



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Ashcombe Parish

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Land off Oakpark Lane mm15y2r

Site Overview

Site Reference Number: mm15y2r

Site Name: Land off Oakpark Lane

Site Description: Small site comprising fairly level paddock area with area of trees, adjacent to dwellings, approximately 1.5km south east of Ashcombe and approximately 3 km north west of Dawlish.

Total Size (ha): 0.33

Gross Size (ha): 0.31

Minimum/medium/maximum yield: 6 / 7.5 / 9



Ashcombe - mm15y2r



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Suitability Assessment Stage A

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

Biodiversity: Site within Greater Horseshoe Bats Landscape Connectivity Zone associated with the South Hams SAC, within 10km buffer of Dawlish Warren SAC and Exe Estuary SAC. Forms part of a Cirl Bunting wintering zone and within 5km of a Great Crested Newt record.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Roads narrow and no footway, highway improvements would be required. The site is remote from local services and facilities.

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

Ecology: Statutory sites: Within the South Hams SAC Landscape Connectivity Zone. Appropriate Assessment needed. The local zone is centred on Dawlish Water. It is important that it is protected by retention of trees and avoidance of light pollution. Within 10km Zone of Exe Estuary SPA and Dawlish Warren SAC. Habitat Regulations contribution will be needed.

SSSI: None

Ancient Woodland: None

Non-statutory designated sites: None

Priority Habitats: species-rich hedge, broadleaved woodland.

Other Habitats/Features: recent grassland. Mitigation/ compensation needed including: retention of woodland, retention enhancement of boundary hedges' retention of connectivity with surrounding hedges/habitats. Dormouse – assume present in hedges and wood. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

European Protected Species: Various bat species probably present. Potential impacts from loss of foraging habitat, lighting impacts and loss of tree roosts.

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

Flood Risk, Water Quality and Drainage: The site adjoins a river corridor (Dawlish Water) immediately to the south in Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (ie 3b). The site includes a margin of land within Flood Zone 3. Residential and economic development are not acceptable in Flood Zone 3b, as set out in the NPPG. Therefore this part of the site is discounted from having any potential for residential or economic development.

The majority of the site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. There is no risk of flooding from surface water

Area not susceptible to groundwater flooding.

Not within critical drainage area.

Heritage and Archaeology: Historic hamlet with listed war memorial, but sensitive development to match existing historic cottages may be acceptable without heritage harm.

Infrastructure: None

Landscape: A small site amongst existing development. Future development would need to avoid having an urbanising effect on the area.

Minerals: No mineral constraint.

Safety: No known safety constraint.

Soils and Contamination: Agricultural land classification is grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: The development of the site would lead to an increase in the reliance on the use of the private car, due to the distance from the nearest services and facilities, lack of public transport serving the site. In addition, the lack of a local Primary School will lead to children needing to attend other, further away, schools. It is therefore considered that the development of the site would have negative impacts in relation to climate change.

Site Potential

RED

The most significant constraints in relation to this site are its access and remoteness. This means that all trips to services will need to be made by the private car with negative impacts on climate change. The site is therefore not considered suitable for development.

Availability Assessment:

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

Achievability Assessment:

The site is considered to have such significant constraints that it prohibits development. The HELAA Panel agrees with the assessment of the site as red.