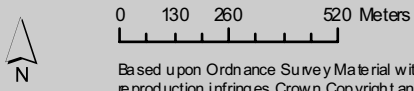
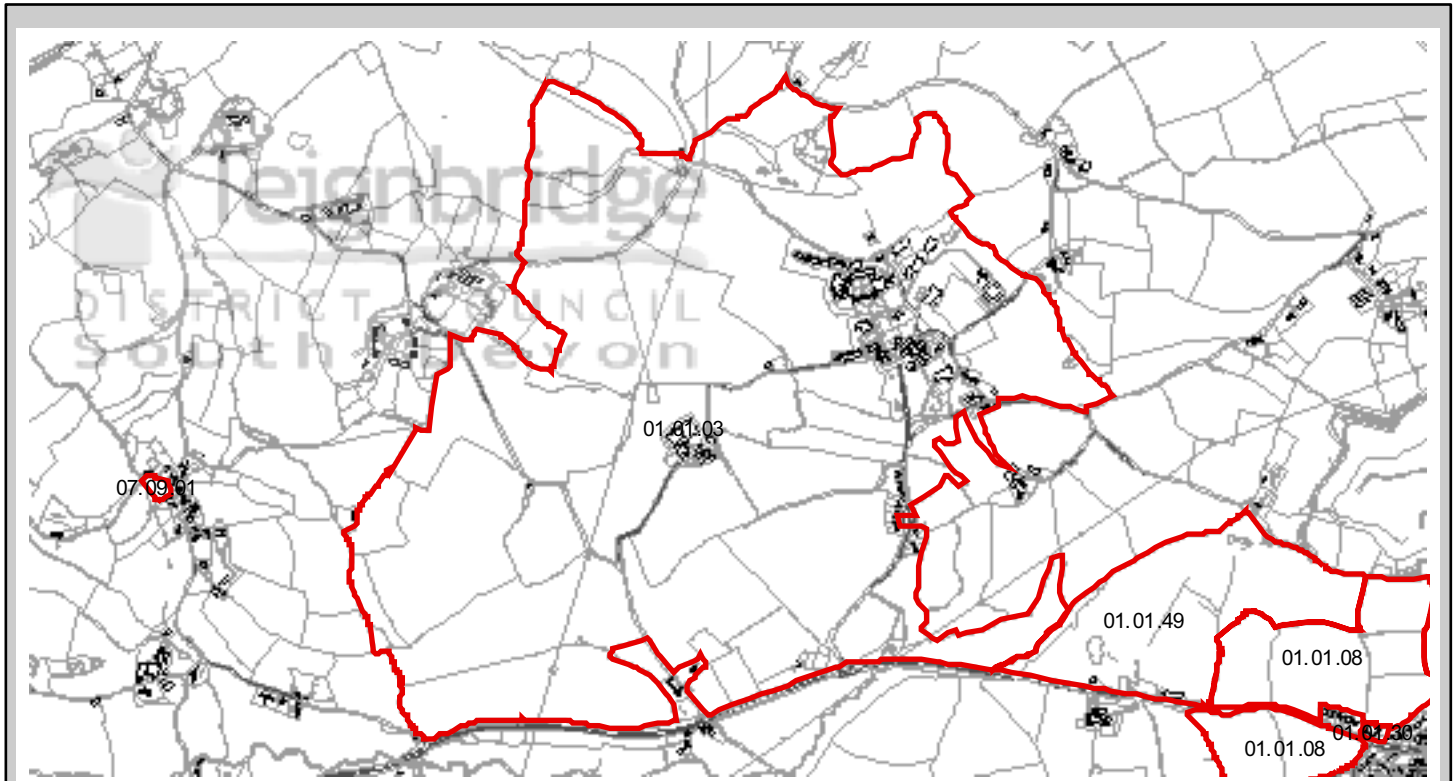


|                       |              |
|-----------------------|--------------|
| SHLAA Site Reference: | 010103       |
| Site Source:          | SHLAA 2008   |
| Site Address:         | Seale Hayne  |
| Parish                | Newton Abbot |
| Area of Site (ha):    | 175.8        |



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## Teignbridge SHLAA: Detailed Site Assessment - Developable Sites

Site Ref: 010103 Address: Seale Hayne

Inset Map: 11

Min Yield: 3165 Max Yield: 5274 Yield Midpoint: 4220

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### Site Description:

This is a large site separated from the existing built-up area of Newton Abbot.

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### Site Suitability:

STAGE A

### Strategic Policy:

**DISCOUNT SITE STRAT POLICY:**

Development of this site for housing may not wholly comply with current development plan policies in Regional Planning Guidance for the South West RPG10, Devon Structure Plan 2001-2016 and the Teignbridge Local Plan 1989-2001.

However, the site falls within a broad area of search for assessment of sites where future development may have potential to contribute towards the creation of sustainable mixed communities. This is in the context of emerging policies in the new Regional Spatial Strategy for the South West for identifying a settlement hierarchy and for the scale and distribution of development. The site is included in the SHLAA as potentially being suitable for development in strategic policy terms on the basis there may exist merit for consideration of the site for housing allocation through the preparation of the Teignbridge Local Development Framework. This is so that the Council is in the best possible position to when it comes to decide its strategy for delivering its housing objectives. A new Core Strategy DPD will be prepared that will provide detailed local policy for new development. As this is progressed through the formal plan making stages towards submission and adoption potentially suitable sites identified in the SHLAA may subsequently be found unsuitable for housing on strategic policy grounds and these will be discounted from the potential supply of deliverable and developable sites as this is kept under review through the SHLAA process.

### Biodiversity:

**DISCOUNT SITE BIODIVERSITY:**

No nature conservation designations except two woodlands classes recognised as of local wildlife value but not CWS. There are some rare plant records. No known recent records of Cirl Buntings.

