

# **Teignbridge Plan Area**

## **Strategic Housing Land Availability Assessment Review 2009**

### **Annex 5 - Detailed assessments of all deliverable SHLAA sites in the Teignbridge plan area**

This document has been prepared as part of the Teignbridge Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies potential sites in and around the main settlements in the Teignbridge plan area that could be developed for housing. The SHLAA has involved an assessment of the likely total numbers of new houses that could be achieved on sites and when these could be built on an annual basis within 5 year periods from 2010 to 2031. The findings of the SHLAA are indicative only. They take into consideration the availability of identified potential sites, their suitability for housing, and their achievability for housing, including whether the potential sites could in theory be brought forward by the house building industry.

The document comprises the detailed site assessments for unconsented sites within the Teignbridge Plan Area, which following consideration in the context of the Strategic Housing Land Availability Assessment are: suitable; available; and achievable within the next 5 years. Those sites which meet all three criteria are classified as deliverable for the purpose of inclusion in the PPS3 5 year supply of deliverable sites for housing.

It should be noted that sites identified in the deliverable supply are considered in the SHLAA to be compliant in principle with current development plan policies in Regional Planning Guidance for the South West RPG10, Devon Structure Plan 2001-2016 and the Teignbridge Local Plan 1989-2001. However, the acceptability of a scheme for housing in planning terms is likely to be dependent on more detailed considerations. These could include, amongst other considerations, affordable housing provision, design, impact on Listed Buildings and their setting, open space, satisfactory means of access for pedestrians, cyclists and vehicle and to means of public transport, detailed dispersion modelling as part of an air quality assessment, impact on high quality landscapes and nature conservation interests.

The findings of the detailed site assessments have informed the main SHLAA Report which identifies the overall potential for new housing across the Plan Area. The SHLAA represents an important component of the evidence base which will inform future plan-making in Teignbridge.

The schedules of site assessments provide the following information for each developable site:

- Location map of the site
- Aerial photograph of the site
- Detailed assessment of suitability, availability and achievability

