

Appendix F: SA / SEA assessment of Newton Abbot secondary school site options

The following sites were assessed using the scoring assumptions as set out in Appendix C.

1. West of Houghton Barton
2. Bradley Barton
3. Howton Road
4. West of Kingskerswell Road
5. East of Kingskerswell Road
6. Newton Abbot Leisure Centre

SA Objective	1. West of Houghton Barton	2. Bradley Barton	3. Howton Road	4. West of Kingskerswell Rd	5. East of Kingskerswell Rd	6. Newton Abbot Leisure Centre	Comments
A. NATURAL ENVIRONMENT	-?	-?	-?	-?	-?	0?	<p>West of Houghton Barton is within the Bat SAC Landscape Connectivity Zone. The site is approx. 350m from a Cirl Bunting breeding territory. The site is more than 1km from the AQMA. Overall the site has an uncertain minor negative effect.</p> <p>Bradley Barton is within the Bat SAC Landscape Connectivity Zone. The site is close to a Cirl Bunting breeding territory and 350m from Ancient Woodland / SSSI (Bradley Barton Woods). The site therefore has an uncertain minor negative effect. The site is 1000m from the AQMA. Overall the site has an uncertain minor negative effect.</p>

							<p>Howton Road is within the Bat SAC Landscape Connectivity Zone. The site is within a Cirl Bunting breeding territory. The site is more than 1km from the AQMA. Overall the site has an uncertain minor negative effect.</p> <p>West of Kingskerswell Road is within the Bat SAC Landscape Connectivity Zone. The site is adjacent to a County Wildlife Site and local nature reserve. The site is within 1km of the AQMA. Overall the site has an uncertain minor negative effect.</p> <p>East of Kingskerswell Road is within the Bat SAC Landscape Connectivity Zone. The site is adjacent to a County Wildlife Site. The site is more than 1km from the AQMA, Overall the site has an uncertain minor negative effect.</p> <p>Newton Abbot Leisure centre is within the Bat SAC Landscape Connectivity Zone. The site is not close to any other wildlife designation. The site a town centre site and is within the AQMA. Overall the site has an uncertain negligible effect.</p>
B. LANDSCAPE	-?	-?	-?	0	-?	0	<p>The West of Houghton, Bradley Barton, Howton Road and East of Kingskerswell Road sites are all considered as potentially having local landscape sensitivities and could have a minor negative effect, subject to design and landscaping (-?).</p> <p>The Leisure centre site and West of Kingskerswell Road sites are both considered to be less sensitive in landscape terms, and so have a negligible effect.</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	-?	-?	-?	-?	<p>None of the sites contain listed buildings or are within heritage areas (such as conservation areas). All the sites are within 3km of a scheduled monument. Therefore all of the sites have an uncertain minor negative effect.</p>
D. CLIMATE CHANGE MITIGATION	+?	++?	++?	++?	++?	++?	<p>West of Houghton Barton is adjacent to the settlement limit. The site is currently approx. 1km from a cycle route (although this will decrease as the local plan is constructed). Overall the site has an uncertain minor positive effect.</p> <p>Bradley Barton is adjacent to the settlement limit. The site is close to an advisory route and less than 500m from a off-road route on the A383. Overall the site has an uncertain significant positive effect.</p> <p>Howton Road is adjacent to the settlement limit. Howton Road itself is an on-road 'advisory route'. Overall the site has an uncertain significant positive effect.</p> <p>West of Kingskerswell Road is within the settlement limit. The site is connected via a section of traffic free cycle route along Kingskerswell Road (although this goes back on road in Decoy). Overall the site has an uncertain significant positive effect.</p>

