

Sustainability Appraisal of Gypsy and Traveller Site Option

Ashburton

1. Higher Mead Farm, Ashburton

SA Objective: Natural Environment

Score: uncertain minor negative effect (-?) /minor positive effect (+)

Comments: The site lies within the South Hams SAC Landscape Connectivity Zone and is within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC), where there is potential for a minor negative effect through habitat damage/loss, fragmentation, disturbance to species, air pollution and increased recreation pressure. The site also lies within 250m of Unconfirmed Wildlife Site (Mead Farm UWS SX77/032 -Broadleaved Woodland) and contains Priority Habitats and habitats that support Protected Species, including bats, dormice and great crested newts. Therefore, the development of the site has the potential for minor negative effects on the natural environment, although these effects may be mitigated (-?).

The site is not within 1km of an AQMA, resulting in negligible effects (0) and the site may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score: uncertain significant negative effect

Comments: The site lies outside the Undeveloped Coast designation, but is within 250m of Dartmoor National Park, where development could have a significant effect on the landscape and setting of the protected landscape. However, this is dependent on the specific details and scale of the development and upon accompanying landscaping undertaken, scoring an uncertain significant negative effect (--?). The site lies more than 1km from Exeter City and the historic designed landscapes of Mamhead, Oxtou, Powderham and Haldon.

SA Objective: Historic and Built Environment

Score: uncertain minor negative effect (-?)

Comments: The site itself does not contain any designated heritage assets, but it lies within 3km of Grade I/II* listed buildings, a Scheduled Monument and a Conservation Area (Ashburton), where development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score: significant negative effect (- -)

Comments: The site lies just over 1km from the town of Ashburton, scoring a negligible effect (0). It is more than 1km from a railway station, is more than 500m from a bus stop and does not benefit from cycle links. As such, development could have a significant negative effect on climate change mitigation through the reliance on the use of the private car (--). The site would not be large enough (and the quantum of development not sufficient) to provide new sustainable travel links, scoring a negligible effect (0).

SA Objective: Climate Change Adaptation

Score: uncertain significant negative effect (- -?)

Comments: Whilst the site lies wholly within Flood Zone 1, it is within the Holbeam Critical Drainage Area, where development could have a significant negative effect on climate change adaptation dependent on the use of sustainable drainage systems (--?).

SA Objective: Land Resources

Score: uncertain minor negative effect (-?)

Comments: Development of the site would utilise between 1 and 5ha of Grade 3 agricultural land and could have a minor negative (-?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset). The site is also within a Minerals Safeguarding Area, where development could have a minor negative effect on the resource, however, this effect is uncertain as there could be opportunity to extract the mineral resource prior to development (-?).

SA Objective: Water Resources

Score: negligible effect (0)

Comments: The site does not contain or lie adjacent to a watercourse, having a negligible effect on water resources (0).

SA Objective: Homes

Score: minor positive effect (+)

Comments: The site would deliver homes (either permanent or transit) for the gypsy and travelling community, having a minor positive effect on the supply and delivery of a range of homes (+).

SA Objective: Health

Score: minor negative effect (-)

Comments: The site lies more than 800m from major open space and is more than 400m from walking and cycling links. Therefore, occupants would have a more limited access to outdoor recreation and active travel and development could have a minor negative effect on health (-).

SA Objective: Wellbeing

Score: minor negative effect (-)

Comments: Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally as a result of increased investment in the area and potentially the creation of new services and facilities. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0).

Part of the site lies within 100m of the A38, where occupants of development could be subject to noise impacts, with a minor negative effect on health (-). It is also within 100m of existing residential properties, where development could result in a minor negative effect on occupiers due to construction noise (-) although this would be a temporary effect.

SA Objective: Access to Services

Score: significant negative effect (- -)

Comments: The site does not lie adjacent to Exeter city, a main town or a defined settlement, although it is only approx. 1.5km from Ashburton town, and as such, there would be limited access to services and facilities, scoring a significant negative effect (--). It lies more than 1km from a primary or secondary school, scoring an uncertain minor negative effect (-?) and has access to standard broadband speeds only, scoring a negligible effect.

SA Objective: Jobs and the Local Economy

Score: significant negative effect (- -)

Comments: The site lies more than 1km from an existing or proposed employment site and is not adjacent to a main town or Exeter city, scoring a significant negative effect in relation to access to jobs (--).

SA Objective: Town Centres**Score:** minor negative effect (-)**Comments:** The site does not lie adjacent to a main town or Exeter, scoring a minor negative effect on town centres, (-), although the nearest town centre of Ashburton is approximately 2km away.**SA Objective: Connectivity and Transport****Score:** significant negative effect (- -)**Comments:** The site is more than 1km from a railway station, is more than 500m from a bus stop and does not benefit from cycle links. As such, development could have a significant negative effect on transport and connectivity (--). The site would not be large enough (and the quantum of development not sufficient) to provide new travel links, scoring a negligible effect (0).

Table of Scores

Sustainability Objective	Score
Natural Environment	-? / +
Landscape	- -?
Historic and Built Environment	-?
Climate Change Mitigation	- -
Climate Change Adaptation	- -?
Land Resources	-?
Water Resources	0
Homes	+
Health	-
Wellbeing	-
Access to Services	- -
Jobs and the local economy	- -
Town centres	-
Connectivity and transport	- -