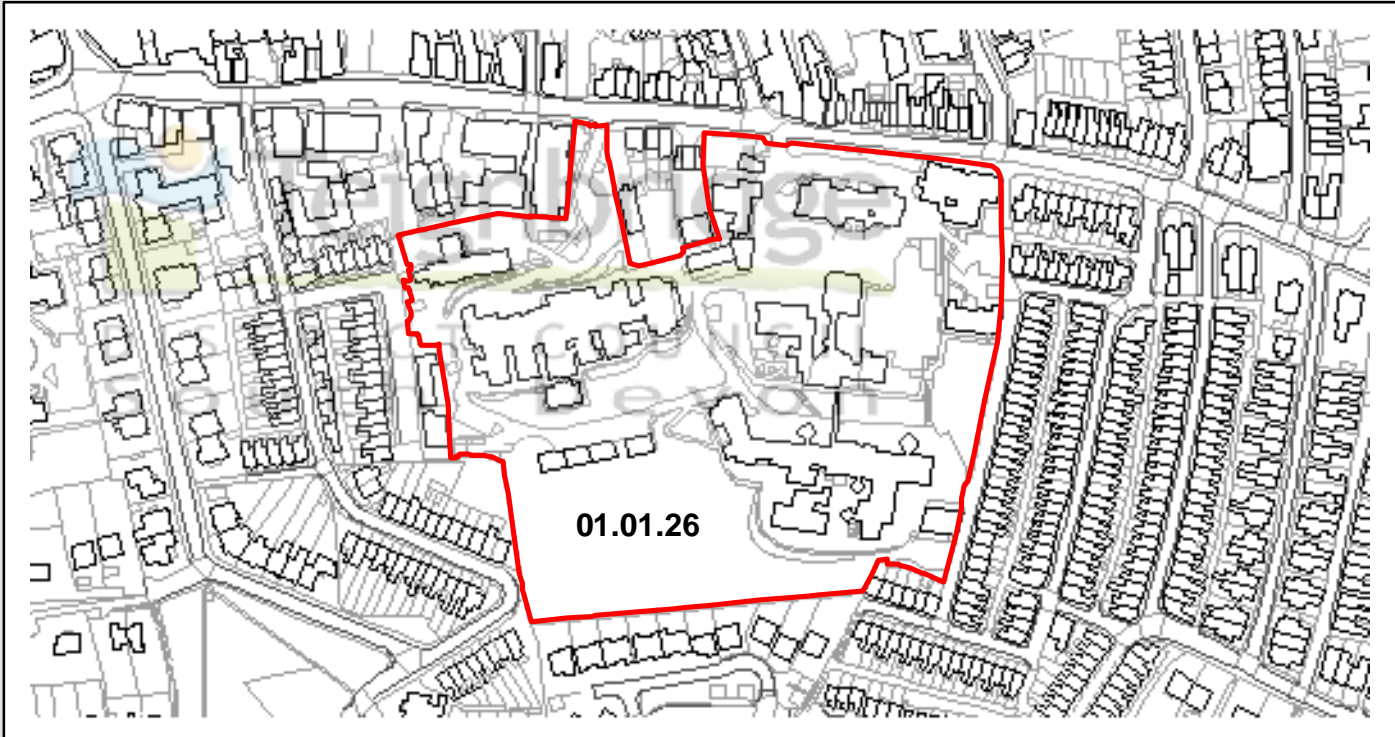
SHLAA Site Reference: 010126

Site Address: Hospital, East Street

Parish: Newton Abbot

Area of Site (ha): 3.45

**DELIVERABLE**



0 25 50 100 Meters



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

# Teignbridge SHLAA : Detailed Site Assessment - Deliverable Sites

Site Ref 010126 Site Address: Hospital, East Street, Newton Abbot

Inset No: 16

Site Area: 3.45

Yield mid point: 156

## Site Description:

This is the site of the former Newton Abbot hospital. It is located on a steeply sloping site just outside the town centre, and consists of a number of buildings, two of which are listed. There are four separate access points into the site. A new replacement community hospital situated at Jetty Marsh, Newton Abbot is now operational.

## Site Suitability:

### STAGE A:

#### Strategic Policy:

**DISCOUNT SITE STRATEGIC POLICY:**

Development of this site for housing is compliant in principle with current development plan policies in Regional Planning Guidance for the South West RPG10, Devon Structure Plan 2001-2016 and the Teignbridge Local Plan 1989-2001. This is in part due to the site being previously developed and situated within the defined urban residential development boundary for Newton Abbot, shown on the Proposals Map through "saved" Policy H2 in the Teignbridge Local Plan 1989-2001. The acceptability of a scheme for housing in planning terms is likely to be dependent on more detailed considerations. These could include affordable housing provision, design, impact on Listed Buildings and their setting, open space, satisfactory means of access for pedestrians, cyclists and vehicle and to means of public transport, and detailed dispersion modelling as part of an air quality assessment.

Part of this SHLAA site has previously been identified on the Proposals Map for the Initial Deposit Teignbridge Local Plan First Review 1995-2011 (2002) as a proposed allocation for housing development. However, preparation of this local plan has been superseded through the preparation of the Teignbridge Local Development Framework.

#### Flood Risk:

**DISCOUNT SITE FLOOD RISK:**

The site is within Flood Zone 1 (little or no risk). The only issues will be surface water and soakaways may not be appropriate given the topography. This can be addressed through conditions of any planning approval.

#### Biodiversity:

**DISCOUNT SITE BIODIVERSITY:**

The site is not in or near a SSSI, SPA, SAC, NNR or Ramsar site. No direct impact on such a site is anticipated.

### STAGE B:

#### Detailed Biodiversity Comments:

May 09: A recent bat survey found very limited use by bats. The woodland at the south of the site is likely to be of some wildlife value as well as landscape value and should be surveyed for protected species.

There are trees protected by TPOs to the rear of the site.

#### Built Environment:

There are listed buildings within the grounds of the site and curtilage buildings, including the boundary wall. Their location on the site may constrain where new development might be located. It was proposed to include all of the land within the revised boundary of the Conservation Area.

Application of PPG16 Condition for appropriate archaeological mitigation.

#### Landscape Character:

The site is not located within any defined landscape policy area.

#### Minerals Resources:

The site does not lie within a Mineral Consultation Area.

#### Air Quality:

The site is within an Air Quality Management Area. Mitigation may be possible.

#### Access to Public Transport:

There are no bus stops along East Street. However, the site is central to the town and the main stop to serve this site will be on Sherborne Road, next to the multi-storey car park. Buses from here go to Torquay and Exeter. According to GIS it is over 400m away (closer in a straight line) and the train station is over 800m away on foot.

