

Strete Neighbourhood Plan

Site Assessment

Cox's Farm Fields, Strete

The following is an assessment using the Site Assessment Matrix issued by South Hams District Council for the purposes of Neighbour Plans.

Assessment

High-level exclusion in respect of international or national nature conservation /archaeology designations

Designated sites of international or national importance for nature conservation/ archaeology

Green

Site is not located within or adjacent to the above international and national designations and is unlikely to have a significant effect on one

Major Policy Constraints / filters

Flood Risk

Green

Flood Zone 1

(Very little drainage issues evident on EA and DCC drainage maps)

Landscape

Will a housing development on this site potentially result in a significant adverse impact on the landscape? Ultimately it may be possible to mitigate through good design and landscaping, but at this stage it is necessary to gauge the inherent landscape value of the site.

Amber

Site is within an Area of Outstanding Natural Beauty (AONB)

Amber

Site contains particularly significant trees and hedgerows some / all of which would be threatened by development (e.g. need to be removed to create access and visibility)

Green

Site contains significant trees and hedgerows but these are capable of being retained and provide a degree of screening (with or without additional planting) which could help to absorb a development into the local landscape.

SHDC mapping records do not show the tree at the end of The Plat as having a TPO. SHDC records cannot be relied upon and formal request to SHDC may be warranted.

Nature Conservation

Will a housing development on this site potentially result in a significant adverse impact on nature conservation? There may be a need for site surveys and further assessment, but at this stage you should take account of any recognised designations / biodiversity information

Amber

Site is within 1km of a designated site of international importance (SAC / SPA / Ramsar) or national importance (SSSI / NNR)

(Coastal SSSI to south-east of site 200m approx distant)

Green

Site contains habitats or features which provide wildlife corridors or stepping stones (e.g. watercourse / hedgerow / trees / copse / pond) but there is sufficient space to retain all of these.

Agricultural Land Classification

Amber

Site is Grade 2 (reference Natural England 2010 SW land classifications)

Suitability in respect of scale, location and accessibility

Site size

Is this site of a suitable size to meet the identified local housing need for affordable and market housing? An approximate target site size should have been identified prior to the call for sites.

Green

Site is considered to be larger than is needed to accommodate the identified local need (without compromising design and environmental considerations)

Location in relation to development boundary

Green

On edge of settlement but not projecting prominently into surrounding countryside ('rounding off', already bounded on at least 2 sides by the existing built up area)

Proximity to local facilities

Distance (by actual path) to local services (measured from centre of site)

Green

Within 600m walking distance of nearest bus stop

Green

Within 800m walking distance of nearest local convenience store

Amber

Not within 800m walking distance of nearest primary school

Green

Within 300m walking distance of nearest local accessible natural space

Amber

Not within 300m walking distance of nearest local playable space / LEAP (slightly over 300m through The Plat and significantly over via Old Totnes Road)

Amber

Not within 1,000m walking distance of nearest neighbourhood playable space (play area is not thought to qualify as 'Neighbourhood playable space')

Walking, cycling and wheelchair routes to local facilities

Green

There are safe and convenient walking, cycling and wheelchair routes between the site and some local facilities

Physical characteristics / limitations of the site

Vehicular Access

Can this site be developed without adverse impact on the safety and/or function of the local or strategic road network?

Green

Both:

- i. Site is potentially accessed by an extension of an existing residential estate road
- ii. Site has a frontage thought to be capable of safely accommodating a new access road junction and associated visibility onto a road which is suitable and within a 30mph (or less) speed limit

Public Right of Way

Green

There is no PRow on or adjacent to this site

Historic Environment

Amber

There is a listed building and/or Conservation Area and/or known historic / archaeological feature on the site (part Conservation Area)

Pollution, contamination and hazards

Green

There is no known contaminated land / “bad neighbour” (e.g. source of smell, dust or noise nuisance) / hazardous installation which would affect this site.

Ground Conditions

Green

Site is not limited by steep slopes / unstable ground / conditions such as poor porosity or waterlogging which would limit the potential for the development to be served by a sustainable drainage system (SuDS)



Availability of mains drainage (foul water)

Green

There is a public sewer network in the vicinity of the site to which it will be possible to connect

Conclusion and Summary

Cox's Field scores highly/green in most categories, in particular its accessibility and position almost within the existing village built envelope.

Cox's Field is constrained by the fact that part of the site is within the Conservation Area and close to listed buildings and is a relatively prominent position within the AONB, which covers the entire village. Although the agricultural land classification may be high, the fields are unlikely to be exceptionally productive for farming due to their location, boundaries and access. The lack of walkable access to a school will be common to all sites in the village and is offset by good access to main roads and public transport.

On balance, notwithstanding the overarching landscape constraints of Strete, providing suitable access safety can be achieved, landscape and heritage features conserved and enhanced, then the site scores highly in terms of the measures of sustainability used in the SHDC Site Assessment Matrix. There is the opportunity for development to enhance local character and support the longevity of the community.

Cox's Farm Fields

A379 Access



The Plat Access

