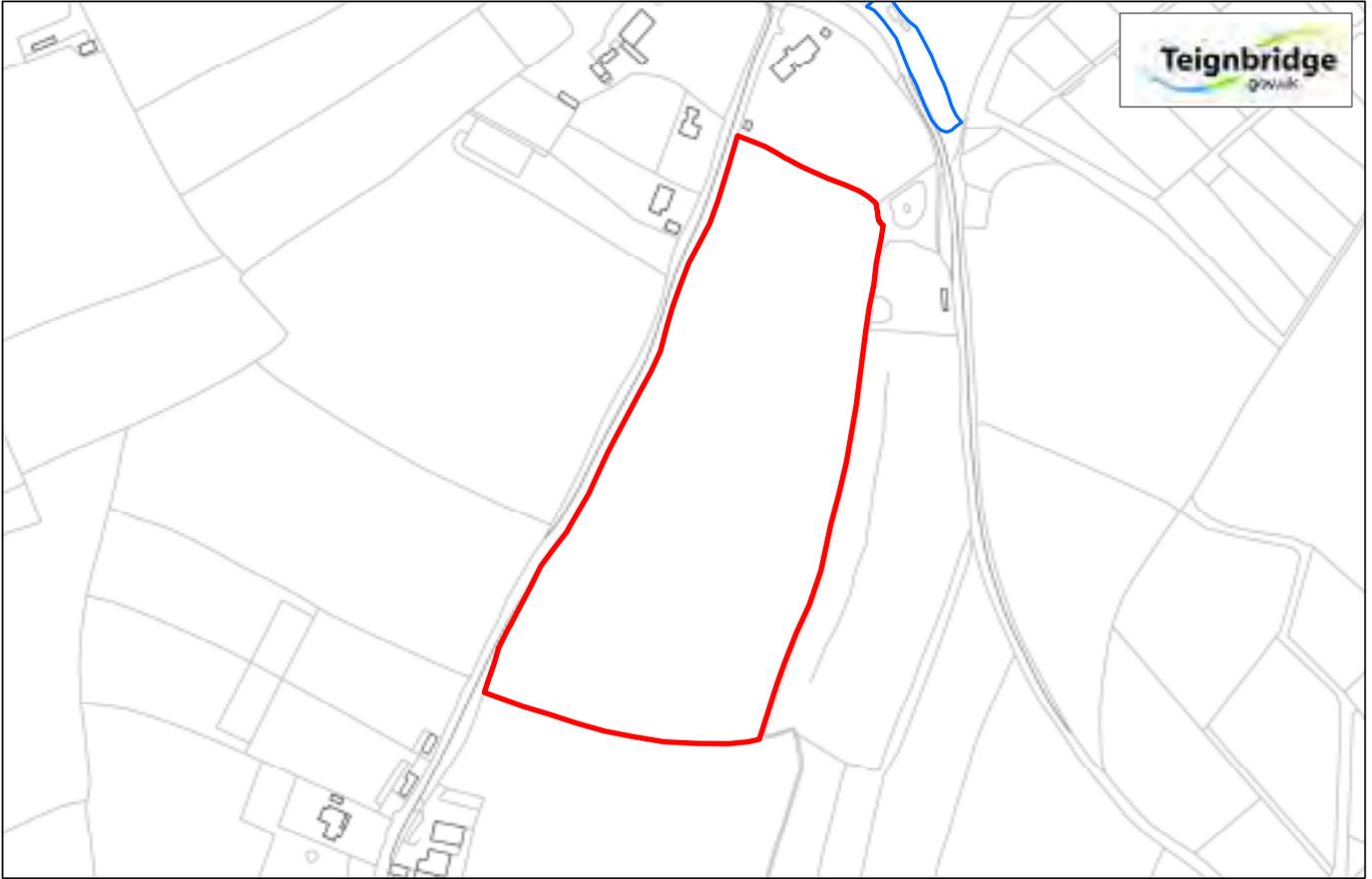
Topography: The topography may impact on site capacity, viability and how the dwellings can be accessed and designed.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgeries will require assessment with regards to existing capacity. Broadhempston Primary School has capacity for the equivalent of 12 dwellings. It is on a constrained site with no option / land for expansion. South Dartmoor College (Secondary) has capacity for pupils from the proposed development. Development within South Dartmoor's designated area, but close to that of the Newton Abbot secondary schools, should be considered as part of a wider secondary review for the Newton Abbot area. There is limited capacity within the Secondary School in Totnes (KEVICC).

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children's play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.

- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Field south of Broadhempston - CFS-R-37



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Land south of Strode Road, Buckfastleigh

Site Reference Number: 3a13bhe

Site Name: Land south of Strode Road

Site Description: The land is located to the south of Buckfastleigh with the northern boundary along Strode Road and southern edge bounded by A38 highway. Western section of land in particular is sloping.

Site size: Total size is 1.67 hectares, of which 0.6 hectare is developable.

Potential yield: 10 – 14 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity of a bus route with a regular service (within 500m of nearest bus stop) and also lies on national cycle route 272.

Health and Wellbeing: The site lies close to a local park (Victoria Park), the recreation ground and the Millennium Green and, is within 400m of footpaths and a national cycle route. There are consequently local opportunities for healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Sustainance Zone and Landscape Connectivity Zone with potential to affect habitats and connectivity features. The site lies within 10km of the Dartmoor and South Dartmoor Woods SACs.

The site may contain protected species including bats, dormouse, great crested newts and other species.

Land is close to Buckfastleigh Caves SSSI, located to north of site and West Mill Cross Unconfirmed Wildlife Site to southwest.

Priority habitat of species-rich hedges and adjacent broadleaved woodland.

Heritage: Buckfastleigh Conservation Area lies close to the site, on the opposite side of Strode Road. This will require any scheme to provide especially high standards of design and layout.

Highways and access: Highway access may be challenging and improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site, particularly a cycle and footway route.

Landscape: The site lies adjacent to the boundary of Dartmoor National Park, where development could have a significant negative effect on the setting of the protected landscape. However, this is dependent on the specific details and scale of the development.

Topography: The topography may impact on site capacity, viability and how the dwellings can be accessed and designed given sloped nature of parts of the site.

Minerals: The site is within Mineral Consultation Area for Whitecleaves Quarry, although the facility has closed.

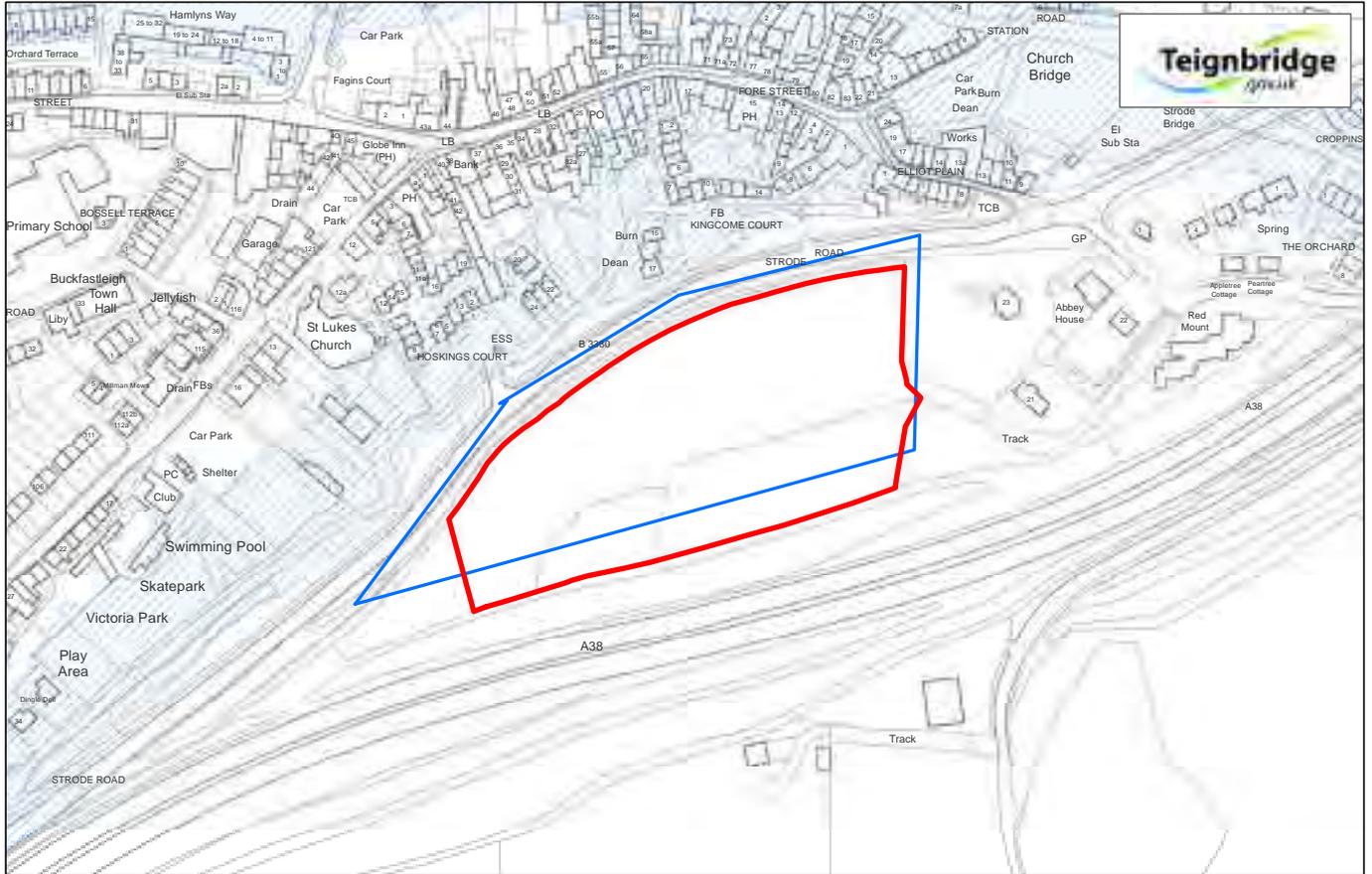
Infrastructure: The impact of the proposed level of development on local infrastructure such as

the GP surgeries will require assessment with regards to existing capacity. Buckfastleigh Primary Schools and South Dartmoor College (Secondary) have capacity for the proposed development.

Noise: The impact of road noise will need to be assessed and potentially mitigated as the site lies within 100m of the A38 road corridor.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts, foraging habitat and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss hedges and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Land South of Strode Road, Buckfastleigh - 3a13bhe



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Inner Bell, Exeter Road, Chudleigh

Site Reference Number: CFS-R-07

Site Name: Inner Bell, Exeter Road

Site Description: The site lies to the northeast of the town, adjoining allotments to the south. It comprises a single field. There are a mix of buildings to the north associated with Heathfield House.

Site size: Total size is 1.5 hectares, of which 1.4 hectares is developable.

Potential yield: 22 – 34 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity of a bus route with a frequent service to other town service destinations such as Kingsteignton and Newton Abbot.

