



Land Availability Assessment

Sites for consideration by the Panel

July 2017

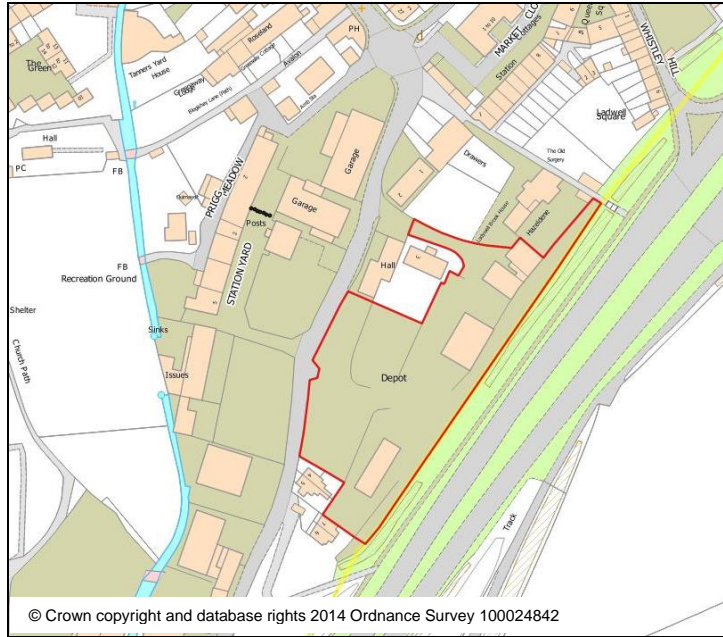
Ashburton

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Site Appraisal

Site Reference and Name: DNP08/014, Outdoor Experience Ltd, Chuley Road, Ashburton





(View from the west of the site, looking in an eastward direction)

Address: Outdoor Experience Ltd, Chuley Road, Ashburton

Reference: DNP08/014

Parish: Ashburton

Site Area: Whole site 0.59 ha, net developable area 0.47ha (at 80%)

Min/Max Yield (based on LAA methodology): 9-14

Site Description: The site is located to the south of the centre of Ashburton. It is comprised of a sizeable area of land that forms part of the Chuley Road industrial area. In addition to various employment premises, several dwellings lie in close proximity to site and the A38 runs along the eastern boundary. The site is multi levelled and used for the sale of touring caravans and tents.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Ashburton is a designated Local Centre. COR15, permits development within and adjacent to the built up area of these settlements. This area is within the allocated site ASH2, for the mixed use redevelopment of the Chuley Road area. This site is within a designated Neighbourhood Plan Area.

Biodiversity and Geodiversity: Site does not fall within and if developed will not cause harm to Site of Special Scientific Interest (SSSI), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA). However the site is within the Greater Horseshoe Bat Special Area of Conservation (SAC) buffer zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: Flood zone 1, although the land to the west is flood zone 3. This site is within a Critical Drainage Area.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: There are no local designations; however the site is within the Greater Horseshoe Bat SAC buffer zone. A copse of trees subject to a Tree Preservation Order is located to the south of the site.

Impact on Built Environment: The Ashburton Conservation Area is located to the north of the site. The site has a “functional” appearance and redevelopment has the potential to result in some enhancement of the area, including glimpses from the A38.

Impact on Landscape Character: The site is visible within the Ashburton townscape, given its multi level topography rising from east to west.

Mineral Resources: The site is not within or close to a mineral consultation area.

Air Quality: Site is not within an AQMA, however site is within close proximity to the A38.

Access to Public Transport: Ashburton is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Plymouth, Newton Abbot and Totnes. In addition, access is also provided to settlements within Dartmoor such as Haytor, Widecombe in the Moor and Holne. However, some of these services only run during the summer months, once a week or even alternate weeks. Ashburton also has a car club.

Access to Services/Facilities: The site is within walking distance of the centre of Ashburton, which is approximately 100m. Therefore all the services and facilities located here are accessible.

