



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Housing and Economic Land Availability Assessment (HELAA)

June 2021

Whitestone Parish

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Attwells Farm, Exwick pe15y61

Site Overview

Site Reference Number: pe15y61 (previous refs 3v1377v & bw13rm1)

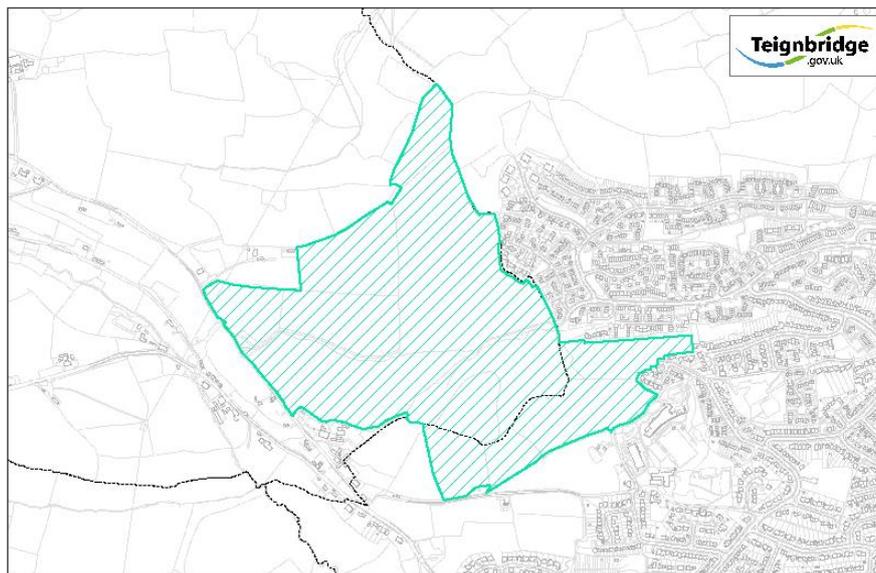
Site Name: Attwells Farm, Exwick, Exeter

Site Description: The area consists of a bowl of mainly steep agricultural land on the north west fringe of Exeter, beyond the built-up area of Exwick. The area is bounded by Rowthorn Road and Redhills to the west. Exwick Lane crosses the site east to west. There is an additional area of land available to the south, which lies within the boundary of Exeter City.

Total Size (ha): 39.18

Gross Size (ha): 10

Minimum/medium/maximum yield: Yield in range of 200-250 considered



Whitstone - pe15y61



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achievable.

Suitability Assessment Stage A

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

Biodiversity: Within recreational impact zone for Exe Estuary SPA but no issues to rule out site at this stage.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Access is constrained due to the lack of crossing facilities over the river/railway line. Road access could be gained from Kinnerton Way. However, a second access is needed due to concerns of queuing at Exwick Road/Station Road junction and on Exeter side of level crossing. Potential to extend bus services from Exwick, although if development is a cul-de-sac would restrict potential.

Topography will make it difficult to encourage modal choice.

Most likely transport access point will be from Kinnerton Way, although Liverpool Hill remains an option (both in Exwick area of Exeter City).

Air Quality: Not within an AQMA, but potential for impacts on Exeter City, as car traffic would have to travel through already congested routes to reach either the city centre, M5 or shopping and employment.

Ecology

Statutory sites: Within recreational impact zone for Exe Estuary SPA - mitigation required.

Non Statutory sites: Part of site in Kinnerton Way County Wildlife Site. Immediately adjacent to grassland and woodland priority habitat, situated just north of Whitycombe Way.

SSSI: none

Ancient Woodland: None

Priority Habitats: None

Habitats and features: Hedgerows provide potential foraging and commuting habitat for several bat species and provide suitable habitat for dormouse and nesting birds.

European Protected Species: The site is within a 5km great crested newt consultation zone. Bats and dormice highly likely to be present given network of hedgerows and stream. In close proximity to excellent habitat within Nadderwater valley.

Other protected species: None

Flood Risk, Water Quality and Drainage: Flood Zone 1. Whilst there are no known surface water flooding issues the topography of the area suggests that without careful treatment there would be discharge onto downstream development. The geotechnical characteristics may not be conducive to SuDs.

Watercourse gets culverted all the way down to the Exe. Any development would need to be designed to mitigate downstream flood risk. Stream corridor in poor condition and will need improvement.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. No Listed Buildings within site. The proposed development site occupies a large area within a landscape where prehistoric activity is recorded in the wider area and where little in the way of formal archaeological investigation has been undertaken. While parts of the site are too steep to have been settled in antiquity other parts of the site are less steep, offer good prospects eastward to the River Exe and could have been settled in antiquity. Any planning application for development here should include sufficient information on the presence and significance of any heritage assets with archaeological interest within the proposed development site. Although there may be localised potential for remains of undesignated assets where topography is not too steep, this is unlikely to affect principle or quantum of development, though it may influence layout.