Health and Wellbeing: The site lies close to the local sports ground at Over Katebrook and is within 400m of footpaths, providing opportunities for recreation and healthy lifestyles.

Landscape impact: The site is relatively well contained by hedge/tree boundaries and unlikely to have a significant landscape impact.

Sensitivities

Ecology: The site lies within the South Hams SAC Sustainance Zone and Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site lies within 10km recreation buffer of the Exe Estuary SPA, and a Habitat Regulations contribution will be needed.

The site may contain protected species including bats, dormouse and other species.

Land is close to a couple of Unconfirmed Wildlife Sites to the northeast covering semi-improved/unimproved grassland and scrub.

Heritage: There is a single Grade II listed building close to the site, northward at Heathfield House. This will require any scheme to provide especially high standards of design and layout.

Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site, particularly for foot and cycle purposes.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Chudleigh Primary School does not currently have capacity for the development and is not capable of further expansion. Teign School (Secondary) does not have capacity for the development and has limited capacity for expansion. It will require off-site sports provision in close proximity to the school to allow for expansion.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.

- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protection of trees and hedges. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges and from lighting, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Inner Bell Exeter Road Chudleigh TQ13 0DD - CFS-R-07



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Land off Meadow Park, Dawlish

Site Reference Number: 7w13bvj

Site Name: Land off Meadow Park, Dawlish

Site Description: The land is located on the western side of Dawlish adjoining the built form of the town with residential properties bordering at Meadow Park. The majority of the site is significantly sloped by more than 1:6 grad and some parts more than 1:3.

Site Size: 0.9 - taking account of the fact that surrounding development is on land of a similar topography

Potential yield: Potential of 5 – 10 due to topography

Opportunities

Active and sustainable travel: The site lies within reasonable proximity to a pavement / cycle route / bus route into the town centre and to the railway station at Dawlish.

Highways: There is suitable existing access, off which individual drives would need to be created as a joint access to the site would not be possible due to topography.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Landscape impact: The site is relatively well contained, set adjacent to the existing built-up area of Dawlish, and is unlikely to have a significant landscape impact.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including Cirl Buntings and other species.

A County Wildlife site for bird interest lies immediately adjacent and on part of the site.

Priority habitat of species-rich hedges.

Heritage: Dawlish Conservation area lies 150m south of the site. This will require any scheme to provide especially high standards of design and layout.

Highways and access: Vehicular access appears possible from Meadow Park. Although the site is at a higher level than the road the development to the west demonstrates how parking and garaging can be provided at ground level within a split level property.

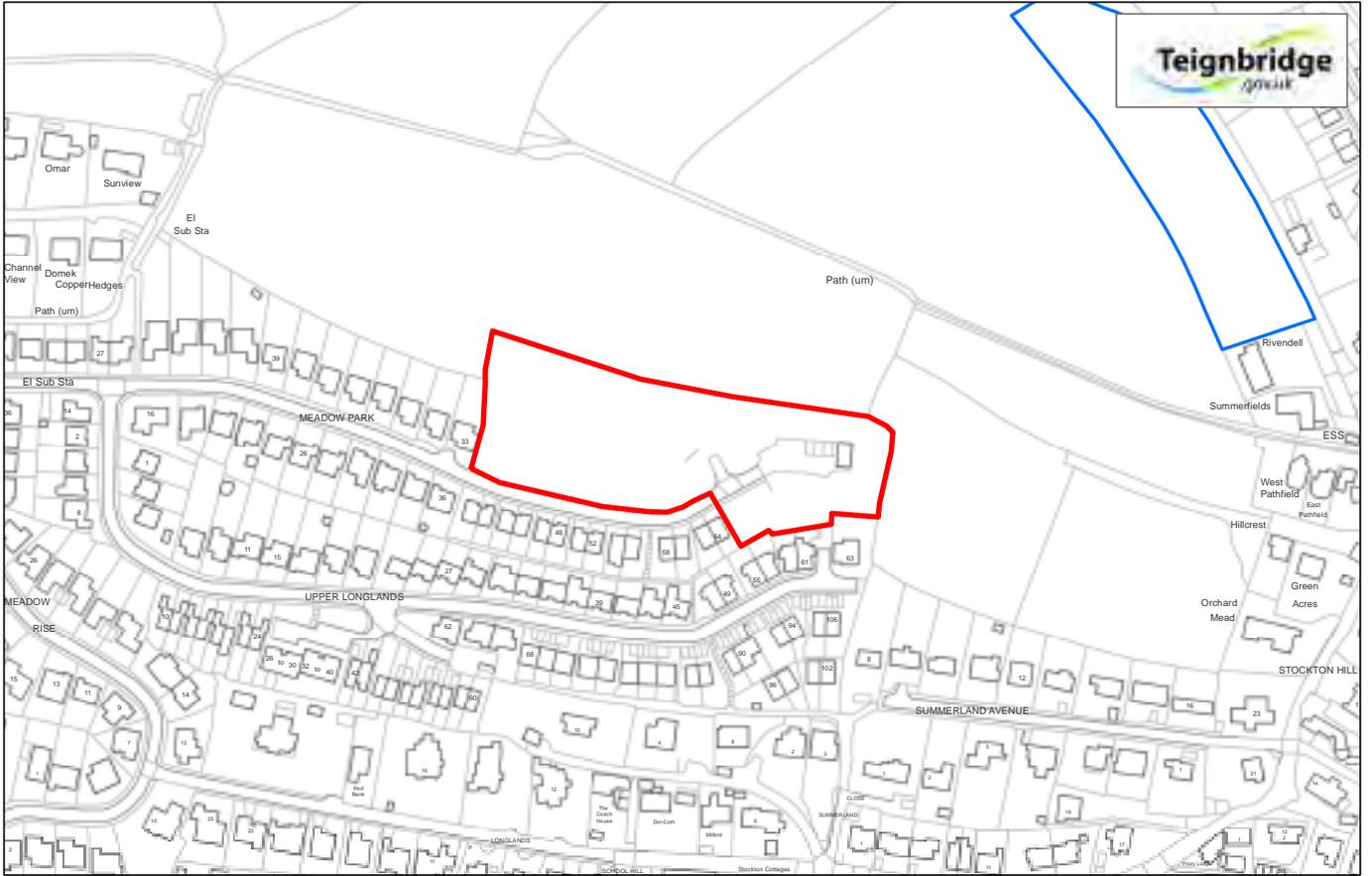
Landscape: The site lies adjacent to existing development and below the peak of the hill.

Topography: The topography may impact on site capacity, viability and how the dwellings can be accessed and designed given sloped nature of parts of the site.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of footway along road
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protection of trees, hedges and woodlands. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/compensation needed
- Exe Estuary SPA and Dawlish Warren SAC Habitat Regulations contribution
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4)
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Legend

- Small Residential Site Option
- HELAA Adjacent Sites
- Flood Zone 3
- Parish Boundary

Land off Meadow Park, Dawlish - 7w13bvj



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Land to the North and South of Days Pottles Lane, Exminster

Site Reference Number: 4915yma / ry15y6g / 581357e

Site Name: Land to the north and south of Days Pottles Lane

Site Description: The site is located to the south of Exminster with residential properties immediately to the east. It comprises 3 small separate undeveloped fields adjacent to the eastern end of Days Pottles Lane. A stream runs along the southern boundary of the site.

Site Size (ha): Total Size is 2.38ha, of which 1.56ha is considered developable.

Potential yield: 25-37 (suburban / rural)

Opportunities

Active and sustainable travel: The site lies close to a pavement with access into the village centre and bus route to Exeter and towns along the A379.

Highways: Suitable access can be created directly from the site onto Days Pottles Lane.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within the Exe Estuary Special Protection Area (SPA) and Dawlish Warren Special Area of Conservation (SAC) 10km Zone. East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer. Being less than 1km from the SPA, housing here is likely to generate recreation visits. Water Bird Survey recorded no SPA birds here.

The site may contain protected species including bats, Cirl Buntings, otters and Dormouse.

The southern area is adjacent to Hooper's Field Unconfirmed Wildlife Site identified for semi-improved grassland and scrub.

Topography: The sloping topography may impact on site capacity, viability and how the dwellings can be accessed and designed.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgery will require assessment with regards to existing capacity. Exminster Primary School does not have any additional capacity and cannot be expanded on its existing site. In addition, the new primary school planned for the South West Exeter allocation (SWE1) only has capacity to accommodate existing planned growth.

Flood Risk, Water Quality and Drainage: The southern edge of the site lies adjacent to flood zone 3.

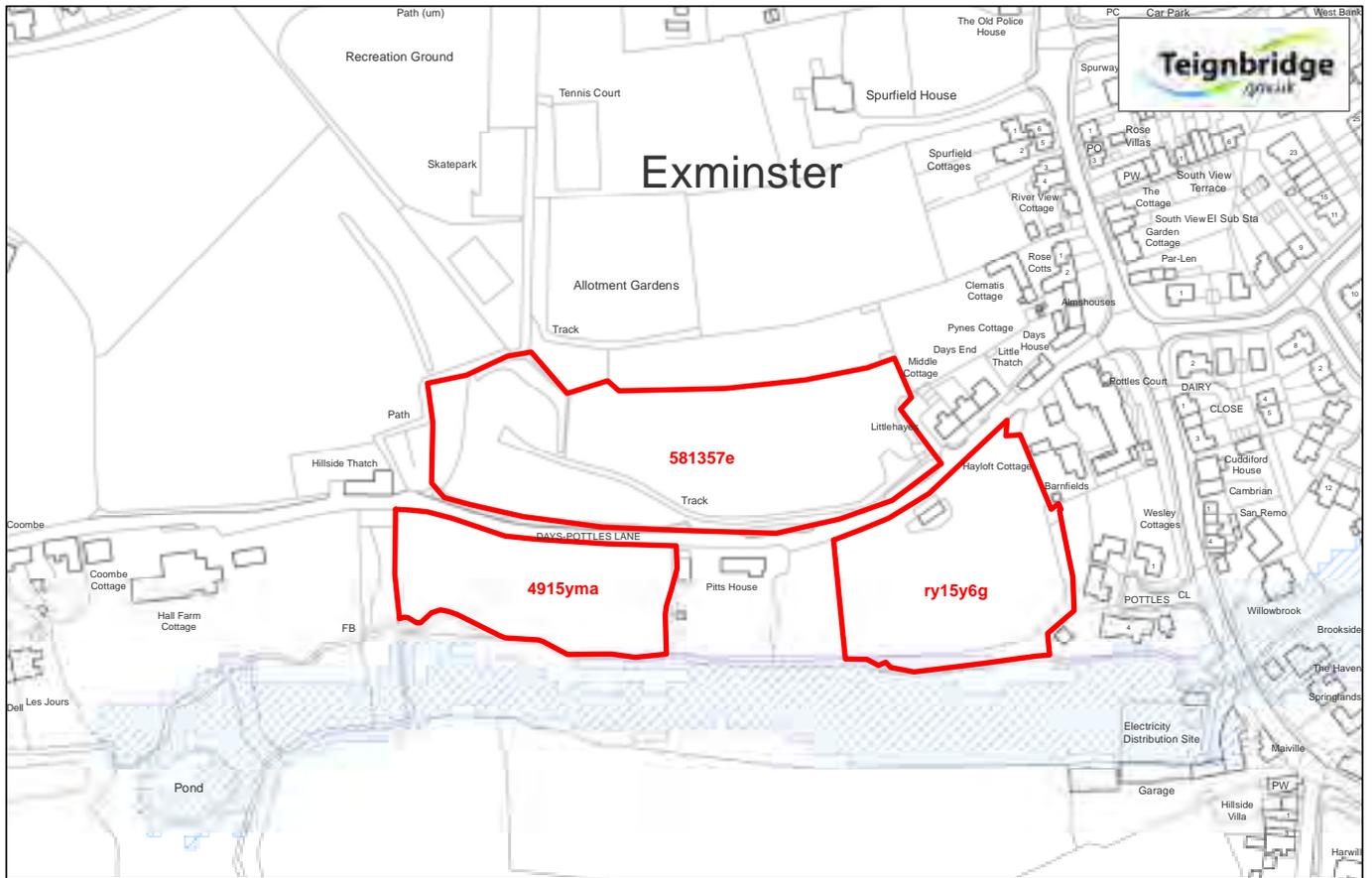
Landscape impact: The site is well integrated within the existing settlement. The northern portion of the site is a slightly conspicuous location where development would need to reinforce the distinctive characteristics of the settlement.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of footway along road and connection with sustainable/active travel links.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For Bats, as a minimum, a dark flyway corridor will need to be retained

and protected. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For Cirl Bunting and Dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/compensation needed. Appropriate mitigation for otters also required.