Land Status: Previously developed land.

Constraints to Delivery: Status as an employment site.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: Development of the site for residential use would result in the loss of employment land. COR18 makes the presumption that existing employment sites and premises will be retained for economic uses. Principle of a mixed use redevelopment across the allocation is accepted in Policy ASH2.

Infrastructure Capacity: On site infrastructure required.

Highway Access: Roads serving the site pass through the town centre or via the Whilstley Hill A38 junction. Existing roads suffer from congestion and are narrow in parts, however impact of residential development traffic needs to be balanced against levels of commercial traffic associated with existing business.

Pedestrian and Cycle Links: No issues. Some road links with the town centre lack footways.

Compatibility: Note adjoining dual carriageway

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: Yes

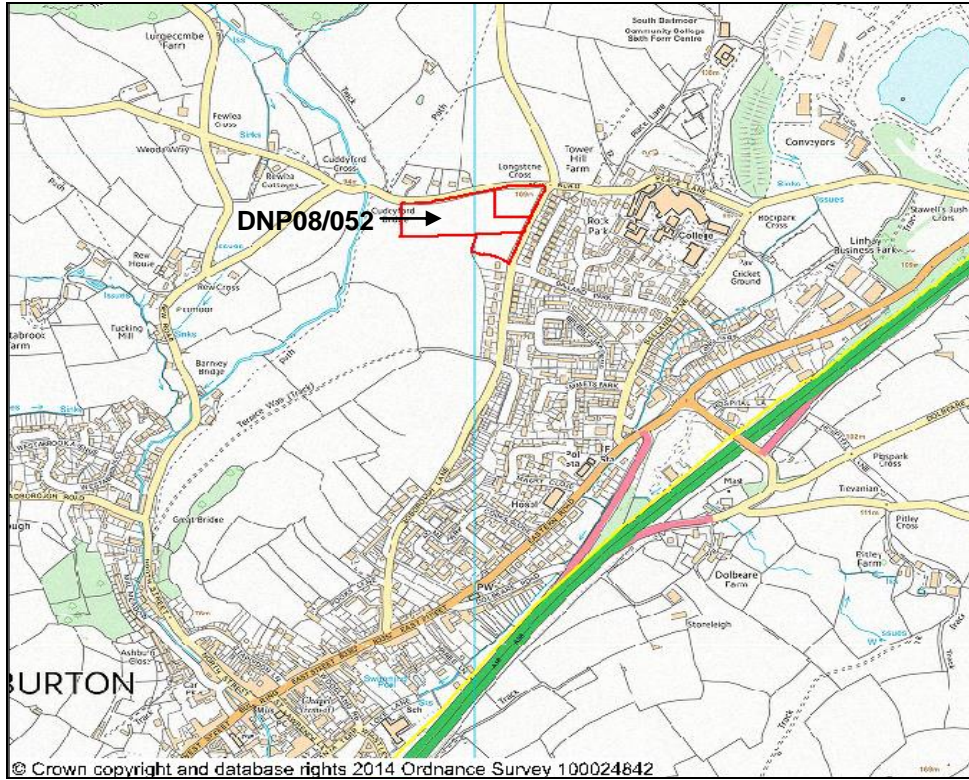
Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 1-2 years

2014 SHLAA Comments: Deliverable and developable. Part of mixed use allocated land, ASH2, currently going through the masterplan process. Reduce yield by 25% to account for noise mitigation. Slight boundary change since 2014 submission.

Site Appraisal

Site Reference and Name: DNP08/052 Longstone Cross, Ashburton – Other parts of the allocated site were not submitted)





(View of the site from the east boundary, looking westwards)

Address: Longstone Cross, Ashburton (SX760709)

Reference: DNP08/052

Parish: Ashburton

Site Area: 1.51ha, net developable area 1.21ha (at 80%)

Min/Max Yield (based on LAA methodology): 24-36

Site Description: The site is located to the north east of Ashburton and comprises a level, agricultural field. The site is bounded by a highway to the east and north and surrounded by agricultural land to the west and south. The modern residential development of Balland Park is located opposite the eastern boundary of the site and the linear development of Roborough Gardens is to the south beyond the adjacent agricultural field. The eastern section of the site makes up part of the ASH1 allocated site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Ashburton is a designated Local Centre. COR15, permits development within and adjacent to the built up area of these settlements. The frontage of this area is allocated for residential development under policy ASH1 (with a Development Brief approved in 2014). This site is within a designated Neighbourhood Plan Area.

