

Strete Neighbourhood Plan

Site Assessment

Land south of A379 adjacent to SWW access to Sewage Treatment Works, 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)

Assessor's note - The Site Assessment Matrix does not provide a 'red' category for landscape impact – which this site would be likely to trigger. The site is exceptionally sensitive in the AONB landscape.

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.

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 southeast of site 100m 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 likely to be Grade 2 (reference Natural England 2010 SW land classifications although land is suggested to be in 'non-agricultural use' in the map).

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 about the right size to accommodate some or all of the identified local need without compromising design and environmental considerations

Location in relation to development boundary

Green

On edge of settlement and projecting in countryside (extension)

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

Amber

Not 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

Amber

There are safe and convenient walking 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

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

Amber

There is a PRow adjacent to this site, or there is one or more PRowS on this site

Historic Environment

Amber

There is a listed building and/or Conservation Area and/or known historic / archaeological feature adjacent to the site.

Pollution, contamination and hazards

Amber

There is a “bad neighbour” (e.g. source of smell or noise nuisance) / hazardous installation nearby which might affect this site.

Ground Conditions

Amber

Site is limited by steep slopes which could 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

This land scores amber in more categories than green. Of particular note is that this land has already been identified in the Neighbourhood Plan making process as exceptionally sensitive landscape, most likely unsuitable for further built development.

The land is constrained by the fact that the site is adjacent to the Conservation Area and close to listed buildings and is a very prominent position within the AONB. Although close to the middle of the village, walking routes are poor, although obtaining vehicular access to the site should be straightforward.

The land is also constrained by its sloping nature, visibility from the SW Coastal Path and its proximity to the village sewage treatment works.

On balance, the proposed site is a suitable size, easily accessed and close to the centre of the village. However, it appears that there may be fundamentally unacceptable impacts on the local landscape, in addition to constraints in terms of non-vehicular access, proximity to 'bad neighbours' and the SSSI.

South of A379

