

The Site

The Site spans an area of 9465.77 sqm and is located in an urban area. Agriculture accounts for 98.27% of its land use.

East Street, delineating the northwest to west boundary of the Site, features a single-carriageway layout with restricted width, suitable primarily for local traffic flow and access. The road is flanked by residential properties on one side and a hedged boundary on the other, which marks the transition into more open, possibly agricultural land beyond. There is no designated parking available on East Street, which suggests a requirement for off-street parking solutions within adjacent residential developments or an emphasis on pedestrian and cyclist use. The road surface appears to be in moderate condition with visible wear, indicating regular use. The presence of residential areas directly adjacent to East Street also highlights the need for effective traffic calming measures to maintain safety for local inhabitants.

There are no roads that extend into the land.

The terrain of the Site is flat with an altitude of 100 meters.

The Site does not offer any specific buildings, services, facilities, or named places on its premises.

The entirety of the Site is under Private Ownership with a Freehold tenure.

Surroundings

Surrounding the Site within 0.75km, the top nine land uses include agriculture, unused natural landscape, prison, residential, land for general sports, unused artificial landscape, school, allotments, and waste water treatment. Within 100m of the Site, there is one prison to the north, several unused artificial landscapes to the west, southwest, and south, one electricity distribution to the northeast, and multiple residential areas to the northwest, west, and southwest. The nearest hospital is Newton Abbot Community NHS Hospital at a distance of 4.49km to the northeast. Denbury Primary School is the nearest primary school at 370.17m to the west. Coombeshead Academy is the nearest secondary school located 3.78km to the northeast. The nearest non-state school, Stover School, is 5.1km to the north.

Within 1.0km, there are no specific roads listed surrounding the Site. The surrounding transportation infrastructure within 5.0km includes one railway station, Newton Abbot, 4.56km to the northeast. Nearby cities or towns include Bovey Tracey, 7.47km away and accessible by the A382; Totnes, 8.0km away and accessible by the A381; Kingsteignton, 4.72km away and accessible by the B3195, A383, A381, A380; Newton Abbot, 1.94km away and accessible by the A383, A381, B3195, A380, A382; and Paignton, 6.49km away and accessible by the A380.

Site Constraints and Designations

There are no statutory designated areas or objects, such as sites of special scientific interest, ancient woodlands, ancient monuments, listed buildings or natural beauties on the Site or adjacent to it.

There are no non-statutory designated areas or objects, such as flood zones, landfill sites, public rights of way, local wildlife sites, conservation areas, world heritage sites, registered parks and gardens, registered battlefields, green belts, country parks or greenspaces on the Site or adjacent to it.

PLANNING HISTORY

There is no planning history for the Site.

Major planning history of surrounding sites within 1.0km

Between 2022-03-17 and 2024-04-08, a total of 3 planning applications were submitted. Of these applications, 2 were granted, 1 were refused. During this period, there was 1 appeal recorded.

1. Land At Ngr 282403 68384 Denbury Green Denbury Devon ., TQ12 6DQ
 - 24/00579/FUL Sub-division of the plot and the erection of a new dwelling together with a new access - granted 2024-07-04
2. Pumps Acre Greenhill Lane Denbury Devon ., TQ12 6DN
 - 24/00545/OUT Outline application for the demolition of the existing holiday chalet and the construction of up to three residential dwellings, with all matters reserved except for vehicular access - refused 2024-08-23. Appeal pending
3. Her Majestys Prison Channings Wood, Denbury, Devon, ., Denbury, TQ12 6DW
 - 22/00599/MAJ Demolition of education block, storage facility, horticultural buildings and office cabins, and erection of two T60 houseblocks, horticultural work shed and six polytunnels, one MUGA pitch, workshop, prison store, kitchen, extension to existing office building, extension to existing reception, multifaith and education buildings, sub station, new internal access road, additional car parking, extension of security fence line and landscaping - granted 2022-10-28

PLANNING POLICY CONTEXT

The Site is allocated and falls within a SHLAA/HELAA/SHELAA area. However, it is not adjacent to allocated areas or to areas within SHLAA/HELAA/SHELAA. The Site is subject to the influence of one local policy:

1. Industry affecting the Site:
 - Solar PV Potential Resource

Allocations plans for the Site

1. Allocation plan applies in East Street, Denbury - 9499.41 sqm, 97.65% on the northeast edge of the Site

The Teignbridge Local Plan 2020-2040 allocates land at East Street, Denbury for about 25 homes with specific conditions to ensure compatibility with the surrounding area. These conditions include the provision of at least 0.25 hectares of green infrastructure following an ecological mitigation plan, suitable site access, contributions towards secondary education and transport, conservation of the Conservation Area, a buffer zone from HMPS Channings Wood, and appropriate archaeological and geological evaluations. This policy aims to integrate new developments harmoniously into the existing landscape and community facilities while protecting local environmental and historic assets.