The HES would recommend that any application for development in this area was supported by an appropriate archaeological assessment. The results of which would allow the HES to determine the nature and potential extent of archaeological deposits and formulate a response to any development in this area.

The majority of the agricultural land within the site is Grade 3 standard with some Grade 2 quality land located near to Bradmores Wood.

### Flood Risk:

**DISCOUNT SITE FLOOD RISK:**

The site is located in Flood Zone 1 with little or no risk of flooding. SUDS will need to be incorporated and a Flood Risk Assessment.

STAGE B

### Impact on Built Environment:

The site is not in a Conservation Area but there are Listed Buildings on the site.

### Impact on Landscape Character:

The site is located within the following landscape designations: designated Countryside.

### Minerals Resources:

0.63ha of the site on the eastern boundary of the site lies within a Mineral Consultation Area. The remainder of the site does not lie within a Mineral Consultation Area. The site adjoins a Mineral Consultation Area to the north. Consultation with the appropriate body will be required.

### Air Quality:

The site does not lie within an Air Quality Management Area.

### Access to Public Transport:

At its closest, the site is within 400m of a bus stop which provides a service to Newton Abbot and towards Ashburton, Totnes and Paignton. Depending on the nature of proposals and the scale of development it would probably be desirable to seek to try and encourage permeability of bus routes through the site.

### Access to Services/Facilities:

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## ***Teignbridge SHLAA: Detailed Site Assessment - Developable Sites***

**Site Ref:** 010103 **Address:** Seale Hayne

**Inset Map:** 11

**Min Yield:** 3165 **Max Yield:** 5274 **Yield Midpoint:** 4220

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The nearest primary school is Bradley Barton Primary School which is approximately 2.45km from the site. The site is remote from any existing local centres, the town centre itself provides most services and facilities although this is over 1600m from the site. Similarly the site is also over 2000m from the closest health centre or doctors surgery. The site is approximately 3370m from the nearest secondary school (Coombeshead). Supermarket facilities can be found at the Asda superstore which is approximately 3.7km from the site.

### **Land Status:**

The Seale Hayne Campus is largely brownfield and would involve the reuse of existing buildings. The majority of the wider development site is however greenfield.

### **Constraints to Delivery:**

There are no known constraints to delivery.

### **Source Protection Zone:**

The site does not lie within a Source Protection Zone.

### **Open Space and Recreation:**

None of the site is protected open or recreation space, however, there is existing playing field and recreation provision which has previously been used privately by the University. It may be desirable to seek to retain this provision where possible given that any residential scheme brought forward would be expected to make contributions towards public open space.

### **Loss of Employment Site:**

The site has a mixture of C2 (residential linked to the University/now Devon and Cornwall Constabulary training college) and D1 uses. There is the potential for the loss of the D1 uses but no certainty of any future uses including replacement employment provision.

### **Infrastructure Capacity:**

It is unclear, without further investigation, whether or not any of the existing services that are currently available on or within proximity of the site would require future investment/ upgrading, should the site come forward for development.

### **Highway Access:**

The site can be accessed from the existing highway via a road that is narrow with passing places. At the height of the Universities popularity a significant number of vehicles would have used this access.

### **Pedestrian and Cycle Links:**

There are no dedicated pedestrian or cycle links to the site and scope for only improving pedestrian links by providing a footpath along the length of the site. There is no opportunity to provide a meaningful cycle link.

### **Compatibility:**

Dependent on the exact form and extent of the development of this site there would be no major compatibility issues. Were the site to be considered as part of a wider 'Western Option Urban Extension', it would adjoin another significant development site to the east which would probably be brought forward for residential uses.

Redevelopment of the site in isolation would result in a detached form of development that did not relate to the urban form of Newton Abbot.

The Campus and wider site are essentially within a rural setting and there is a danger that by developing such a site for predominantly residential uses that the character of the Highweek area could be damaged.

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### **Site Availability:**

#### **Is the Site Immediately Available for Development?:**

Seale Hayne - Submitted pro-forma indicates that the site is immediately available, the site is currently for sale and being marketed by GVA Grimley Ltd.

SEE LATER SUBMISSIONS MADE BY NEW LANDOWNERS: BUCCLEUCH PROPERTY

**Soonest Date Site Available:** Between 01/04/08-31/03/09

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## **Teignbridge SHLAA: Detailed Site Assessment - Developable Sites**

**Site Ref:** 010103 **Address:** Seale Hayne

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### **Site Achievability:**

#### **Is There a Reasonable Prospect the Site will be Developed?:**

Comments of the Panel :

Major infrastructure requirements with right level of 106 costs it could be achieved.

Site is achievable, however seems a huge extension, could be considered for a new small village say of 150 units.

Although fulfills criteria would such a major development be acceptable?

Will require major infrastructure and to be part of a planned urban extension linking to Bovey Road.

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### **Conclusion:**

The site is separated from the built extent and established settlement boundary, as a consequence the site is physically remote from Newton Abbot. A small element of the site lies within a Minerals Consultation Area. The development of this site for housing could also result in the loss of existing D1 employment uses.

Seale Hayne Campus is considered immediately available, this has been indicated in a returned pro forma.

The Panel recognise that the site is likely to be highly constrained by infrastructure and affordable housing requirements and that its remoteness could raise some sustainability/suitability issues. Further consideration from the Panel points to the site being the most achievable of all of the large development sites/potential urban extensions that have been identified around Newton Abbot.

Given that the site includes the previously developed college campus in the middle which is likely to be available for development imminently, it would seem appropriate to include this site within the first five years of SHLAA supply as it is anticipated that it will begin to come forward within this timeframe.

Timeframe for coming available: Years 1-5 Final Yield: 4220

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