#### Access to Services/Facilities:

The nearest primary school is Wolborough Primary School on the opposite side of East Street, within 600m. Bearne's Primary School on Queen St is also within 600m.

The nearest Post Office is on Queen Street, less than 800m away from the site.

The nearest health centre is on Albany Street and there is also Cricketfield Road surgery, both within 1000m of the site.

The nearest secondary school is Knowles Hill, and there is also Coombeshead School, both of which are within 1500m of the site.

## **Teignbridge SHLAA : Detailed Site Assessment - Deliverable Sites**

**Site Ref** 010126    **Site Address:** Hospital, East Street, Newton Abbot

**Inset No:** 16

**Site Area:** 3.45

**Yield mid point:** 156

---

The nearest district centre and superstore is within 2000m of the site.

### **Land Status:**

The land is between 51-100% previously developed land.

### **Constraints to Delivery:**

The site is sloping and includes Listed Buildings.

### **Source Protection Zone:**

The site does not lie within a Source Protection Zone.

### **Open Space:**

Development of this site would not result in the loss of existing or proposed open space and recreation facilities.

### **Loss of Employment:**

Jobs associated with the hospital have been relocated to the new hospital at Jetty Marsh. Pre-application advice to the site promoters has emphasised the need for mixed use development of the site.

### **Infrastructure Capacity:**

It is unclear without further investigation whether or not any of the existing services that are currently available on or within proximity of the site would require future investment/ upgrading should the site come forward for development.

### **Highway Access:**

There are four separate vehicular access points into the site, none of which meet current highway access standards. Provided that the number of vehicles using the site does not increase this should not present a problem.

### **Pedestrian/Cycle Links:**

Pedestrian and cycle links are poor but redevelopment of the site could open these links up and improve the current situation - probably more so for pedestrians, given the topography.

### **Compatibility:**

The site is not appropriate for 100% housing because the buildings nearest to East Street are too close to the road and the associated pollution from cars using the road.

The rest of the buildings in the site may be suitable to conversion to residential uses and there may be scope for new build.

---

### **Site Availability:**

#### **Is the Site Immediately Available:**

Yes. The submitted pro-forma (2009) indicates that the site will become available within the next five years.

Commercial agents are known to have been appointed by NHS Devon to sell the former Newton Abbot community hospital site for redevelopment.

**Soonest Date Available:** 31/03/2009

#### **Rural Exception Site:**

No.

#### **Large Property/Sub-Division:**

---

### **Site Achievability:**

**Is there a reasonable prospect the site will be developed ?**

#### **Comments of the Panel :**

Comments of the Panel :

Conversion costs could be expensive so a reduction in 50% Affordable needed to make viable.

About 100 units with completions in 2011 / 2012 onwards.

Most suited to "starter" flats with higher yield.

## **Teignbridge SHLAA : Detailed Site Assessment - Deliverable Sites**

**Site Ref** 010126    **Site Address:** Hospital, East Street, Newton Abbot

**Inset No:** 16

**Site Area:** 3.45

**Yield mid point:** 156

---

Brownfield site - mixed retail & residential use?

### **Conclusion:**

The site does not have planning permission for new housing and is not allocated for development through saved policies in the current Teignbridge Local Plan 1989-2001. However, development of the site for housing would be compliant in principle with current development plan policies. The future use of the site is subject to ongoing discussions with between Devon PCT and the local planning authority, which has included preparation of an informal development brief by consultants for Devon PCT in consultation with the Council and Devon County Council.

The site includes some listed buildings and is situated on sloping ground which might constrain development potential. However, the informal development brief indicates there could exist potential for 200 houses or 400 flats subject to detailed design work.

The Panel consider site to be achievable but site viability is questioned given 50% affordable housing requirement, particularly given conversion costs. One member of the Panel noted that completions were unlikely to be realised pre 2012.

In conclusion, the site is considered suitable, available and achievable and development for housing is compliant in principle with saved plan policies. The site is therefore deliverable and has been included within years 1 - 5 of the SHLAA timeframe.

Timeframe for coming available :    Years 1-5

Final Yield: 156

The inclusion of a site in the SHLAA does not guarantee allocation in the Teignbridge LDF or indicate that planning permission will be granted for development.
---