Biodiversity and Geodiversity: The site does not fall within and if developed will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to Preliminary Environmental Assessment (PEA). However the site is within the Greater Horseshoe Bat consultation zone.

Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: The site is within flood zone 1; however an area of flood zone 3 is in close proximity to the site, given the River Ashburn running along the western boundary of the adjacent agricultural field to the west. The eastern section of the site is within a Critical Drainage Area.

Site Suitability Appraisal: Stage B

Other Environmental Issues-

Detailed Biodiversity Considerations: No onsite designation, however important hedgerows enclose part of the site. The site is also within the Greater Horseshoe Bat consultation zone.

Impact on Built Environment: The built environment of the area is characterised by modern development of the 1960's and 1970's, therefore there would be no impact on the historic built environment.

Impact on Landscape Character: The site is visible within the landscape, via distant views, however the allocated part of the site is read against the existing townscape of Ashburton. The site has an enclosed pastoral character. Development of the eastern section of DNP08/052 will be a continuity of development along the boundary of the settlement. There is also a route marker 30m north east from the site boundary but no archaeological comments for the sites. Development of the whole of the site would be possible but may not be desirable in its own right as it could constitute an undesirable extension of the built form of the settlement.

Mineral Resources: The site is not within a minerals consultation area. However there is an area approximately 150m to the north east of the boundary, at its closest point.

Air Quality: The site is not within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Ashburton is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Plymouth, Newton Abbot, Totnes and Paignton. In addition, access is also provided to settlements within Dartmoor such as Haytor, Widecombe in the Moor and Holne. However, some of these services only run during the summer months, once a week or even alternate weeks. Ashburton also has a car club.

Access to Services/Facilities: The site is within walking distance of the centre of Ashburton, which is approximately 0.9km.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: No issues.

Source Protection Zone: None

Open Space and Recreation: No loss, although a PRow runs to the western boundary of the adjacent field to the west.

Loss of employment: No loss

Infrastructure Capacity: All onsite infrastructure required.

Highway Access: The site is bounded by two highways to the east and north. The highway to the north is a country lane that is characterised by narrow, single lane sections and is unlikely to be suitable for intensified use. The road to the east is of double car width and better placed to serve any future development.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