- Exe Estuary SPA and Dawlish Warren SAC Habitat Regulations contribution.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Open space and children's play area on-site
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Land to North and South of Day Pottles Day, Exminster - 581357e, ry15y6g and 4915yma

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Field off Knights Mead, Chudleigh Knighton (Parish of Hennock)

Site Reference Number: CFS-R-23

Site Name: Field off Knights Mead, Chudleigh Knighton (Parish of Hennock)

Site Description: The site lies to the south of the existing development within Chudleigh Knighton. It is bordered by residential development to the north and west and by the A38 to the east. The site is fairly level and is grassed with treed hedgebank boundaries.

Site size: Total size of 2.7ha, of which 1ha is developable. The remainder of the site lies within Flood Zone 3.

Potential yield: 17-24 suburban/rural (based on 80% of 1ha)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a pavement into the village and bus route to the nearest town centres.

Highways: There is suitable existing access from Knights Mead, needing only minor improvements to enable a suitable number of homes.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Landscape impact: The site is relatively well contained, lying adjacent to the existing built development of Chudleigh Knighton and development is unlikely to have a significant landscape impact.

Minerals: The site is in a mineral safeguarding area, however, the landowner also owns the minerals rights.

Sensitivities

Ecology: The site lies within the South Hams SAC Sustenance Zone and Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Buntings, Great Crested Newts, otters, Dormouse and other species.

Land is close to a SSSI at Chudleigh Knighton Heath.

Priority habitat of species-rich hedges and mature trees on the site.

Heritage: Teign Lawn, a Grade II Listed Building, lies adjacent to the site. This will require any scheme to provide especially high standards of design and layout.

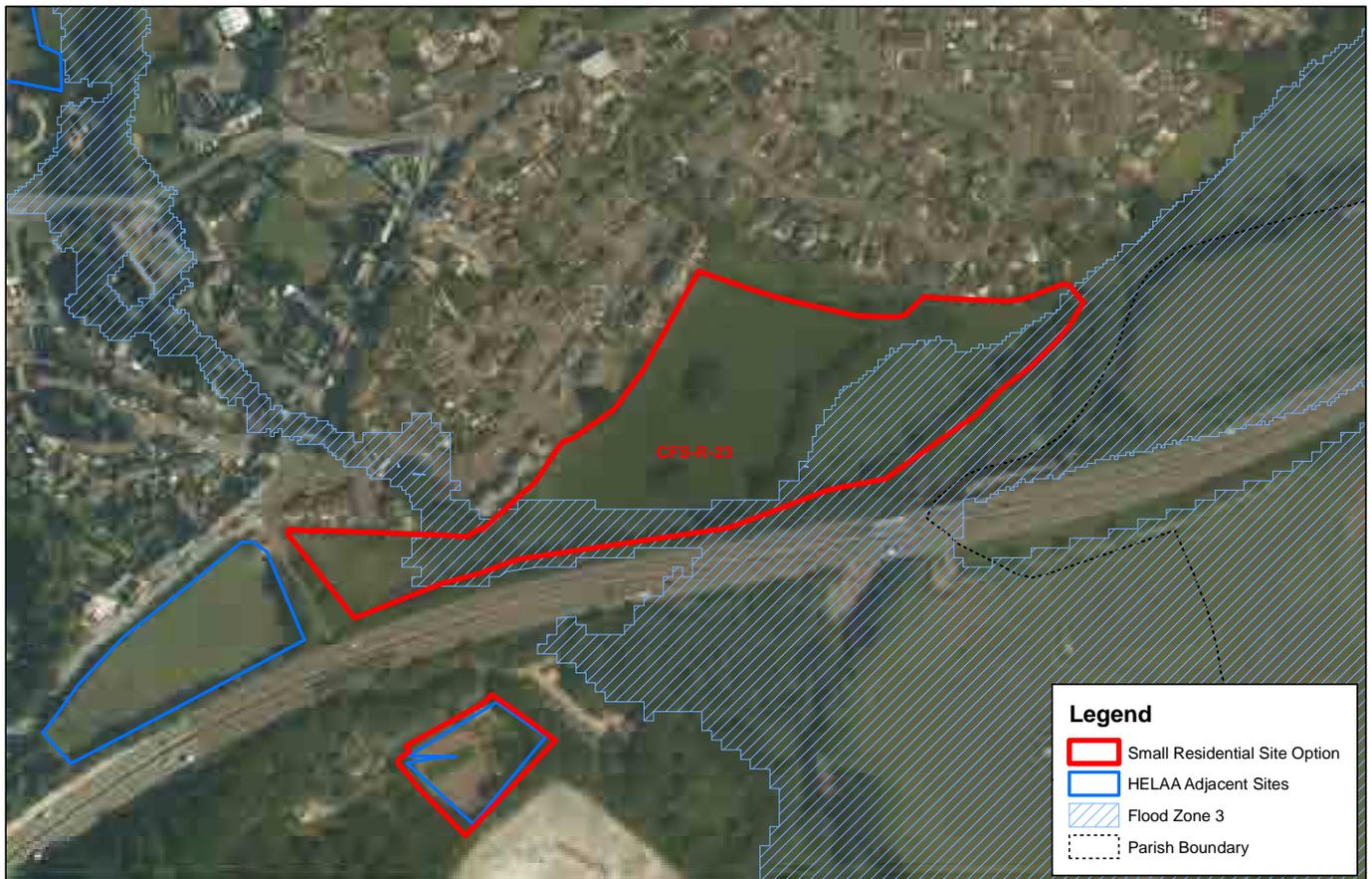
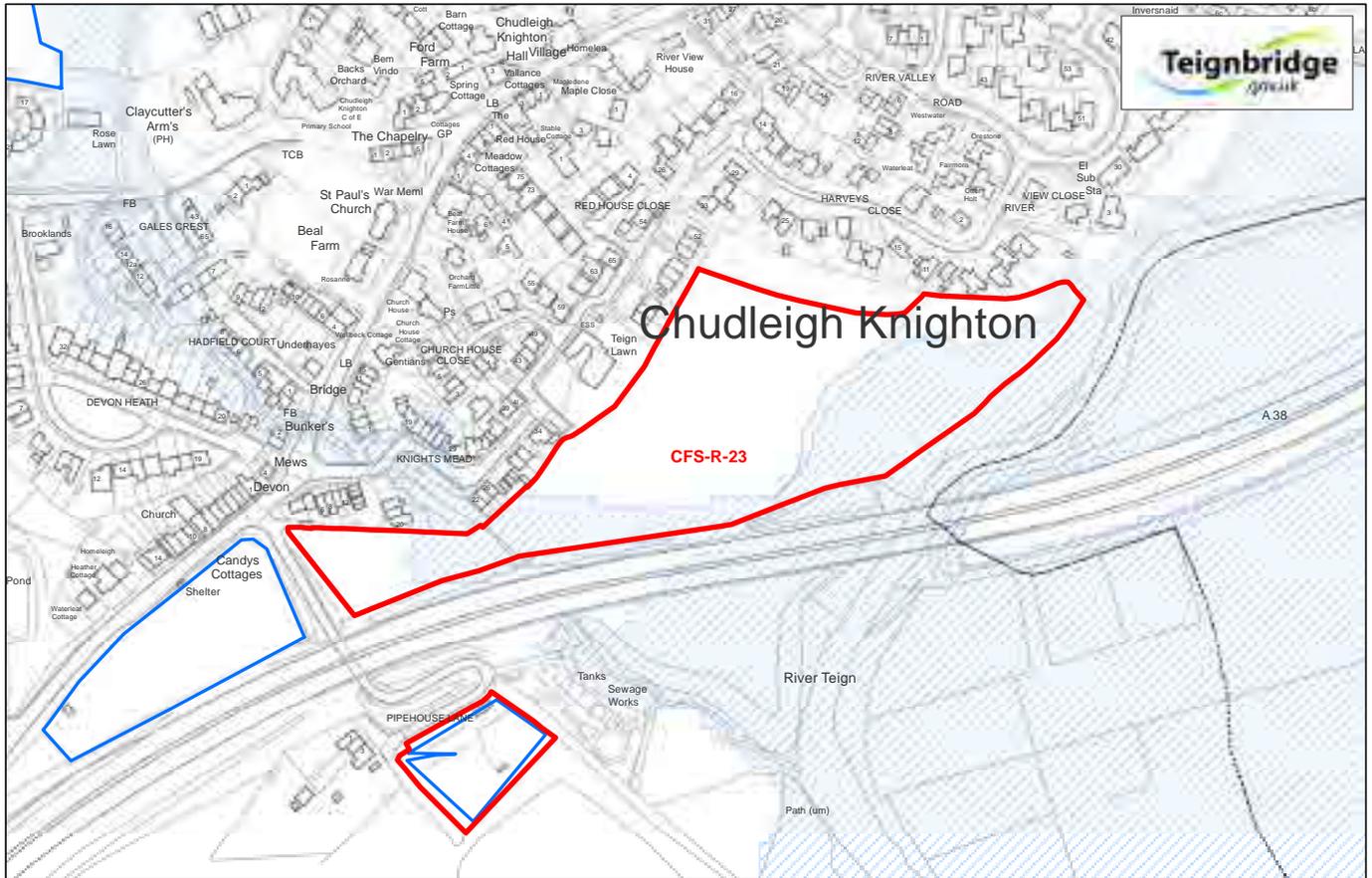
Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. The local Primary School has capacity for the proposed development. Teign School (Secondary) does not have capacity for the development and has limited capacity for expansion. It will require off-site sports provision in close proximity to the school to allow for expansion.

