



# PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

## Housing and Economic Land Availability Assessment (HELAA)

June 2021

Stokeinteignhead Parish

## Contents

Pool Weir Nurseries, Lower Gabwell, Stokeinteignhead - s313baa.....	3
Site Overview .....	3
Suitability Assessment Stage A .....	4
Suitability Assessment Stage B .....	4
Site Potential .....	5

# Pool Weir Nurseries, Lower Gabwell, Stokeinteignhead - s313baa

## Site Overview

**Site Reference Number:** s313baa

**Site Name:** Pool Weir Nurseries, Lower Gabwell, Stokeinteignhead

**Site Description:** Sloping site bordered on three sides by mature vegetation that lies on the southern edge of Lower Gabwell, nr. Stokeinteignhead.

**Total Size (ha):** 0.46ha

**Gross Size (ha):** 0.17ha

**Minimum/medium/maximum yield:** 3 / 3.5 / 4 (suburban/rural)



### Stokeinteignhead - s313baa



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## Suitability Assessment Stage A

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

**Biodiversity:** Adjacent (to W and N) to Stokeinteignhead & Lower Gabwell County Wildlife Site – identified for Cirl Bunting.

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

**Conclusion:** Proceed to Stage B

## Suitability Assessment Stage B

**Access:** This site is accessed off a narrow network of unclassified road therefore it would not be suitable for a large development. Highway improvements would be required.

**Air Quality :** The site is close to, but not within an AQMA. The site is remote from local services and facilities. Any development would therefore require sustainable travel links, including pedestrian and cycle paths, and bus services, to be provided to limit any increase in vehicular journeys.

**Ecology:**

European Sites: None

SSSI: None within or adjacent to the site

Ancient Woodland: None within or adjacent to the site

Non Statutory Sites: Adjacent (to W and N) to Stokeinteignhead & Lower Gabwell County Wildlife Site – identified for Cirl Bunting.

Priority Habitats: Species-rich hedges; (remnant) traditional orchard. Habitats/ Features: trees; rough grassland, possibly semi- or unimproved; building – bat and bird survey needed.

Other Habitats/Features: heavily vegetated site with some mature trees

European Protected Species: Bats – various species are likely to be present. Potential impacts from loss of building or tree roosts, loss of foraging habitat and additional lighting. Mitigation/ compensation needed. Dormouse – assume present. Impacts from loss of trees / scrub / hedges and from lighting. Mitigation/ compensation needed.

Other Protected Species: Cirl Bunting; the site is within several Cirl Bunting breeding territory zones. A proportional compensation payment will be required.

**Flood Risk, Water Quality and Drainage:** Flood zone 1

**Heritage and Archaeology:** No known heritage interest.

Within buffer of Grade I or II\* Listed Building. No Listed Buildings within or adjacent to the site.

**Infrastructure:** n/a

**Landscape:** Former historic orchard site. Well integrated into the existing settlement of Lower Gabwell, in a location where the growth of the village would follow former patterns.

Site landscape is sensitive and development would need to respond to and conserve and enhance the distinctive, vernacular characteristics to avoid harm to the character of the area.

**Minerals:** None

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

**Soils and Contamination:** Soil grade 3.

**Waste:** No waste management constraint.

**Other:** None

**Climate Change Impacts:** The nearby village of Stokeinteignhead, which is walking distance from the site, has a fairly good level of service provision for its size, including a convenience store, community hall, public house, place of worship and primary school. There are no frequent bus services which serve the village. The site is detached from the main settlement of Stokeinteignhead, adjoining the nearby hamlet of Lower Gabwell. There are no dedicated footpaths or cycle ways between the site and the village centre, and the lanes are narrow and could experience fast traffic movements. This is likely to discourage walking or cycling to the village services, leading to a reliance on the private car and therefore negative impacts in relation to climate change.

## Site Potential

### RED

The site has various constraints (location away from the main settlement of Stokeinteignhead and along a fast, narrow lane, ecology/existing vegetation) which combined mean that the site is considered unsuitable for residential development.

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

**Achievability Assessment:** The HELAA Panel agrees with the assessment of the site as red.