Infrastructure: Significant new highway infrastructure required, including two accesses, possible bus links extension and pedestrian and cycle links.

Landscape: Site forms part of the landscape setting for Exeter and within high landscape sensitivity zone.

Middle section of land is fairly well hidden but overall landscape sensitivity needs to be addressed

Minerals: No minerals constraints.

Safety: No gas pipes but buffer of overhead electricity lines across westernmost field and small part of adjacent field.

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: Topography is challenging but biggest slopes can be avoided for a reduced yield or design solution can be achieved. The site has a complex form with incised valleys and in places very steep topography. The landscape form and topography mean that large parts of this 39 ha site will not be developable. It is estimated that at least 29 ha should be discounted due to topographical constraints.

Climate Change Impacts: The site is close to the city of Exeter, where the widest possible range of services, facilities and employment opportunities are found. It lies on the edge of the city, where bus routes could be extended easily to serve the site, but there are no stations nearby. Topography would make walking and cycling unattractive. As such, there is potential for moderate negative impacts on air quality. This could be improved through the use of sustainable travel links and the provision of e-bike hiring.

Site Potential

YELLOW

There are significant concerns in relation to the development of this site. The developable area is only around 25% of the overall gross area due to issues relating to access, drainage/flooding, ecology, landscape, air quality and topography. However, there is an active developer on board, which demonstrates that the site is likely to be viable/developable. The site is considered deliverable with a reduced yield (200-250 units in the Teignbridge DC area of the site) due to combination of constraints, but otherwise likely to be achievable. The site is one of only a few sites within such close proximity to Exeter and therefore offers benefits in terms of access to jobs and services within the City which few sites can provide. Overall, the site is assessed as yellow, but for a reduced yield of around 200-250 units.

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

Achievability Assessment: The HELAA Panel agree that the site has some constraints to be overcome but appears developable and can therefore be classed as yellow.

East Rowhorne, Nadderwater kd13u5b

Site Overview

Site Reference Number: kd13u5b

Site Name: East Rowhorne, Nadderwater

Site Description: Site lies within an historic farmstead. Comprises B&B to the south of Rowhorne House Farm on Rowhorne Road. Site is set in the countryside to the north west of Nadderwater and Exeter.

Total Size (ha): 0.16

Gross Size (ha): 0.16

Minimum/medium/maximum yield: 3/4/5 suburban/rural



Whitestone - kd13u5b



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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 lies within the Exe Estuary SPA recreation buffer but no issues to rule out site at this stage.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Road network in this area is narrow with no footway or street lighting. No large development would be supported although highway improvement would be required for any development.

Air Quality: The site is not within an AQMA, but potential for impacts on Exeter City

Ecology:

Statutory sites: Within 10km recreational area for the Exe Estuary SPA

Non Statutory sites: None

SSSI: None

Ancient Woodland: None

Priority Habitats: possible species-rich hedges.

Other Habitats/Features: trees; pasture, probably agriculturally improved; buildings - bat survey needed.

European Protected Species: Various species of bats probably present. Potential impacts from loss of building or tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed.

Dormouse – possibly present. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation may be needed.

Other protected species: None

Flood Risk, Water Quality and Drainage: Flood Zone 1.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. The settlement at East Rowhorne is first recorded in the 13th century. Any impact upon below ground archaeological deposits associated with the early settlement here may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted.

Infrastructure: Highways improvements would be required.

Landscape: Small site that forms part of an existing nucleated group of buildings. Development would need to respond to this vernacular in terms of form, scale and juxtaposition with existing buildings.

Minerals: No minerals constraints.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grades 3 and 5 land.

Waste: No waste management constraints.

Other: None

Climate Change Impacts: The site lies in a remote position, approximately 2.5km from the edge of the built up area of Exeter, and is not served by public transport. As such, all journeys would be made by the private vehicle. Although the capacity of the site is small, it would have moderate negative impacts on climate change.

Site Potential

RED

The site is considered to have little development potential. This is mainly due to its remote and isolated location, requiring the use of a car to access even the most basic of facilities, but also takes account of ecology constraints and highway improvements that would be needed.

Availability Assessment: The site promoter has confirmed that the site will be available later than 15 years.

Achievability Assessment: HELAA Panel agrees site assessment of red.

