



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Dunsford Parish

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Land at Horrowmore p314yq1

Site Overview

Site Reference Number: p314yq1

Site Name: Land at Horrowmore, Longdown

Site Description: Located to south of B3212, about 3km east of Dunsford within open agricultural land, related to complex of farm buildings as well as land. The whole area has a rolling topography with majority of site area showing a gradient of more than 1:6 steepness.

Total Size (ha): 0.59 ha

Gross Size (ha): 0 ha

Minimum/medium/maximum yield: 0 / 0 / 0 suburban/rural settlement



Dunsford - p314yq1



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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 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: Not Suitable due to steep topography of site which reduces developable area below threshold size.