Noise: The impact of road noise will need to be assessed and potentially mitigated.

Flood Risk: Part of the site lies within Flood Zone 3, although this area is not proposed for built development.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Field off Knights Mead Chudleigh Knighton TQ13 0HG - CFS-R-23



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Myrtle Lodge, Liverton (Parish of Ilsington)

Site Reference Number: CFS-R-01

Site Name: Myrtle Lodge, Liverton, TQ12 6JD

Site Description: The site lies to the north of the A38 and west of Liverton Business Park. It comprises a dwelling and garden area in the eastern part and business use on the western half, including a large yard area enclosed by trees.

Site size: Total size of 1ha, of which 0.5ha appears developable, once existing residential properties and woodland boundaries taken into account.

Potential yield: 8/10/12 suburban/rural (based on 80% of 0.5ha)

Opportunities

Efficient use of land: The site involves the redevelopment of a brownfield site (although planning permission has never been granted for the change of use to business).

Active and sustainable travel: The site lies within reasonable proximity to a pavement into the village and a cycle route / bus route into the nearest town centre.

Highways: There is suitable existing access, needing only minor improvements, to enable a suitable number of homes.

Landscape impact: The site is relatively well contained and unlikely to have a significant landscape impact.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Great Crested Newts and other species.

Land is close to Gorse Blossom Copse County Wildlife site.

Health and Wellbeing: The site does not lie close to a park / public open space / public right of way, providing limited opportunities for recreation and healthy lifestyles.

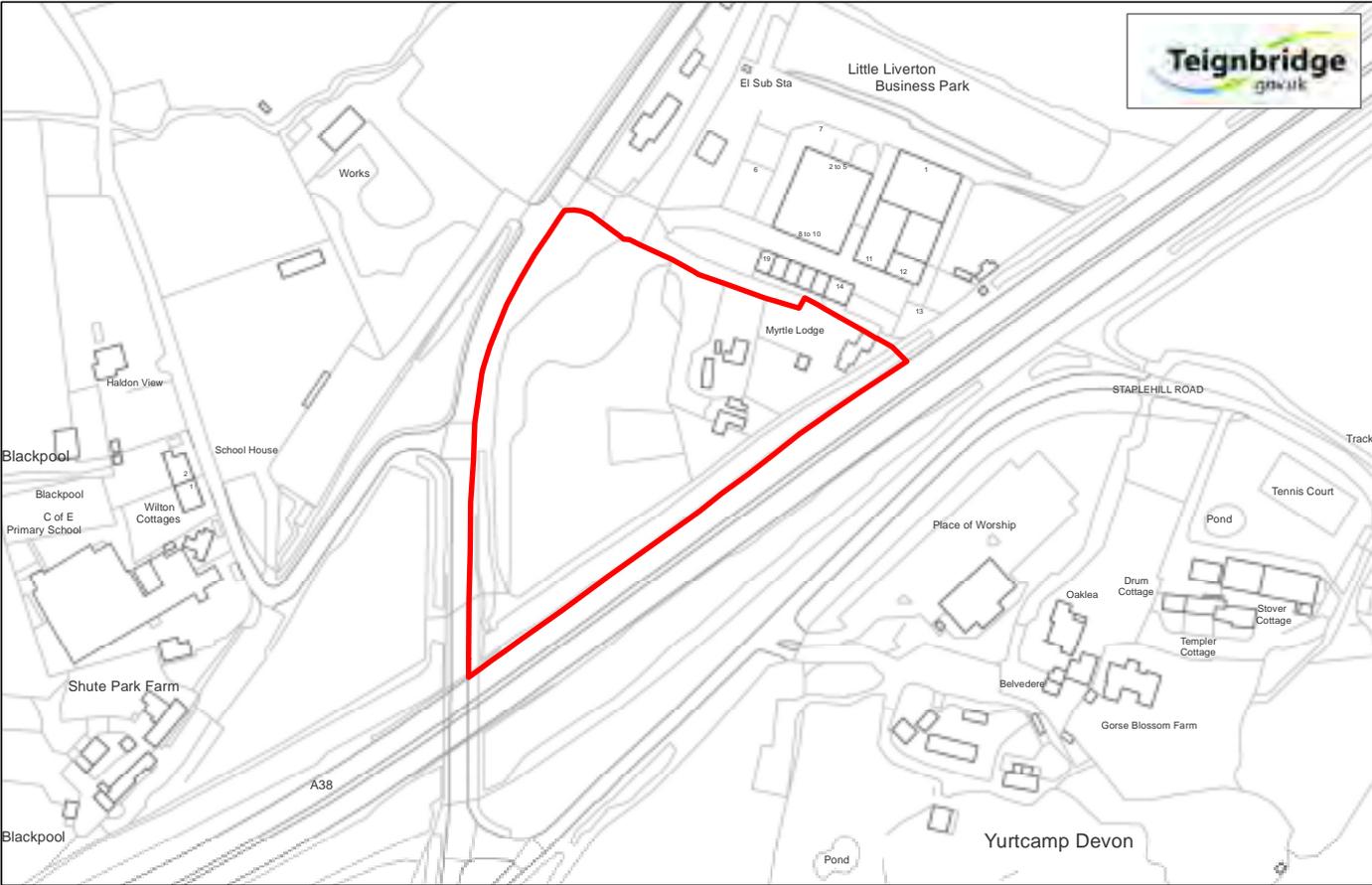
Minerals: The site is in a mineral safeguarding area for ball clay.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Blackpool Primary School has sufficient capacity to accommodate the children living within its designated area. It is popular and admits pupils from out of area. Should development come forward within the school's designated area, some of these pupils would be pushed back to other schools. These may or may not have the capacity to accommodate these pupils (e.g. Bovey Tracey may not). South Dartmoor College (Secondary) has capacity for pupils from the proposed development. The site lies within South Dartmoor's designated area, but close to that of the Newton Abbot secondary schools, and should be considered as part of a wider secondary review for the Newton Abbot area.

Noise: The impact of road noise will need to be assessed and potentially mitigated.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. In relation to loss of foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. Other species are likely to be present (eg Dormouse).
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Myrtle Lodge Liverton TQ12 6JD - CFS-R-01



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East of Brook House, North Street, Ipplepen

Site Reference Number: CFS-R-05

Site Name: East of Brook House, North Street

Site Description: The site lies on the northern side of Ipplepen, between Townsend Hill and Tremlett Grove. Part of the site falls outside the settlement limit of the village. Comprises gently sloping fields with mature trees and hedge boundaries, with a minor watercourse to the south.

Site size: Total size is 1.1 hectare, of which 1.1 hectare is developable.

Potential yield: 16 – 24 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a bus route, lying within 500m of a bus stop served by a frequent service to Newton Abbot and Totnes.

Health and Wellbeing: The site lies close to a play area and recreation ground and is within 400m of a footpath. Development would benefit from an opportunity for recreation and healthy lifestyles.

Landscape impact: The site is well contained by existing boundaries and unlikely to have a significant landscape impact being also mostly an infill site.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Dormouse, Great Crested Newt and other species.

Land is adjacent to Appletrees Knoll Unconfirmed Wildlife Site, which is identified for traditional orchard, woodland and semi-improved limestone grassland.

Priority habitat of species-rich hedges.

Heritage: Land is immediately adjacent to Ipplepen Conservation Area, within buffer zone of Grade I listed Church of St Andrew and close to two Grade II listed buildings on North Street. This will require any scheme to provide especially high standards of design and layout.

Highways: Highway improvements would be required in order to facilitate the development scheme, including access being reliant on development of an adjacent site to the south and safety measures put in place for suitable connections from site.

Minerals: The site is in a mineral consultation area for aggregates.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. The Primary School has capacity for the proposed development. There is some secondary school capacity within Newton Abbot. There may be limited capacity within the secondary school in Totnes.

Other: The site contains four Tree Preservation Order trees to be taken into consideration for any development schemes.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Land to the East of Brooke House North Street Ipplepen TQ12 5RT - CFS-R-05



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Edginswell Lane, opposite Hayley Park, Kingskerswell

Site Reference Number: I315yfs

Site Name: Edginswell Lane, opposite Hayley Park

Site Description: The land is located to the west of the settlement and bordered by A380 and Edginswell Lane. There is a very limited amount of sloping land within the site in the northern section.

Site size: Total size is 1.57 hectares, of which 0.65 is developable

Potential yield: 10 – 16 homes

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout and enhancement potential for existing green infrastructure in the Aller Valley.

Active and sustainable travel: The site lies approximately 1.2 km from a bus route into Kingskerswell and Newton Abbot town centre.

Highways: There is suitable existing access, needing only minor improvements, to enable a suitable number of homes.

Health and wellbeing: The site is located in an area with green infrastructure associated with the wider Aller Valley providing a valuable informal recreation resource.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting 2km consultation zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Dormouse and other species. Priority habitat of species-rich hedges also exists on the site.

Landscape: The site is in a visually prominent location in terms of potential urbanisation of the countryside setting of Kingskerswell and North Whilborough.

Topography: The topography is flat to gently sloping. A small amount of sloping land covers part of the northern section.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. The Primary School has capacity for the proposed development.

Noise: The impact of road noise will need to be assessed and potentially mitigated.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity

offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)

Land at Fluder Hill, Kingskerswell

Site Reference Number: 9m135ah

Site Name: Land at Fluder Hill

Site Description: The site is located on the south eastern side of Kingskerswell, south of Fluder Hill. An open field area with existing residential properties to the north, including Fluder Crescent. The majority of the land is sloped by more than 1:6 gradient.

Site size: Total size is 1.40 hectares, of which 0.57 hectare is developable

Potential yield: 9 – 14 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a bus route into Kingskerswell and Newton Abbot town centre.

Health and Wellbeing: The site lies close to the recreation ground at Kingskerswell providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting and other species. Land is close to an Unconfirmed Wildlife Site. Priority habitat of species-rich hedges also exists on the site.

Highways: Highway improvements would be required in order to facilitate the development scheme, including localised road widening to gain access with safety measures put in place for suitable connections from site.

Landscape: The site is in a visually prominent location within a sensitive landscape which provides separation and distinctiveness between Kingskerswell and Torbay. It is however, reasonably well integrated with existing development.

Topography: The topography may impact on site capacity, viability and how the dwellings can be accessed and designed.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. The Primary School has capacity for the proposed development.

Other: A gas pipe buffer covers the east fringe of the site which requires appropriate consideration.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.

- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)

Longlands House, Kingskerswell

Site Reference Number: CFS-R-24

Site Name: Longlands House

Site Description: The site lies on the southwest side of Kingskerswell, forming a field area to the rear of existing residential properties along the south side of Whilborough Road. The land also borders Moles Lane on the eastern boundary. It adjoins the defined settlement limit and is gently sloped towards eastern side.

Site size: Total size is 1.30 hectares, of which 1 hectare is developable.

Potential yield: 16 – 24 homes

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies approximately 1.2km from a bus route into Newton Abbot town centre.