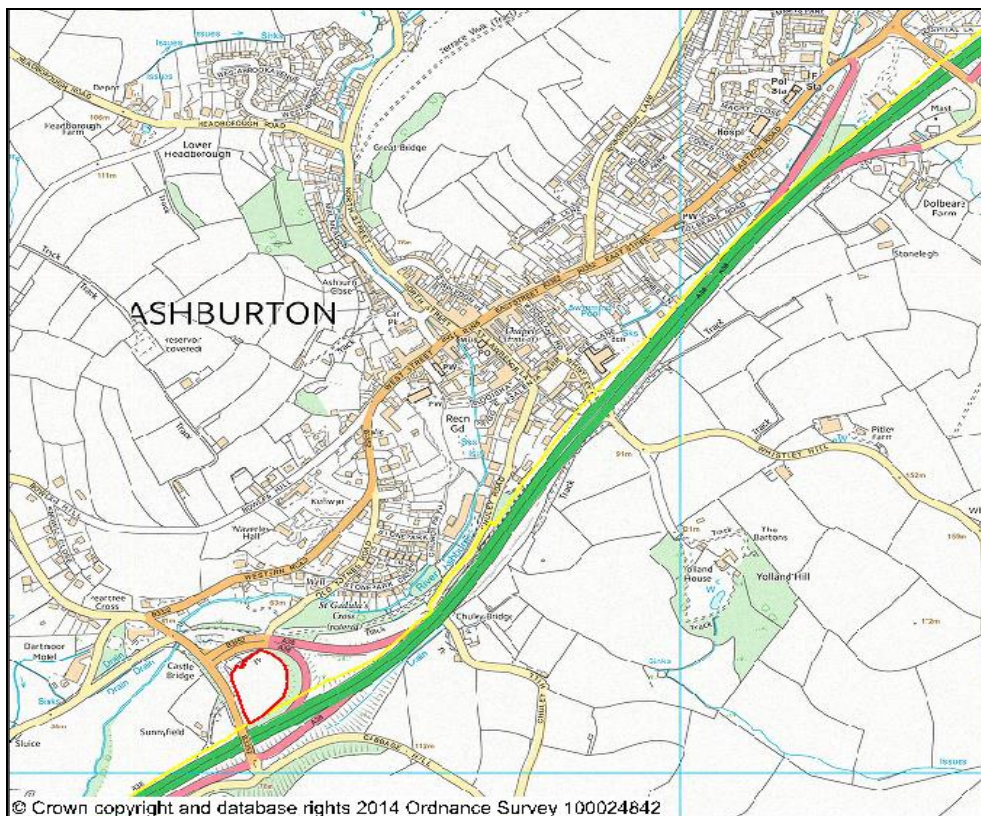
Soonest time available: between 1st April 2018 and 31st March 2019

Estimated development time (based on LAA methodology): 2 years

2014 SHLAA Comments: Developable and deliverable.

Site Appraisal

Site Reference and Name: DNP14/092, Land at Peartree, Ashburton





(View from the northeast boundary looking southwest)

Address: Land at Peartree, Ashburton (SX752691)

Reference: DNP14/92

Parish: Ashburton

Site Area: Whole site 0.98ha, net developable area based on LAA methodology 0.78ha (at 80%).

Min/Max Yield (based on LAA methodology): 16-23

Site Description: The site is located to the southwest of Ashburton. The site is outside the settlement boundary, however it is adjacent to a recently permitted development thus it is considered reasonable to progress to stage B. The site is adjacent to the A38 and within the slip road. Due to its proximity to the road the site is noisy and mitigation is likely to be required. The site slopes from the south down to the north. Access is likely to be difficult due to its location and one way slip road surrounding the north and northeast boundary.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Ashburton is a designated Local Centre. COR15 and COR2, permit development within and adjacent to the built up area of these settlements. This site is within a designated Neighbourhood Plan Area.

Biodiversity and Geodiversity: The site falls within the Greater horseshoe Bat Special Area of Conservation (SAC) buffer zone. The site does not fall within and if developed will not cause harm to Site of Special Scientific Interest (SSSI), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

Flood Risk: The site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues-

Detailed Biodiversity Considerations: The site is within the Greater Horseshoe Bat SAC buffer zone. Also trees enclose the site. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Impact on Built Environment: no historical built environment concerns.

Impact on Landscape Character: The site is visible within the landscape, and if developed could be considered to be somewhat isolated from the settlement. Development would impact landscape character. The site is enclosed by a number of mature trees.

Mineral Resources: The site is not within or close to a mineral consultation area.

Air Quality: The site is not within or close to an Air Quality Management Area (AQMA). However the site is within close proximity to the A38.

Access to Public Transport: Ashburton is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Plymouth, Newton Abbot, Totnes and Paignton. In addition, access is also provided to settlements within Dartmoor such as Haytor, Widecombe in the Moor and Holne. However, some of these services only run during the summer months, once a week or even alternate weeks. Ashburton also has a car club.

Access to Services/Facilities: There is currently no pedestrian access to the site. The site is approximately 107m to the south of the settlement boundary and 703m (as the crow flies) from the centre of Ashburton.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: No issues.