							<p>East of Kingskerswell Road is largely within the settlement limit. Kingskerswell Road has a section of traffic free cycle route, although this goes back on road in Decoy. Overall the site has an uncertain significant positive effect.</p> <p>Newton Abbot Leisure centre is within the settlement limit. The site is adjacent to an 'advisory' cycle route, and within 500m of an off-road route. Overall the site has an uncertain significant positive effect.</p>
E. CLIMATE CHANGE ADAPTATION	--?	-?	0?	0?	-?	0?	<p>West of Houghton Barton is a greenfield site within a Critical Drainage Area (CDA). Overall the site has an uncertain significant negative effect.</p> <p>Bradley Barton is a greenfield site but is neither in a CDA or area of flood risk. Overall the site has an uncertain minor negative effect.</p> <p>Howton Road is a greenfield site, but is not in a CDA or flood risk area. Overall the site has an uncertain negligible effect.</p> <p>West of Kingskerswell Road is mainly on brownfield land. It is not in a CDA or area of flood risk. Overall the site has an uncertain negligible effects.</p> <p>East of Kingskerswell Road is a greenfield site but is not in a CDA or flood risk zone, although it is immediately adjacent to an area of flood risk. Overall the site has an uncertain minor negative effect.</p> <p>Newton Abbot Leisure centre is a brownfield site, and is not in an area of flood risk or CDA. Overall the site has an uncertain negligible effect.</p>
F. LAND RESOURCES	--	--?	--?	-?	0	+	<p>West of Houghton Barton contains grade 2 and 3 agricultural land. It is not within a Mineral Safeguarding Area (MSA). Overall the site has a significant negative effect.</p> <p>Bradley Barton contains grade 3 agricultural land. It is not within a Mineral Safeguarding Area (MSA). Overall the site has an uncertain significant negative effect.</p> <p>Howton Road contains grade 3 agricultural land. It is not within a Mineral Safeguarding Area (MSA). Overall the site has an uncertain significant negative effect.</p> <p>West of Kingskerswell Road contains approx. 1.5 ha of grade 3 agricultural land. The site contains a small area of Mineral Safeguarding area for aggregates. Overall the site has an uncertain minor negative effect.</p>

							<p>East of Kingskerswell Road contains grade 4 agricultural land. It is not within a Mineral Safeguarding Area (MSA). Overall the site has a negligible effect.</p> <p>Newton Abbot Leisure centre is within urban land (not classified agricultural land). It is not within a Mineral Safeguarding Area (MSA). Overall the site has a minor positive effect.</p>
G. WATER RESOURCES	-?	-?	-?	-?	-?	-?	<p>West of Houghton Barton drains into the river Lemon and could result in minor negative (-?) effects on water quality although this is uncertain at this stage of assessment.</p> <p>Bradley Barton drains into the river Lemon and could result in minor negative (-?) effects on water quality although this is uncertain at this stage of assessment.</p> <p>Howton Road drains into the river Teign and could result in minor negative (-?) effects on water quality although this is uncertain at this stage of assessment.</p> <p>West of Kingskerswell Road drains towards the Aller / Teign and could result in minor negative (-?) effects on water quality although this is uncertain at this stage of assessment.</p> <p>East of Kingskerswell Road drains towards the Aller / Teign and could result in minor negative (-?) effects on water quality although this is uncertain at this stage of assessment.</p> <p>Newton Abbot Leisure centre drains into the river Lemon and could result in minor negative (-?) effects on water quality although this is uncertain at this stage of assessment.</p>
H. HOMES	0	0	0	--?	--?	0	<p>West of Houghton Barton is on land which may otherwise be suitable for residential development. Overall the site has a negligible effect.</p> <p>Bradley Barton is on land which may otherwise be suitable for residential development. Overall the site has a negligible effect.</p> <p>Howton Road is on land which may otherwise be suitable for residential development. Overall the site has a negligible effect.</p> <p>West of Kingskerswell Road is on land allocated for mixed use development. Overall the site has an uncertain significant negative effect.</p>