SHLAA/HELAA/SHELAA for the Site

1. SHLAA/HELAA/SHELAA plan applies in Land E of East Street, Denbury, Denbury - 1.32 ha, 95.93% on the northeast edge of the Site

The land referenced as 2d135vm, described as grassed and bordered by mature vegetation on the northeast edge of Denbury, spans 4.75 hectares with a development yield range of 38 to 57 homes depending on settlement density. Constraints include narrow access roads, parking issues, and the need for highway improvements, suggesting suitability for only a modest development. Although the site is marked as having potential, its narrow access and parking challenges, alongside the necessity for landscape-sensitive development, restrict its utility for extensive development. Availability assessment indicates a timeline of readiness within 11-15 years, with an achievability analysis resulting in a reduced yield projection highlighting the site's nuanced balance between potential and constraints.

Local plan policies for the Site

1. Landscape Connectivity Zone applies in the entire Site

Policy EN4 of the Teignbridge Local Plan 2020-2040 emphasizes the importance of preserving and enhancing the district's landscape, seascape, and townscape through careful development planning that respects local character and minimizes adverse impacts. Developments must adhere to comprehensive guidelines including district Landscape Character Assessments, protection and restoration of natural and historic landscapes, and high-quality design standards. Special consideration is given to the setting of Dartmoor National Park, ensuring developments conserve its natural beauty and special qualities. This policy demonstrates a commitment to sustainable development practices that protect and enhance the natural and historic environment while accommodating growth.

2. Solar PV Potential Resource applies in east 56.95% part of the Site

Policy CC5 encourages the development of low carbon and renewable energy within Teignbridge, highlighting the district's support for solar PV and other renewable technologies, particularly on brownfield sites and existing structures. Criteria for considering energy projects include contributions to the local energy supply, community benefits, and minimal impacts on the environment and local amenity. Community-owned energy initiatives are favoured, and fossil fuel generation is restricted to emergency backup installations. This policy represents a proactive approach to fostering sustainable energy solutions, aligning with broader environmental preservation and enhancement objectives while moving away from fossil fuel dependency.

SUMMARY

Considering the planning statement for the site with no address, it's evident that the area's primary usage is agricultural, making it less than ideal for general development on a large scale. The constraints related to road access, particularly the mention of East Street's limited capacity primarily suitable for local traffic and the absence of designated parking, present significant challenges for high-density developments or those attracting significant traffic volumes. Furthermore, the site's proximity to residential areas, a prison, and other specific land uses such as school and wastewater treatment suggests that any development would need to be carefully planned to align with existing uses and manage its impact on the local infrastructure and community. Therefore, while there may be potential for some forms of development,

especially those that align with the agricultural nature or small-scale, community-focused projects, the site does not present itself as a prime candidate for significant general development without substantial infrastructural improvements and considerate planning.

Commercial Development

For commercial development, the site's characteristics and the surrounding context pose several limitations. The primary concern is the restricted access provided by East Street and the lack of existing transportation infrastructure directly into the land, which would be a significant issue for commercial developments that rely on customer access or heavy goods vehicle deliveries. The proximity to residential and sensitive sites like schools and a prison further complicates the potential for commercial development, as it would necessitate careful consideration of noise, traffic, and other environmental impacts. While the allocation plan's mention of conditions for development, including contributions towards transport, suggests some level of commercial development might be considered, the site's suitability for commercial purposes seems restricted to low-impact, small-scale ventures that complement the existing land use and address accessibility challenges.

Residential Development

The planning statement indicates a somewhat more favorable condition for residential development, particularly with the allocation plan specifying land at East Street for about 25 homes, subject to various conditions tailored to integrate the new development into the existing community and landscape. The emphasis on ecological mitigation, suitable site access, and contributions towards education and transport within the allocated plan aligns with the prerequisites for sustainable residential development. The presence of schools and a hospital within reasonable distances adds to the site's appropriateness for residential purposes, although challenges related to access, parking, and the need for traffic calming measures must be adequately addressed. The SHLAA/HELAA/SHELAA plan's identification of the site for a modest number of homes further supports its suitability for residential development, albeit with careful planning to overcome the mentioned constraints and adhere to policies promoting landscape connectivity and sensitivity to the local environmental and historical context.