Source Protection Zone: None

Open Space and Recreation: No loss.

Loss of employment: No loss

Infrastructure Capacity: All onsite infrastructure required.

Highway Access: The site is bounded by the A38 one way slip road to the north and north east. The A38 runs along the southern boundary. Access is likely to be difficult due to the proximity of the main road.

Pedestrian and Cycle Links: No current links, likely to be difficult to provide.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

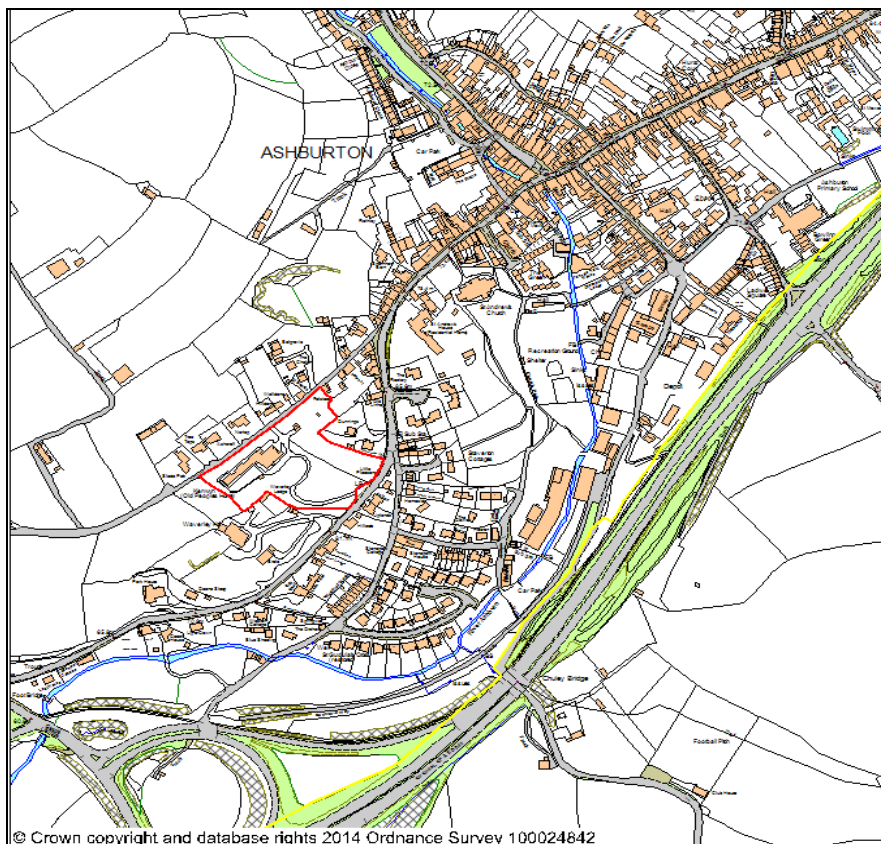
Soonest time available: before 31st March 2018

Estimated development time (based on LAA methodology): 2 years

2014 SHLAA Comments: Access would not meet the minimum standards. Also some confusion over land ownership of the access route. Not considered suitable, available or achievable.

Site Appraisal

Site Reference and Name: DNP14/112, Kenwyn, Western Road, Ashburton



Kenwyn House

Kenwyn House link

Driveway

Formal garden



(View of Kenwyn House taken from the driveway, in the centre of the site looking north west)



(View of the entrance and driveway in the centre of the eastern boundary looking north west)



(View of Kenwyn House link, from the western boundary looking north east)



(View of the link and Kenwyn House from the western corner looking south east)



(View of the formal gardens taken from the north eastern corner looking north west)



(View of the eastern section of the site from the southern boundary looking north)



(View from the eastern section of the site looking at the southern boundary)



(View of the driveway and sloped area from the south western boundary looking east)

Address: Kenwyn, Western Road, Ashburton (SX753695)

Reference: DNP14/112

Parish: Ashburton

Site Area: Whole site 1.27ha, net developable area 1.01ha (at 80%) – However this is likely to be limited due to site design

Min/Max Yield (based on LAA methodology): 20 - 30

Site Description: This site comprises a single large property at the top of sloped 'parkland' type gardens. It is within the settlement boundary of Ashburton close to the conservation area, and in an area characterised largely by detached properties within private curtilage. The character of the site is set principally by the number of large well established trees within the grounds. A mix of coniferous and deciduous trees of varying value, but many of which are of notable value in the wider landscape and are therefore likely, together with the topography to limit the extent of development possible on the site.

