



# PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

## Housing and Economic Land Availability Assessment (HELAA)

June 2021

Doddiscombeleigh Parish

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# Land at Springfield aa138nm

## Site Overview

Site Reference Number: aa138nm / pp15ykh

Site Name: Land at Springfield

**Site Description:** Open agricultural land located north west of Doddiscombsleigh village. Topography is gently sloping in the main, with an area to the northern boundary (measuring 0.51 ha) which is steeper (1:6 to 1:3 gradient)

**Total Size (ha):** 2.91 ha

**Gross Size (ha):** 1.44 ha

**Minimum/medium/maximum yield:** 23 / 29 / 35 suburban/rural settlement

However, only a small development would be acceptable in the village, in the range of 5 - 10 homes.



## Doddiscombsleigh - aa138nm

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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 Landscape Connectivity Zone for greater horseshoe bats, the Cirl Bunting consultation zone. (2 km) No issues that would rule out site at Stage A.

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

**Conclusion:** Proceed to Stage B.

## Suitability Assessment Stage B

**Access:** The road is narrow with no footways, passing places would be required with highway improvements. This area would be unsuitable for a large development

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

**Ecology:**

European sites: Within South Hams SAC Landscape Connectivity Zone and Exe Estuary SPA 10km Recreational Zone

SSSI: none

Ancient Woodland: none

Non statutory sites: Woodah Farm CWS, 190m to southwest of site. Valley Cottage CWS, 235m to north of site.

Priority Habitats: species-rich hedges.

**Other Habitats/Features:** grassland improved of possibly, semi-improved; trees, adjacent copses.

European Protected Species: Various bat species are probably present. Potential impacts from loss of foraging habitat/ flyways/tree roosts and from lighting impacts. Mitigation/ compensation needed.

Dormouse – assume presence. Impacts from loss of hedges, cats and lighting. Mitigation/ compensation needed.

**Flood Risk, Water Quality and Drainage:** The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding.

Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG.

**There is a medium risk of flooding from surface water along the northern end of the site.**

Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be used where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Not within critical drainage area.

**Heritage and Archaeology:** No anticipated impact upon any archaeological assets. No heritage impact although main part of village does hold conservation area status.

**Infrastructure:** There is spare capacity at the village primary school to accommodate development and development in the village may help to support the local school. It is not expected

That the level of development likely in Doddiscombsleigh would be sufficient to require the expansion of the school.

**Landscape:** A location where development of a large scale would erode the rural character of the area/conservation area. Any development would need to respect the vernacular character of the area in terms of scale, pattern and form.

Landscape sensitivity level is medium-high.

**Minerals:** No mineral constraint.

**Safety:** No overhead electricity lines or gas pipes.

**Soils and Contamination:** Mainly Grade 4 agricultural land with small section of Grade 3 at western end.

**Waste:** No waste management constraints.

**Other:** n/a

**Climate Change Impacts:** The village of Doddiscombsleigh has a reasonable level of service provision for its size, including a public house, place of worship, pre-school and primary school. There are some frequent bus services which enable access to nearby shops, employment centres, secondary schools and other services. The lack of a shop in the village means that trips will need to be made elsewhere to access basic convenience goods. However, some small scale development may help to support primary school numbers and sustain the school, thereby keeping the school going for other families in the village. Overall, considering the level of service provision within the village, the availability of public transport, and the lack of flooding, it is considered that the development of the site would have moderate negative impacts in relation to climate change.

## Site Potential

### YELLOW

The gross site area has the potential to deliver an average of 35 dwellings but access constraints and the lack of a shop in the village mean that only a smaller development would be suitable. There are some constraints but these could be overcome with mitigation. As such, the site is considered suitable for a small development.

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

**Achievability Assessment:** 11-15 years - subject to constraints being overcome.

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