Landscape: The site is relatively well contained and unlikely to have a significant landscape impact.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone and Cirl Bunting wintering zone and breeding territory with potential to affect habitats and connectivity features. The site may contain protected species including bats, Cirl Bunting, dormouse and other species. Land is close to a county wildlife site to the west. Priority habitat of species-rich hedges on eastern side.

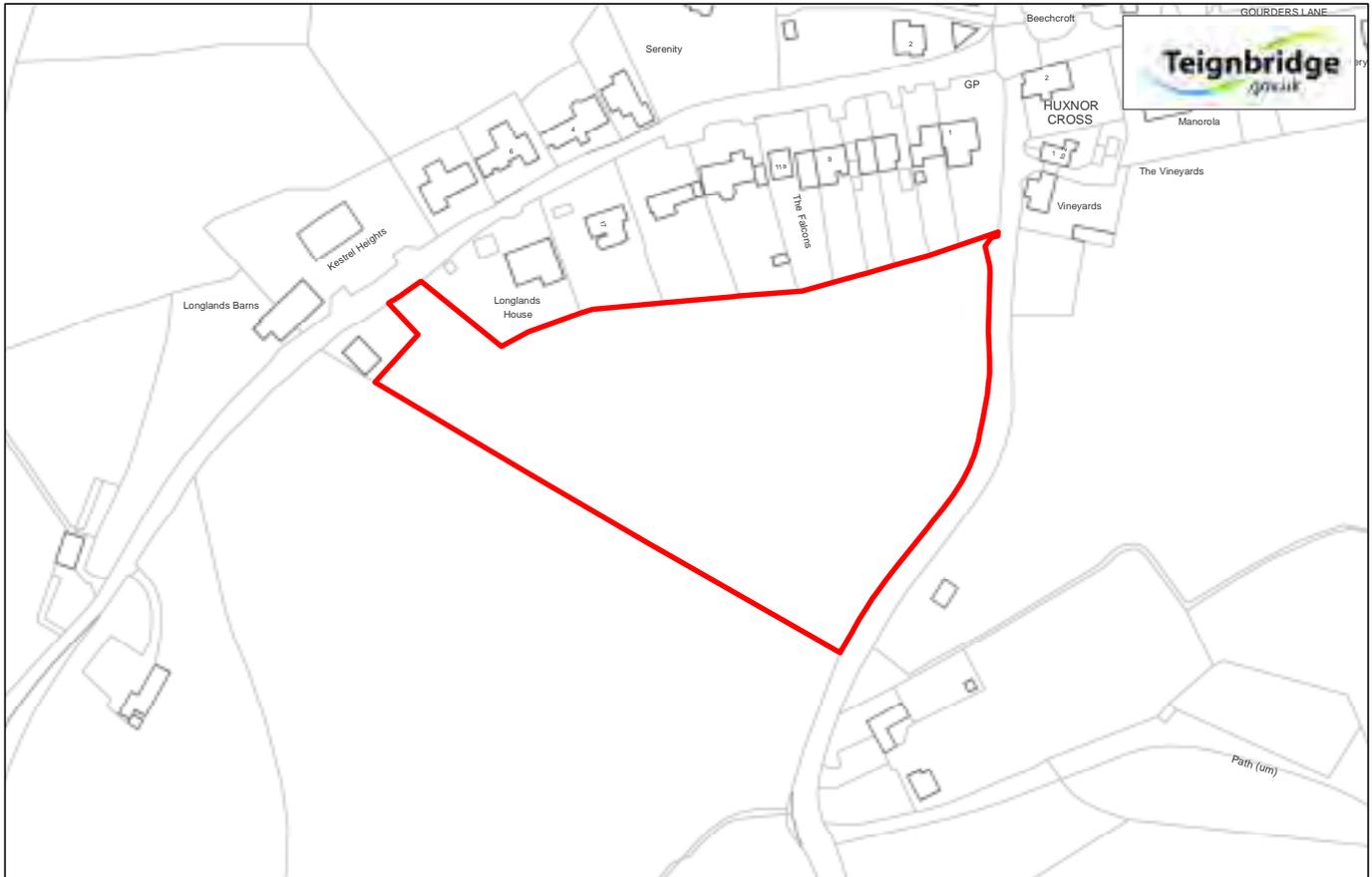
Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from the site.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. The Primary School has capacity for the proposed development.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)

- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil.
Remediation of contaminated and unstable land (EN9)



Longlands House Whilborough Road Kingskerswell TQ12 5DY - CFS-R-24



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Higher Sandygate, Kingsteignton

Site Reference Number: zn15yva

Site Name: Higher Sandygate

Site Description: The open land is located north of Kingsteignton, west of A380 and bounded by a stream to the west. It comprises a generally flat topography. There is residential development bordering the land at Sandygate.

Site size: Total size is 1.34 hectare, of which 1.34 hectare is developable.

Potential yield: 21 – 32 homes (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a pavement along existing estate roads which adjoin the land at Sandygate, providing connectivity with the rest of Kingsteignton to the south.

Highways: There is suitable existing access, needing only moderate improvements, to enable a suitable number of homes.

Landscape impact: The site is relatively well contained by hedge boundaries and tree cover along these, unlikely to have a significant landscape impact.

Sensitivities

Ecology: The site lies within the South Hams SAC Chudleigh Sustenance Zone and Landscape Connectivity Zone with potential to affect habitats and connectivity features. The site lies within 10km of the South Dartmoor Woods SAC.

The site may contain protected species including Greater horseshoe and Grey log-eared bats and other species, Dormouse and Great crested newts.

Land is close to an Unconfirmed Wildlife Site (Lappathorn Copse) for broadleaved woodland, 140m to the west of the site.

Priority habitat of river, broadleaved woodland and species-rich hedges.

Heritage: The site lies in an area of archaeological potential adjacent to the alignment of a Roman road. Archaeological investigations may be needed.

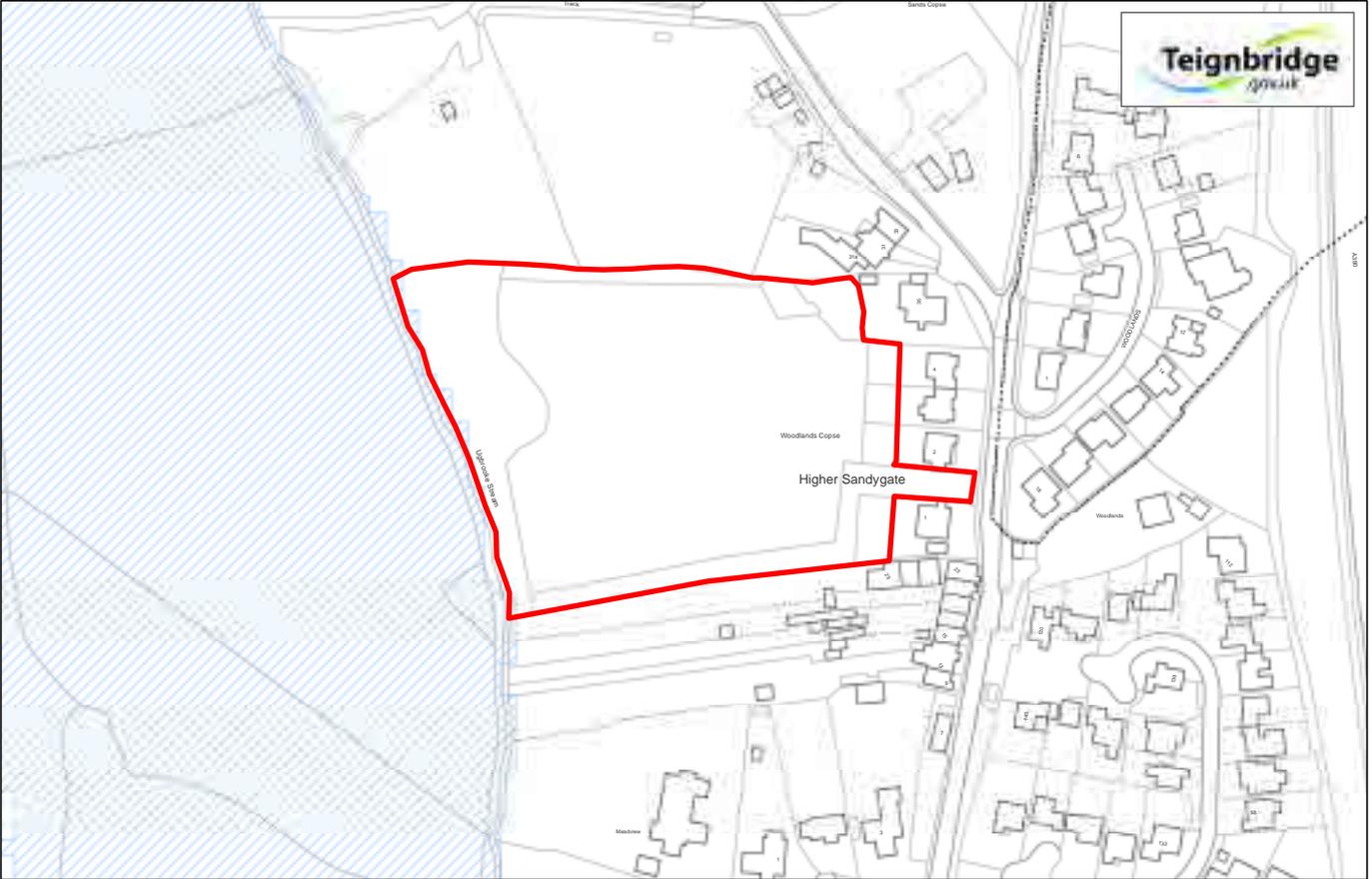
Minerals: The site straddles Mineral Safeguarding Areas for ball clay, sand and gravel.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. The local Primary Schools have capacity for the development Teign School (Secondary) does not have capacity for the development and has limited capacity for expansion. It will require off-site sports provision in close proximity to the school to allow for expansion.

Other: Safety aspects include a site of potential concern for a refuse tip on the northwest edge of the land. The whole site is within gas pipe buffer with pipeline running through eastern side.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. Protection of trees, hedges and woodlands Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Higher Sandygate, Kingsteignton - zn15yva



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Land and Buildings at Hopkins Lane, Newton Abbot

Site Reference Number: oz137qr

Site Name: Land and Buildings at Hopkins Lane, Newton Abbot

Site Description: The site lies within the town centre of Newton Abbot. It is a brownfield site with a variety of run down modern buildings. Set within mix of residential and commercial development, with school to south.

Site Size: Total size of 0.29ha, all of which is developable (land in Flood Zones 2 and 3a has not been discounted as the site is brownfield).

Potential yield: 15-29 (at town centre densities)

Opportunities

Efficient use of land: The site involves the redevelopment of a brownfield site.

Active and sustainable travel: The site lies within close proximity to a pavement / cycle route / bus route into the town centre.

Highways: There is suitable existing access, needing only minor / moderate improvements, to enable a suitable number of homes.

Health and Wellbeing: The site lies close to a park / public open space / public rights of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats and birds.

Heritage: Grade II listed buildings lie close to the site and there is potential for industrial/urban archaeology. This will require any scheme to provide especially high standards of design and layout and development may require archaeological investigations.

