



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Buckfastleigh Parish

Contents

Land at Old Totnes Road y613xt9.....	3
Site Overview	3
Suitability Assessment Stage A.....	4
Land south of Strode Road 3a13bhe	5
Site Overview	5
Suitability Assessment Stage A.....	6
Suitability Assessment Stage B.....	6
Site Potential.....	7

Land at Old Totnes Road y613xt9

Site Overview

Site Reference Number: y613xt9

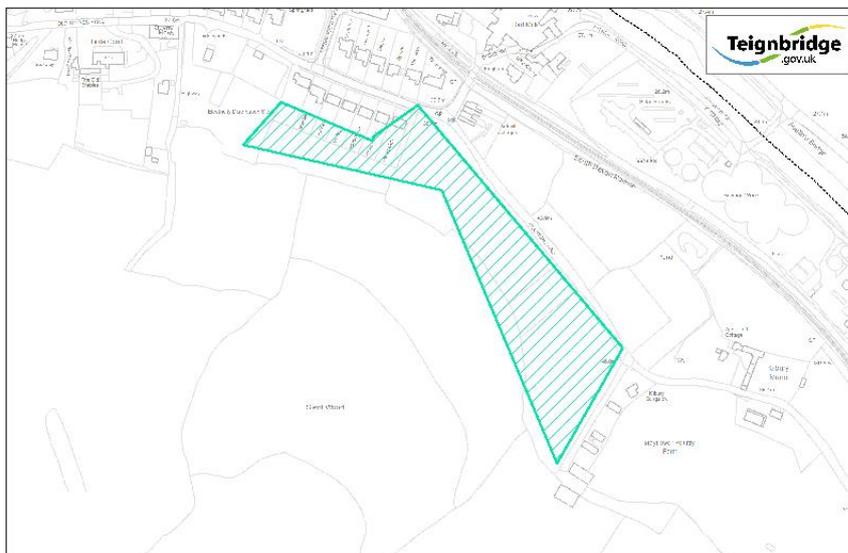
Site Name: Land at Old Totnes Road/Colston Road

Site Description: Site comprises of three adjacent grassed fields enclosed by hedgerows, previously used for rough grazing. Fields follow round contours of hillside above River Dart and slope up from the road fairly steeply.

Total Size (ha): 2.04

Gross Size (ha): 0.04

Minimum/medium/maximum yield: 1 / 1 / 1



Buckfastleigh - y613xt9



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Suitability Assessment Stage A

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

Biodiversity: All of site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Within 5km of Great Crested Newt record and within 300m of Dartmoor National Park boundary. No issues to rule out site at Stage A.

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

Conclusion: Not suitable and discounted due to sloping topography of site which reduces developable area to below minimum size threshold of 0.15 hectare

Land south of Strode Road 3a13bhe

Site Overview

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. (by more than 1:6 grad)

Total Size (ha): 1.67

Gross Size (ha): 0.6

Minimum/medium/maximum yield: 10 / 12 / 14



Buckfastleigh - 3a13bhe



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Suitability Assessment Stage A

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

Biodiversity: The site is within South Hams SAC sustenance zone & SAC urban buffer, Dartmoor SAC recreation buffer.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Unclear how this site would be accessed. Appears to be via steep land, which will be challenging.

Highway improvements including cycle and footway route would be required.

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

The land is only a short distance (25 metres) from the A38 highway corridor to the south.

Ecology: -

Statutory sites: The site is close to the Buckfastleigh roost and within the South Hams SAC Sustenance Zone. Many greater horseshoe bat records on/near the site. Radio-tracked greater horseshoe bat foraging areas nearby. HRA required, informed by bat activity surveys: development may not be possible in such a key location.

SSSI: Buckfastleigh Caves SSSI located 240m north of site

Ancient Woodland: None

Non statutory sites: Bickington Road Verge Unconfirmed Wildlife Site to west of site.

Priority Habitats: species-rich hedges, broadleaved woodland adjacent. Hedges, trees, woods, should be retained, with RPZs. Possibly semi- or unimproved grassland. Survey needed to determine habitat value.

Other Habitats/Features: n/a

European Protected Species: Bats – as well as greater horseshoes, other species will also be present. Potential impacts from loss of tree roosts, loss of foraging habitat and additional lighting. Mitigation/compensation needed. Dormouse – likely present in the hedges. Impacts from loss of hedges, lighting.

Other protected species: Within Great Crested Newt consultation zone.

Flood Risk, Water Quality and Drainage: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial or groundwater flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

No identified risk of flooding from surface water on the site.

Not within critical drainage area.

Heritage and Archaeology: No anticipated archaeological impact.

Infrastructure: None

Landscape: Landscape sensitivity level is low-medium. Within 5km buffer of Dartmoor National Park.

Abuts the A38 – although the A38 highway is in a cutting. Frontage with the B3380.

Adjacent to the town. No objection.

Minerals: Within the Mineral Consultation Area for Whitecleaves Quarry. However, the quarry has closed, so no objection.

Safety: No known safety constraint.

Soils and Contamination: Agricultural Land class – Grade 3.

Waste: No waste management constraint.

Other: n/a

Climate Change Impacts: Buckfastleigh, mostly within Dartmoor National Park, has a good level of service provision, including a community hall, convenience store, dispensary, health centre, library, post office, public house, place of worship, nursery provision and two primary schools. There are peak hours public transport services which enable access to Newton Abbot and Totnes and beyond for employment, secondary schools and other services. The primary schools do have some spare capacity to accommodate new development.

Overall, considering the level of service provision within the town, and the availability of public transport, and the lack of flooding, it is considered that the development of the site would have minor negative impacts in relation to climate change

Site Potential

AMBER

The site has the potential to be developed in a sustainable way, in terms of its accessibility. However, its location next to the A38 poses significant amenity issues for potential residents. It is also within the South Hams SAC sustenance zone with bat activity recorded on the site. Given the combination of amenity and ecological constraints, there are significant challenges to developing this site, including viability issues of creating a new access. However, it is well screened from the A38 and would continue a form of development already in Buckfastleigh on its southern edge. Given the constraints there are concerns about the site's achievability and is therefore regarded as amber.

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

Achievability Assessment: 6 - 10 years - subject to constraints being overcome.

The HELAA Panel agrees with the assessment of the site as amber.