

The following sites are proposed for housing development:				MRA Response	
Ref.	Site	Anticipated number	Notes	Accepted number	Comments
H3T.1	Maidencombe North of Sladnor park and around Jon Glanvill Autos	150	HELAA Sites T21065, 21T126, 21T111, 21T158, 21T143	0	<p>Not Sustainable Development owing to:</p> <ul style="list-style-type: none"> <li>• Flood risk to Stokeinteignhead</li> <li>• Unsafe walking and cycling connections and inadequate public transport</li> <li>• Increased traffic on narrow lanes, and creation of ‘rat run’ through village and past school.</li> <li>• Impact on viability of farm if area of pastures reduced</li> </ul> <p>Landowners not prepared to sell or build on land, so undeliverable.</p>
H3T.2	Sladnor Park, Maidencombe. Due to High Court decision the principle of development has been established, see application P/2020/0315*	120	21T064	36	<p>120 is not Sustainable Development owing to:</p> <ul style="list-style-type: none"> <li>• Increased impermeable surface creating flood risk in FRZ3 area below.</li> <li>• Within C2 Undeveloped Coast protection area and OSWI Cirl Bunting protection area.</li> <li>• Unsafe walking and cycling connections and inadequate public transport.</li> <li>• &gt;200 vehicles accessing Teignmouth Road at dangerous junction</li> <li>• No viable second emergency access route including for Fire Appliance (required for &gt; 100 houses)</li> <li>• Energy required to pump foul waste 80m elevation. Hence Not compliant with ‘A Greener Bay Net Zero Policy’</li> </ul> <p>The 120 (Extant PA) retirement village cannot be built as the flood risk is unacceptable due to drainage being unable to meet</p>

				<p>current standards and cannot deliver a Sustainable Development.</p> <p>36 dwellings comprising 16 houses on footprints of existing lodges and 2x10 units on footprints of former hotel and tennis courts would not increase the impermeable surface.</p>
H3T.3	Brunel Manor, conversion of buildings and additional site to the north	45	Conversion of Brunel Manor 21T148. Land to the north 23T007	45 <p>Planning Application P/2023/0606 for 35 dwellings supported. Acceptable space for 10 additional dwellings as proposed.</p>
H3T.4	Great Hill	130	21T154, 21T155 and 25T001 land to the west between Great Hill Road and Claddon Lane (Cherry Blossom Farm)	30 <p>Claddon Lane is too narrow to provide capacity for vehicles from 130 dwellings.  Potential flood risk to Stokeinteignhead.  General lack of infrastructure such as mains drainage.</p>
Policy TC5	Neighbourhood Centre at Maidencombe Cross	1	Policy TC5	0 <p>A shop at this location closed in 1995 through lack of viability. The property owner is not open to providing a shop. Walking or cycling along Teignmouth Road would be unsafe access for most residents.  Stokeinteignhead Village shop closed and became a Community Shop; its viability is a challenge.</p>