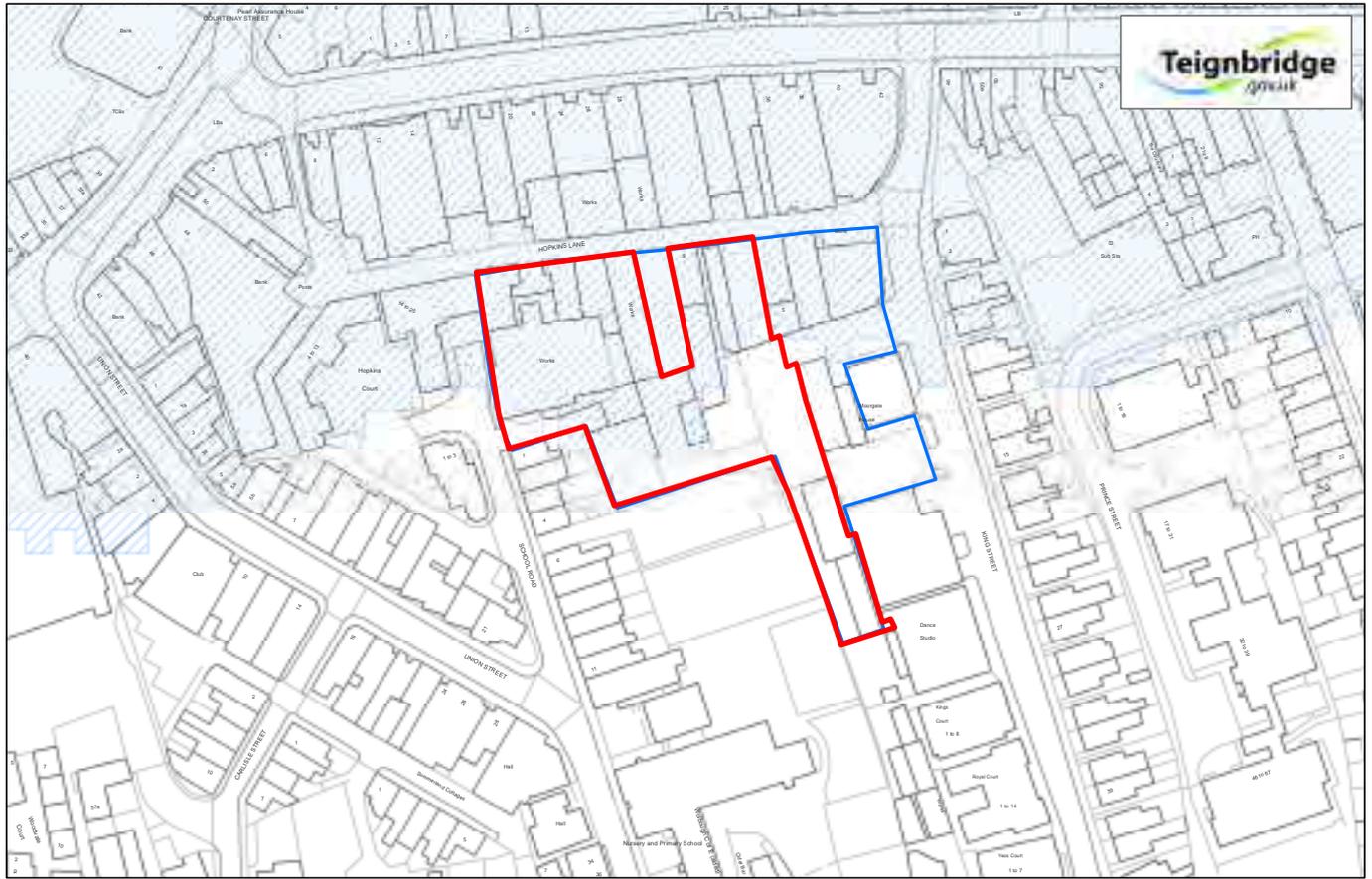
Flood risk, Water Quality and Drainage: The site lies within Flood Zones 2 and 3. A detailed flood risk mitigation and drainage plan will be required.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Two new primary schools are proposed in the existing Local Plan. If both of these schools are delivered, they could be expanded to accommodate further development. Otherwise, additional new Primary provision would be required.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Financial contribution towards open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)



Land and Buildings at Hopkins Lane, Newton Abbot - oz137qr

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East of Haytor Drive, Newton Abbot

Site Reference Number: UFS_NA_11

Site Name: 11 - East of Haytor Drive

Site Description: The site lies to east of the Buckland area of Newton Abbot, bordering on an area of steep coastal countryside.

Site Size: Total size of 3.5 ha, of which approximately 1ha may be developable (due to landscape constraints)

Potential yield: 20-31 (suburban/rural)

Opportunities

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Active and sustainable travel: The site lies within reasonable proximity to a pavement / cycle route / bus route into the town centre.

Highways: There is suitable existing access, needing only minor / moderate improvements, to enable a suitable number of homes.

Health and Wellbeing: The site lies close to a park / public open space / public right of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Great Crested Newts, Dormouse and other species.

Site is close to a County Wildlife Site at Netherton (designated for Cirl Buntings)

Priority habitat of species-rich hedges also exists on the site.

Landscape: The site is in a visually prominent location within a sensitive landscape adjacent to the sensitive coastal landscape.

Topography: The topography may impact on site capacity, viability and how the dwellings can be accessed and designed.

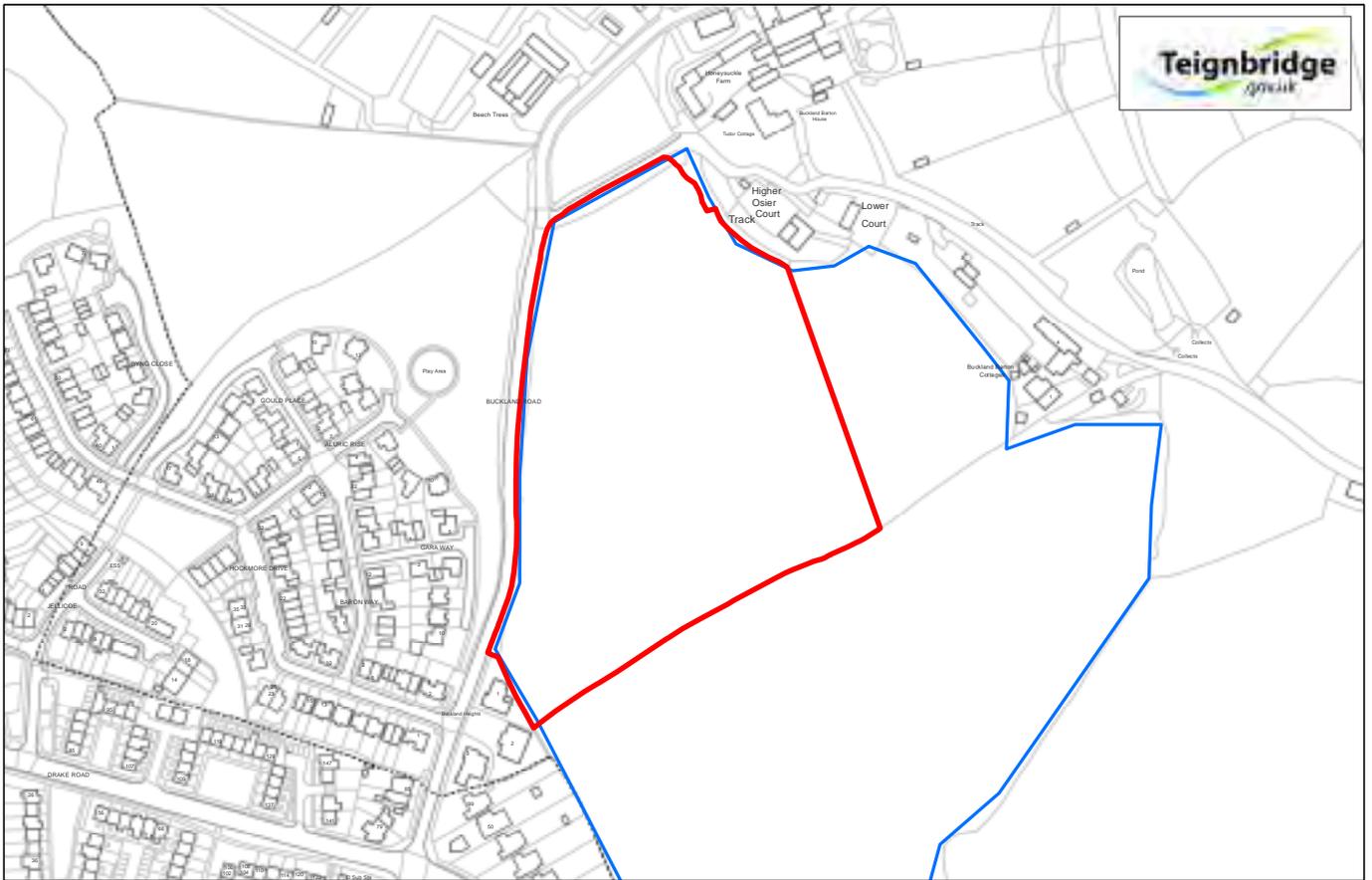
Minerals: The site is in a mineral consultation area for aggregates.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Two new primary schools are proposed in the existing Local Plan. If both of these schools are delivered, they could be expanded to accommodate further development. Otherwise, additional new Primary provision would be required.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)

- Safe active travel connections to settlement centre where possible. Highway access improvements if necessary
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. In relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts, mitigation/ compensation needed. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/ compensation needed
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



East of Haytor Drive, Newton Abbot - UFS_NA_11 - Urban Fringe 11



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Coach Road Nursery, Newton Abbot

Site Reference Number: znr123x

Site Name: Coach Road Nursery, Newton Abbot.

Site Description: Site set within southern part of town. Site lies to south of Coach Road, between football pitch and allotments. Residential development to north and woods to south. Former horticultural site/nursery use that comprises glasshouses, hard surfaced areas and growing areas.

Site Size: 1.09 ha, though likely to be less because of constraints.

Potential yield: Yield subject to the creation of a new pedestrian footway along Coach Road or through neighbouring land, to the east of the site.

Opportunities

Efficient use of land: The site involves the redevelopment of a brownfield site.

Site size: There is sufficient space to provide natural infrastructure improvements, such as landscaping, play spaces, biodiversity offsetting, allotments, tree planting and natural green space. Impacts on the existing ecology is likely to be largely mitigated through good site design and layout.

Highways: There is suitable existing access, needing only minor improvements, to enable a suitable number of homes.

Health and Wellbeing: The site lies close to a park / public open space / public rights of way, providing opportunities for recreation and healthy lifestyles.

Landscape impact: The site is relatively well contained and unlikely to have a significant landscape impact.

Minerals: Although the site is in a Minerals Safeguarding Area and Minerals Consultation Area (Aggregates) the mineral resource would not be extracted due to the proximity of residential development, and does not present a constraint to development.

