**Heritage Impact Assessment:** Lower Yalberton Holiday Park, Long Road, Paignton

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| **HELAA2021 Ref:** | 21P066 |
| **Site Address:** | Lower Yalberton Holiday Park, Long Road, Paignton  |
| **Site Area (ha):** | 9.32 |
| **Site Yield:**  | 50 |
| **HIA Assessment**  |  |

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 **Site overview and heritage context:**

Land south of Long Road. Note that although called Lower Yalberton Holiday Park the main use appears to be agricultural, with Whitehill Hol Park located to the West.

A number of designated heritage assets are located to the north of the site.

Archaeology: Medieval farmsteads and settlement. Requires programme of archaeological assessment, evaluation and mitigation.

**Planning History:**

None

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| **Heritage Asset Affected by Allocation**  | **Designation**  | **Contributing Elements to Significance**  | **Impact of Development on Significance**  | **Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance** | **Impact on Significance with Mitigation in place** |
| Lower Yalberton Farmhouse and attached outbuilding to south west (N of site)  | Grade II listed building  | Farmhouse and outbuilding. c1830, forms part of a group with the other elements of the farmstead. The site forms part of the immediate rural setting of the historic farmstead and elements of the site appear to have a historic relationship with the asset. The site in its undeveloped form makes a clear positive contribution to the asset’s significance.  | Development of the quantum proposed would have a detrimental impact on the rural setting of the asset which would cause a clear degree of less than substantial harm to its significance.  | The introduction of built form onto the site, even of a reduced quantum would still have a detrimental impact on the rural character of the area and the setting of the asset. This would continue to result in less than substantial harm to its significance.  | Less than substantial harm  |
| Shippon on north side of higher yard at Lower Yalberton Farm (N of site)  | Grade II listed building |  Shippon, used as kennels. c1830s, part of planned farmyard at Lower Yalberton farm, forms part of a group with the other elements of the farmstead. The site forms part of the immediate rural setting of the historic farmstead and elements of the site appear to have a historic relationship with the asset.The site in its undeveloped form makes a clear positive contribution to the asset’s significance. | Development of the quantum proposed would have a detrimental impact on the rural setting of the asset which would cause a clear degree of less than substantial harm to its significance. | The introduction of built form onto the site, even of a reduced quantum would still have a detrimental impact on the rural character of the area and the setting of the asset. This would continue to result in less than substantial harm to its significance. | Less than substantial harm |
| West, east and north ranges of farm buildings to wets farmyard at Lower Yalberton Farm (N of site)  | Grade II listed building | 3 ranges of farmbuildings to lower (west) yard at Lower Yalberton farm. c1830s, contemporary with the farmhouse, forms part of a group with the other elements of the farmstead. The site forms part of the immediate rural setting of the historic farmstead and elements of the site appear to have a historic relationship with the asset.The site in its undeveloped form makes a clear positive contribution to the asset’s significance. | Development of the quantum proposed would have a detrimental impact on the rural setting of the asset which would cause a clear degree of less than substantial harm to its significance. | The introduction of built form onto the site, even of a reduced quantum would still have a detrimental impact on the rural character of the area and the setting of the asset. This would continue to result in less than substantial harm to its significance. | Less than substantial harm |
| Granary in higher yard at Lower Yalberton Farm (N of site)  | Grade II listed building  | Granary over implement shed. c1830s. Part of planned farmyard at Lower Yalberton farm, forms part of a group with the other elements of the farmstead. The site forms part of the immediate rural setting of the historic farmstead and elements of the site appear to have a historic relationship with the asset.The site in its undeveloped form makes a clear positive contribution to the asset’s significance. | Development of the quantum proposed would have a detrimental impact on the rural setting of the asset which would cause a clear degree of less than substantial harm to its significance. | The introduction of built form onto the site, even of a reduced quantum would still have a detrimental impact on the rural character of the area and the setting of the asset. This would continue to result in less than substantial harm to its significance. | Less than substantial harm |
| Stable range on south side of Lower Yard at Lower Yalberton Farm (N of Site) | Grade II listed building  | Stable block. c1830s, part of a planned farmyard, forms part of a group with the other elements of the farmstead. The site forms part of the immediate rural setting of the historic farmstead and elements of the site appear to have a historic relationship with the asset.The site in its undeveloped form makes a clear positive contribution to the asset’s significance. | Development of the quantum proposed would have a detrimental impact on the rural setting of the asset which would cause a clear degree of less than substantial harm to its significance. | The introduction of built form onto the site, even of a reduced quantum would still have a detrimental impact on the rural character of the area and the setting of the asset. This would continue to result in less than substantial harm to its significance. | Less than substantial harm |