							<p>East of Kingskerswell Road is on land allocated for mixed use development. Overall the site has an uncertain significant negative effect.</p> <p>Newton Abbot Leisure centre is on land which may otherwise be suitable for residential development if the Leisure centre was moved. Overall the site has a negligible effect.</p>
I. HEALTH	-	-	-	++	+?	+?	<p>West of Houghton Barton is approx. 1km from a cycle route (although this will decrease as the local plan is constructed). It is not close to any areas of public open space although private playing pitches are within the site. Overall the site has a minor negative effect.</p> <p>Bradley Barton is close to an advisory cycle route and approx. 400m from an off-road cycle route on the A383. There are no major public open spaces nearby. Overall the site has a minor negative effect.</p> <p>Howton Road is an on-road 'advisory route'. There are no major open spaces nearby at present. Overall the site has a minor negative effect.</p> <p>West of Kingskerswell Road is connected via a section of traffic free cycle route along Kingskerswell Road. There is a major public open space within 400m. Overall the site has a significant positive effect.</p> <p>East of Kingskerswell Road has a section of traffic free cycle route, although this goes back on road in Decoy. There is no major public open space within 400m, although the Buckland Football Club and allotments are both close by. Overall the site has an uncertain minor positive effect.</p> <p>Newton Abbot Leisure centre is adjacent to an 'advisory' cycle route. There are no major public open spaces within 400m. Overall the site has an uncertain minor positive effect.</p>
J. WELLBEING	-	-	-	0	-	-	<p>West of Houghton Barton is close to a few existing dwellings. The site is adjacent to the A383. Overall the site has a minor negative effect.</p> <p>Bradley Barton is close to existing dwellings. There are no major roads / railways nearby. Overall the site has a minor negative effect.</p> <p>Howton Road is close to a few existing dwellings. Overall the site has a minor negative effect.</p> <p>West of Kingskerswell Road is not close to any significant roads or receptors. Overall the site has a negligible effect.</p>

							<p>East of Kingskerswell Road is close to an industrial laundry. Overall the site has a minor negative effect.</p> <p>Newton Abbot Leisure centre is close to an A road to the north, and residential dwellings nearby. Overall the site has a minor negative effect.</p>
K. ACCESS TO SERVICES	-	+	-	+	-	+	<p>West of Houghton Barton has standard broadband, meaning the site has a minor negative effect.</p> <p>Bradley Barton has ultrafast broadband, meaning the site has a minor positive effect.</p> <p>Howton Road has standard broadband, meaning the site has a minor negative effect.</p> <p>West of Kingskerswell Road has ultrafast broadband, meaning the site has a minor positive effect.</p> <p>East of Kingskerswell Road has standard broadband, meaning the site has a minor negative effect.</p> <p>Newton Abbot Leisure centre has ultrafast broadband, meaning the site has a minor positive effect.</p>
L. JOBS AND LOCAL ECONOMY	0	0	0	0	0	0	<p>The location of a school site within a settlement does not have a direct impact on this criteria. Therefore a negligible effect (0) is likely.</p>
M. TOWN CENTRES	-	+	+	+	+	+	<p>West of Houghton Barton is further than 3km from the town centre, meaning the site has a minor negative effect.</p> <p>Bradley Barton is within 3 km of the town centre, meaning the site has a minor positive effect.</p> <p>Howton Road is within 3km of the town centre, meaning the site has a minor positive effect.</p> <p>West of Kingskerswell Road is within 3 km of the town centre, meaning the site has a minor positive effect.</p> <p>East of Kingskerswell Road is within 3 km of the town centre, meaning the site has a minor positive effect.</p>

							<p>Newton Abbot Leisure centre is within 3 km of the town centre, meaning the site has a minor positive effect.</p>
<p>N. CONNECTIVITY AND TRANSPORT</p>	-	-?	-?	-	-	+	<p>West of Houghton Barton is more than 1km from a railway station but close to bus stops with infrequent services. There are no cycle routes nearby. The site has a minor negative effect.</p> <p>Bradley Barton is more than 1km from a railway station but within 500m of bus stops with infrequent services. There are cycle routes nearby on the A383 nearby. The site has uncertain minor negative effects.</p> <p>Howton Road is more than 1km from a railway station and there are no bus stops nearby. There are no off-road cycle routes nearby (although Howton road is a low traffic route). The site has an uncertain minor negative effect.</p> <p>West of Kingskerswell Road is more than 1km from a railway station. There are no bus stops with frequent services nearby. There is an adjacent cycle route. The site has a minor negative effect.</p> <p>East of Kingskerswell Road is more than 1km from a railway station. There are no bus stops with frequent services nearby. There is an adjacent cycle route. The site has a minor negative effect.</p> <p>Newton Abbot Leisure centre is more than 1km from a railway station. There are bus stops with frequent services within 500m. There is an adjacent low traffic cycle route. The site has a minor positive effect.</p>