Sensitivities

Ecology: The site lies within the South Hams SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Bunting, Great Crested Newts, Dormouse and other species.

Site is close to a SSSI at Wolborough Fen (Hydrology and water quality of SSSI must be protected) and Decoy Country Park and Stray Park Meadow County Wildlife Site (buffer zone needed for woodland and stream to south of site).

Priority habitat of species-rich hedges also exists on the site.

Heritage: Wolborough Hill Conservation Area is close to the site. This will require any scheme to provide especially high standards of design and layout.

Highways: Highway improvements would be required in order to facilitate the development scheme with safety measures put in place for suitable connections from site. Specifically, development will need to secure a new footpath connection along Coach Road to the east of the site.

Flood risk, Water Quality and Drainage: Although the site lies within Flood Zone 1 (lowest risk

of flooding), surface water, which would run into Decoy Lake, may need to provide a financial contribution towards the management of surface water. Foul drainage will require a new pumping station.

Infrastructure: The impact of the proposed level of development on local infrastructure such as GP surgeries will require assessment with regards to existing capacity. Two new primary schools are proposed in the existing Local Plan. If both of these schools are delivered, they could be expanded to accommodate further development. Otherwise, additional new Primary provision would be required.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Open space including pocket play and/or children`s play (DW8-13)
- Safe active travel connections along Coach Road. Highway access improvements if necessary.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site to achieve a minimum of 10% uplift
- Ecological mitigation – For greater horseshoe bats, as a minimum, a dark flyway corridor will need to be retained and protected. Other species are likely to be present. For dormouse, in relation to loss of trees, hedges, scrub and from lighting, mitigation/compensation needed.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- 5% custom and self-build plots if more than 20 homes proposed
- Design requirements - Design Principles, Parameter Plans, Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil. Remediation of contaminated and unstable land (EN9)



Coach Road Nursery, Newton Abbot - znr123x



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Land at Shepherds Lane, Teignmouth (in Parish of Bishopsteignton)

Site Reference Number: 9r140zl

Site Name: Land at Shepherds Lane, Teignmouth

Site Description: Land follows the western boundary of Teignmouth, comprising a small residential site defined from the lower eastern section of the original larger submission area which borders Haytor Close to the east and Headway Cross Road to the south. Existing field boundaries define the majority of the site.

Site Size (ha): Total Size is 1.2ha, of which 1.1ha is considered developable.

Potential yield: 17-26 (suburban / rural)

Opportunities

Active and sustainable travel: The site lies within reasonable proximity to a pavement / cycle route / bus route into the town centre, but is over 1km from Teignmouth railway station.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Landscape impact: The site is adjacent to the existing settlement and lies away from most visible approach roads. Although the site is high, it is less prominent in the landscape as a large portion of the site sits between and adjacent to existing residential development.

Sensitivities

Highways: All roads leading to this land are narrow with poor access and no footway or lighting. Highway improvement would be required with safe routes for pedestrians. Access best taken in eastern corner of site, and localised road widening required.

Ecology: The site is within 10km of the Exe Estuary SPA and Dawlish Warren SAC and is within the South Hams SAC Landscape Connectivity Zone, with the potential for development to affect habitat and connectivity features. Barbastelle Bats have been radio-tracked foraging on site. The whole of site is within the Bishopsteignton County Wildlife Site (notified for its many breeding ciril buntings).

The site may contain protected species including bats (including Greater Horseshoe bats, Barbastelle bats, Grey Long Eared bats and Lesser Horseshoe bats), Ciril Buntings and Dormouse. The site contains Priority Habitats of species-rich hedges and a watercourse.

Topography: Sloping site, which may impact on site capacity, viability and how the dwellings can be accessed and designed.

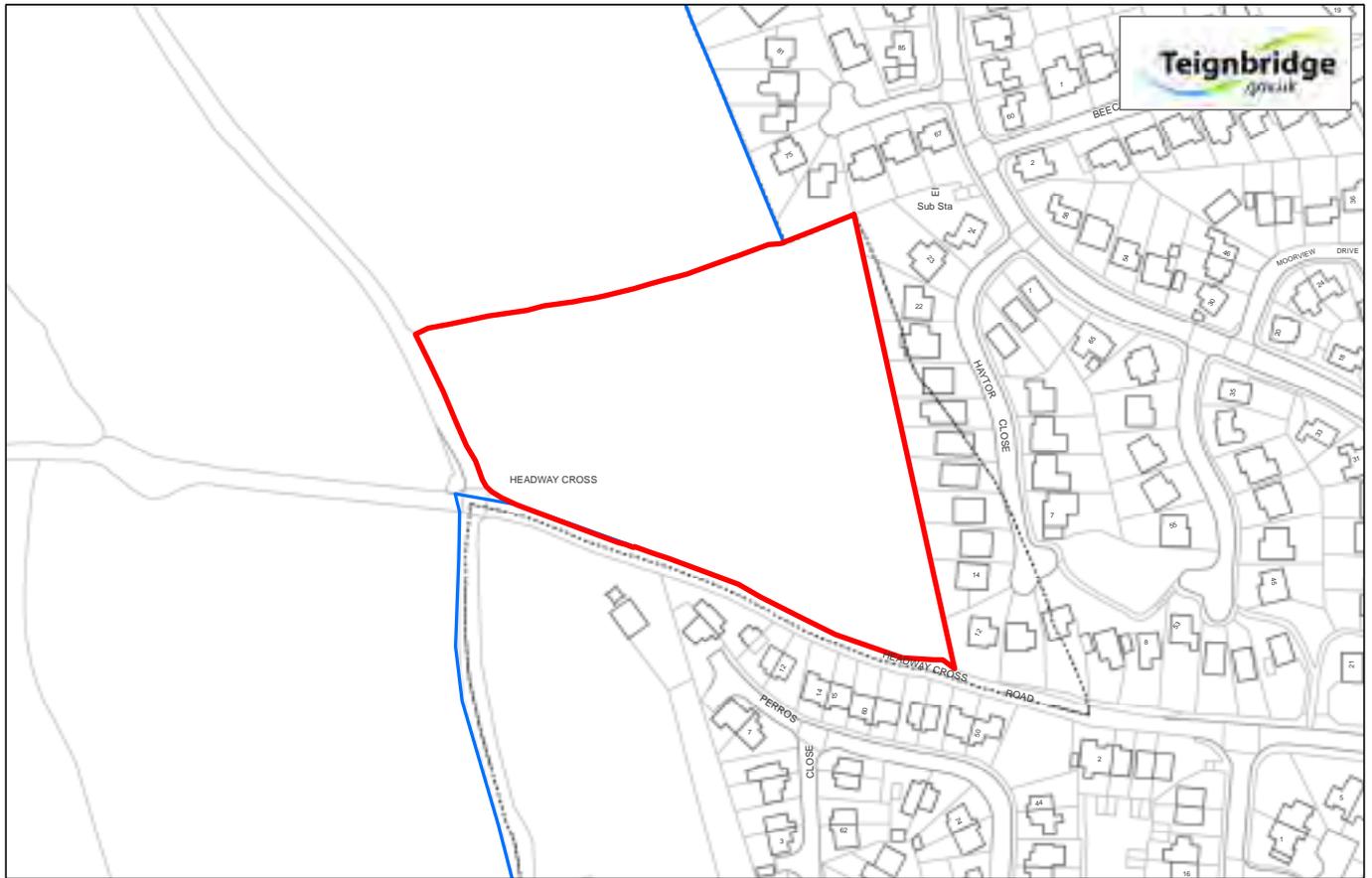
Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgery will require assessment with regards to existing capacity. The site is close to an existing primary school. The proposed level of development would be able to be accommodated within the existing primary schools and secondary school.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of connections with existing sustainable/active travel links.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity

offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Ecological mitigation – For Greater Horseshoe Bats, Barbastelle Bats as a minimum, retention/enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/enhancement of foraging habitat. A dark flyway corridor will need to be retained and protected. Other species are likely to be present, in relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts. For Dormouse, in relation to loss of trees, hedges, scrub and from lighting.
- Exe Estuary SPA and Dawlish Warren SAC Habitat Regulations contribution.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Open space and children's play area on-site (or contribution to nearby open space provision)
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Land at Shepherds Lane, Bishopsteignton - 9r140zl



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Land to the East and West of Holcombe Road, Teignmouth (in Parish of Dawlish)

Site Reference Number: zs14xnz and j414xwv

Site Name: Land to the East and West of Holcombe Road, Teignmouth

Site Description: This agricultural land comprises 2 small fields divided by Holcombe Road, located to the north of Teignmouth with open countryside north towards Holcombe. Each is mainly defined by field boundaries with adjoining residential properties to the southern and edges.

Site Size (ha): Total Size is 3.4ha, of which 2.63ha is considered developable.

Minimum/medium/maximum yield: 31-47 (suburban / rural)

Opportunities

Active and sustainable travel: The site lies within adjacent proximity to a pavement and close to a cycle route and bus route into the town centre, but is over 1km from Teignmouth railway station.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

Sensitivities

Highways: Access to the western field could be achieved via Holcombe Road. Development would only be acceptable if localised road widening is undertaken. This could be done in combination with the eastern field. Access from the A379 to the eastern field does not appear possible due to the ground level differences and, it may not be possible to achieve visibility splay. Therefore, access would also need to be via Holcombe Road. Development would only be acceptable if localised road widening is undertaken to create a minimum highway width of 4.8m.

Ecology: The site is within 10km of the Exe Estuary SPA and Dawlish Warren SAC and is within the South Hams SAC Landscape Connectivity with potential to affect habitat and connectivity features. The site may contain protected species including bats, Cirl Bunting and Dormouse. The site contains Priority Habitats of species rich hedges.

Landscape impact: The site lies in an area with a sensitive landscape and development would erode the distinctive separate settlements of Teignmouth and Holcombe. Development is therefore best suited to the lower elevations of the fields to reduce landscape impact.