Site of Former Five Mile Farmhouse vt14x4h

Site Overview

Site Reference Number: vt14x4h

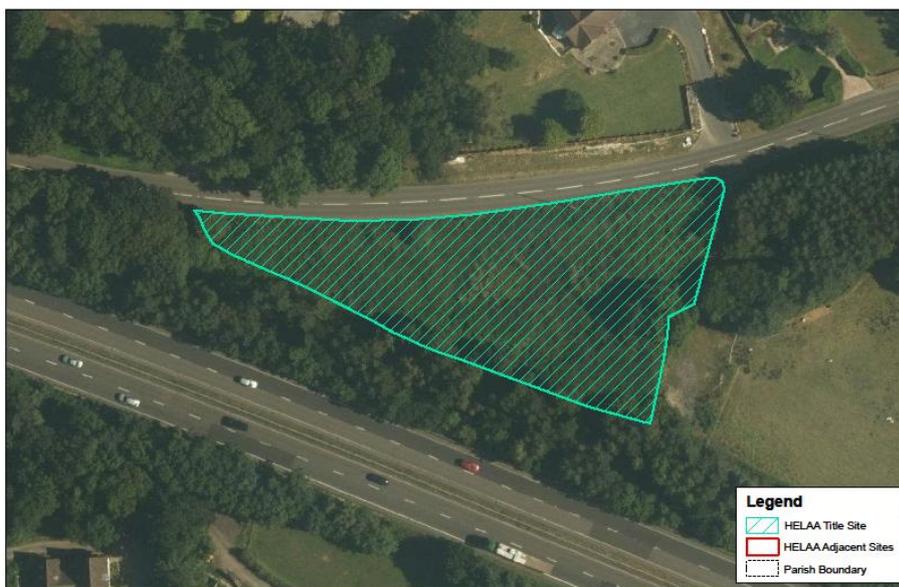
Site Name: Site of former Five Mile Farmhouse

Site Description: Grassed land bordered to the north by Five Mile Hill and to the south by the A30. The eastern edge of the site is sloped resulting in a 0.04 reduction in the developable area. Mature trees along southern boundary with the A30.

Total Size (ha): 0.34

Gross Size (ha): 0.3 (omitting steep area)

Minimum/medium/maximum yield: 7/8.5/10 suburban/rural



Whitestone - vt14x4h



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Suitability Assessment Stage A

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

Biodiversity: Eastern half of the site is within the Exe Estuary SPA HRA recreational buffer but no issues to rule out site.

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

Conclusion: Proceed to Stage B.

Suitability Assessment Stage B

Access: Land is accessed off a C Classified road with no footway, access to local amenities and bus stops would be required.

Air Quality: Not within an AQMA.

Ecology:

European sites: western part of site is within 10km recreational zone of the Exe Estuary SPA

SSSI: None

Ancient Woodland: None

Non statutory sites: Whitley Brake Unconfirmed Wildlife Site (B/L woodland) close by.

Priority Habitats: Broadleaved woodland.

Other Habitats/Features: Scrub, rough grassland.

European Protected Species: Various species of bats probably present. Potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Mitigation/ compensation needed. Dormouse – assume present – record 150m away. Impacts from loss of trees/ scrub/ hedges, cats and lighting. Mitigation/ compensation needed.

Other protected species: Reptiles Adder and slow worm close by – translocation required.

Flood Risk, Water Quality and Drainage

Flood Zone 1.

Heritage and Archaeology: Not within buffer of Grade I or II* Listed Building. No Listed Buildings within or adjacent to site. No archaeology concerns.

Infrastructure: New footway, access to local amenities and bus stops would be required.

Landscape: Site abuts A30 and likely to be easily seen by road users and perceived to erode the rural character.

Minerals: No minerals concerns.

Safety: No overhead electricity lines or gas pipes

Soils and Contamination: Agricultural grade 3 land.

Waste: No waste management constraints.

Other: none

Climate Change Impacts: Site is remote from services and facilities and although there is a bus service serving the site, this is a limited service. There is a shop at the nearby Pathfinder Village, but the day-to-day local services, and primary education, provided within Tedburn St Mary are beyond walking distance. With improved sustainable travel infrastructure they may be within cycling distance to many. On balance, whilst the small size of the site would only deliver up to 10 homes, development would have a moderate negative impact on climate change from the reliance on use of private vehicles.

Site Potential

RED

The site is considered to have little development potential. This is mainly due to its remote and isolated location, requiring the use of a car to access most facilities, but also takes account of ecology constraints, potential landscape harm and highway improvements/infrastructure that would be needed.

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

Achievability Assessment: HELAA Panel agrees site assessment of red.