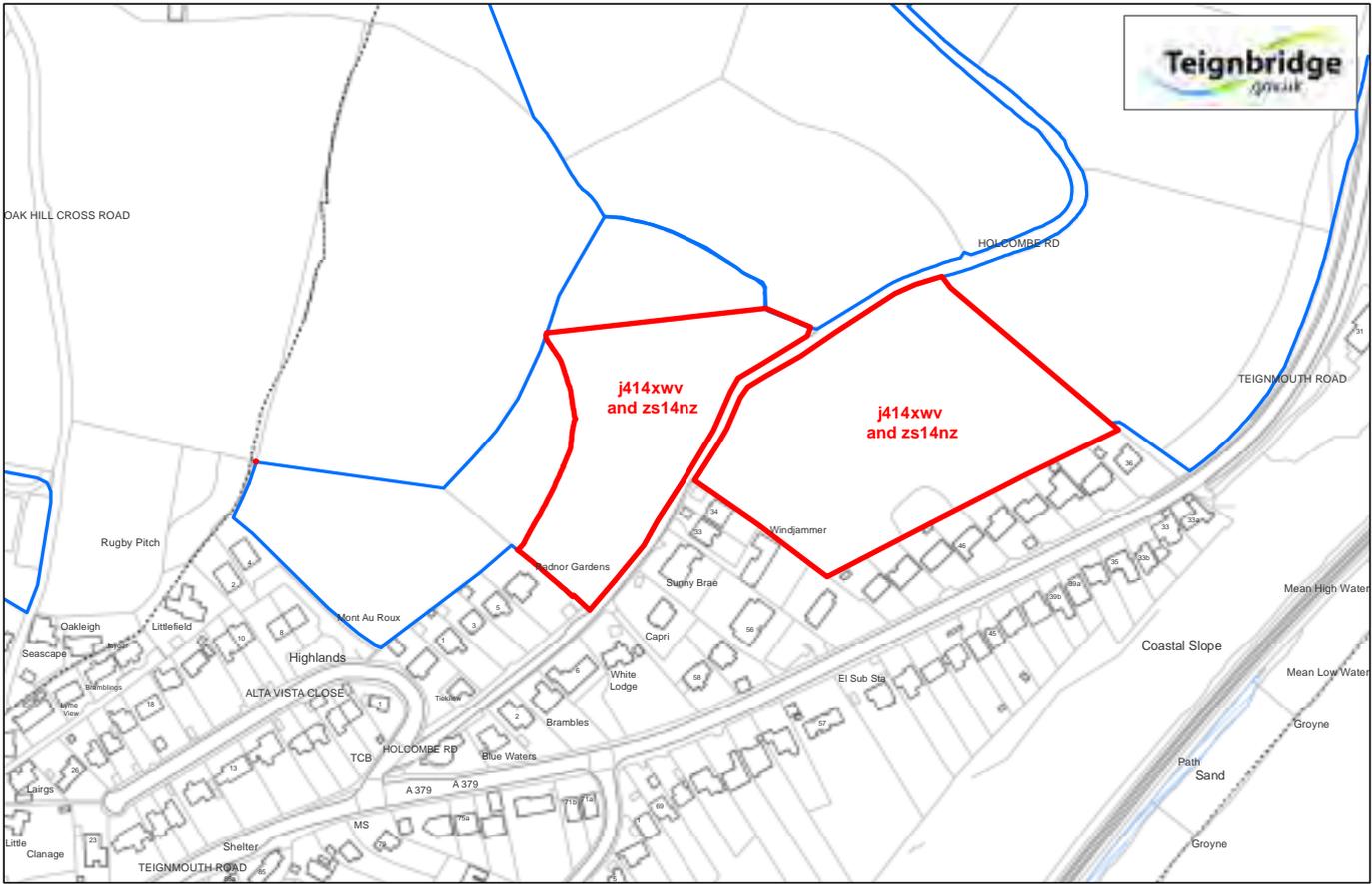
Topography: Topography is reasonably flat with small sections of steeper land in the northern and southern areas of the site (1:6 gradient), which may impact on site capacity and how the dwellings can be accessed and designed.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgery will require assessment with regards to existing capacity. The site is more than 1km from an existing primary school. The proposed level of development would be able to be accommodated within the existing primary schools and secondary school.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of connections with existing sustainable/active travel links.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift

- Ecological mitigation – For Bats, as a minimum, retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/enhancement of foraging habitat. A dark flyway corridor will need to be retained and protected. Other species are likely to be present, in relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts. For Dormouse, in relation to loss of trees, hedges, scrub and from lighting.
- Exe Estuary SPA and Dawlish Warren SAC Habitat Regulations contribution.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Open space and children's play area on-site
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Land to East and West of Holcombe Road, Holcombe - j414xwv and zs14nz



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Land to the North of Higher Woodway Road, Teignmouth

Site Reference Number: CFS-R-17 and nw13baw

Site Name: Land to the North of Higher Woodway Road

Site Description: Grassed fields likely to be in agricultural use on the north eastern edge of Teignmouth. The land comprises 4 small fields running behind Higher Woodway Road and Higher Holcombe Road. The site slopes toward the existing housing on the outer edge of Teignmouth. Steep slope covering the western side of the site adjacent to residential development on land of similar topography. Therefore, taking account of existing development on similarly sloping land, this area of the site is also considered to have potential for development.

Site Size (ha): Total Size is 2.4ha, of which the area considered developable is a minimum of 1.5ha. However, this is uncertain at this stage until more detailed slope analysis can be undertaken.

Minimum/medium/maximum yield: Approx. 24-36 (suburban / rural)

Opportunities

Active and sustainable travel: The site lies within close proximity to a pavement and bus route into the town centre, but is over 1km from Teignmouth railway station.

Highways: Main access to land could be achieved from Higher Woodway Road, although the road narrows to single lane at the edge of the site. Localised road widening required to achieve access into site, which could also serve as access to land to the east at Higher Holcombe Farm. Possible access to smaller fields that form a small portion of land to the west of the site could be achieved via the private drive off Higher Holcombe Road. Safe footways and connections would be required.

Health and Wellbeing: The site lies close to a public open space and public rights of way, providing opportunities for recreation and healthy lifestyles.

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

Sensitivities

Ecology: The sites lies within 10km of the Exe Estuary SPA and Dawlish Warren SAC and is within the South Hams Bat SAC Landscape Connectivity Zone with potential to affect habitats and connectivity features.

The site may contain protected species including bats, Cirl Buntings and Dormouse.

Part of the site is within Buddleford Farm Other Site of Wildlife Interest (OSWI) and it is adjacent to Bishopsteignton County Wildlife Site, identified for Cirl Buntings.

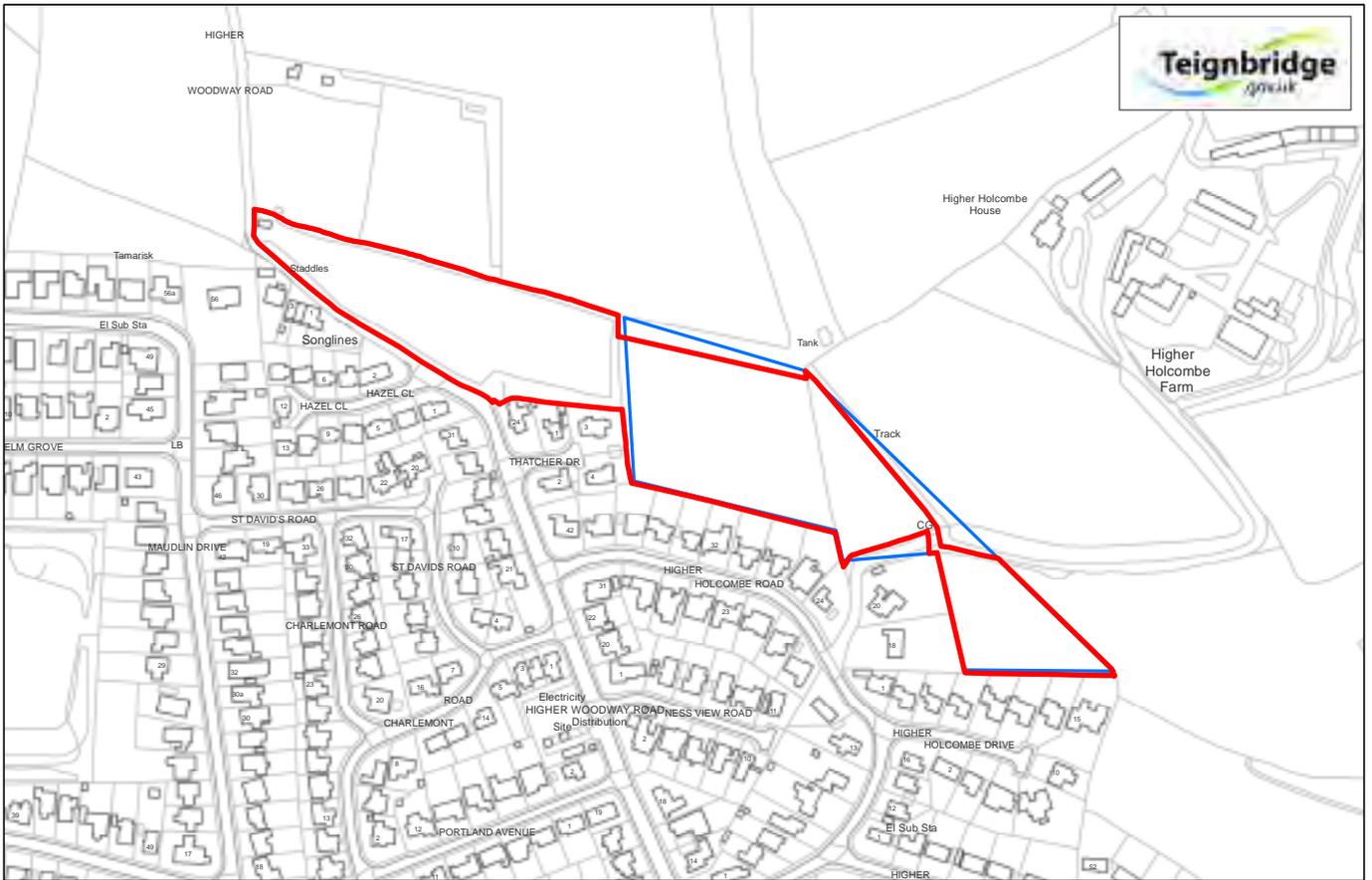
Site also contains Priority Habitats of woodland, species-rich hedges and streams.

Topography: Sloping site in part, which may impact on site capacity, viability and how the dwellings can be accessed and designed.

Infrastructure: The impact of the proposed level of development on local infrastructure such as the GP surgery will require assessment with regards to existing capacity. The site is close to an existing primary school. The proposed level of development would be able to be accommodated within the existing primary schools and secondary school.

Likely Site Requirements

- Carbon neutral or low carbon development (CC2)
- Provision of connections with existing sustainable/active travel links.
- Preliminary Ecological Appraisal and protected species surveys to inform mitigation and enhancement measures. Retention of the existing boundary hedges and trees, and biodiversity offsetting on site. / Protection of trees, hedges and woodlands / Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift.
- Ecological mitigation – For Bats, as a minimum, retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/ enhancement of foraging habitat. A dark flyway corridor will need to be retained and protected. Other species are likely to be present, in relation to loss of tree roosts/ foraging habitat/tree roosts and from lighting impacts. For Dormouse and Cirl Bunting in relation to loss of trees, hedges, scrub and from lighting.
- Exe Estuary SPA and Dawlish Warren SAC Habitat Regulations contribution.
- Affordable housing (percentage to be determined). Adaptable and accessible home provision (H4).
- Flood risk management (e.g. SUDS) (DW15 & EN6)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Design requirements - Design Code and Parcel Plans
- Electric vehicle supporting infrastructure (CC3)
- High speed digital infrastructure (EC8)
- Open space and children's play area on-site.
- Use of appropriate construction techniques to avoid over-compaction or pollution of soil and remediation of contaminated and unstable land (EN9)



Legend

- Small Residential Site Option
- HELAA Adjacent Sites
- Flood Zone 3
- Parish Boundary

Land North of Higher Woodway Road, Teignmouth, TQ14 9NR - CFS-R-17 and nw13baw



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