The main house at Kenwyn is an important heritage asset. A modern extension to the southern end of the building detracts from its character.

Whilst sloping steeply up, the site is relatively open to the road at the front. Pockets of open space within the site may be technically developable, but are likely to impact significantly upon the character of the site and the setting of the house. There may be some scope for limited high quality low density development on the site, however extensive development of this site is likely to impact upon the wider character of the area, detract from the setting of the historic asset and significantly alter the character of the site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Ashburton is a designated Local Centre. COR15, permits development within and adjacent to the built up area of these settlements. This site is within a designated Neighbourhood Plan Area.

Biodiversity and Geodiversity: The site falls within the Greater horseshoe Bat Special Area of Conservation (SAC) buffer zone therefore mitigation would be required. The site does not fall within and if developed will not cause harm to Site of Special Scientific Interest (SSSI), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to a Preliminary Environmental Statement (PEA). The site is within the Greater Horseshoe Bat Consultation Zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: The site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues-

Detailed Biodiversity Considerations: The site is within the Greater Horseshoe Bat Consultation zone. There are numerous mature trees in and around the site.

Impact on Built Environment: An important site contributing to the setting of the Ashburton Conservation Area (Designated Heritage Asset and Setting). Historic core of house and landscaped garden considered an important Heritage Asset and Setting where high potential exists for harm to the significance of the conservation area and the site itself. There is also the potential for archaeological sites and features to be surviving here. A programme of mitigation work would be required. Conversion of the house is likely to have a high cost due to its condition and current format. The poor quality link extension to the west of the house is unlikely to be desirable for conversion.

Impact on Landscape Character: Landscape grounds are contemporary with the original house. There may be an opportunity for limited residential development in open areas.

Mineral Resources: The site is not within or close to a mineral consultation area.

Air Quality: The site is not within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Ashburton is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Plymouth, Newton Abbot, Totnes and Paignton. In addition, access is also provided to settlements within Dartmoor such as Haytor, Widecombe in the Moor and Holne. However, some of these services only run during the summer months, once a week or even alternate weeks. Ashburton also has a car club.

Access to Services/Facilities: There is pedestrian footways into the centre of Ashburton which is approximately 370m north east of the site. There is also a pedestrian exit from the northern boundary of the site onto Bowden Hill; this access does not have a footway.

Land Status: Previously developed land, employment space.

Constraints to Delivery: The site is not a simple development site. There are two separate areas of land that could be easily developed but there is also the main house and surrounding gardens which would be more of a challenge. The site could be used for some self-build units and the house could be converted into flats. The site has significant changes in levels which could limit development.

Source Protection Zone: None

Open Space and Recreation: No loss.

Loss of employment: Residential home closure means there has been a loss in employment land.

Infrastructure Capacity: Currently onsite infrastructure, unknown if this would be sufficient to service a new development.

Highway Access: The site is bounded by Bowden Hill to the north and Western Road to the south. The existing entrance is on Western Way and has poor visibility which could limit site capacity. The access up to the house is already completed but is not a very efficient use of space.

Pedestrian and Cycle Links: There are pedestrian footways from the site into the centre of Ashburton along Western Road. There is also a pedestrian exit from the northern site boundary onto Bowden Hill however there are no footways along this country lane.

Compatibility: No issues. Applicant suggests the development of age restricted dwellings.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: Yes

Soonest time available: between 1st April 2018 and 31st March 2019

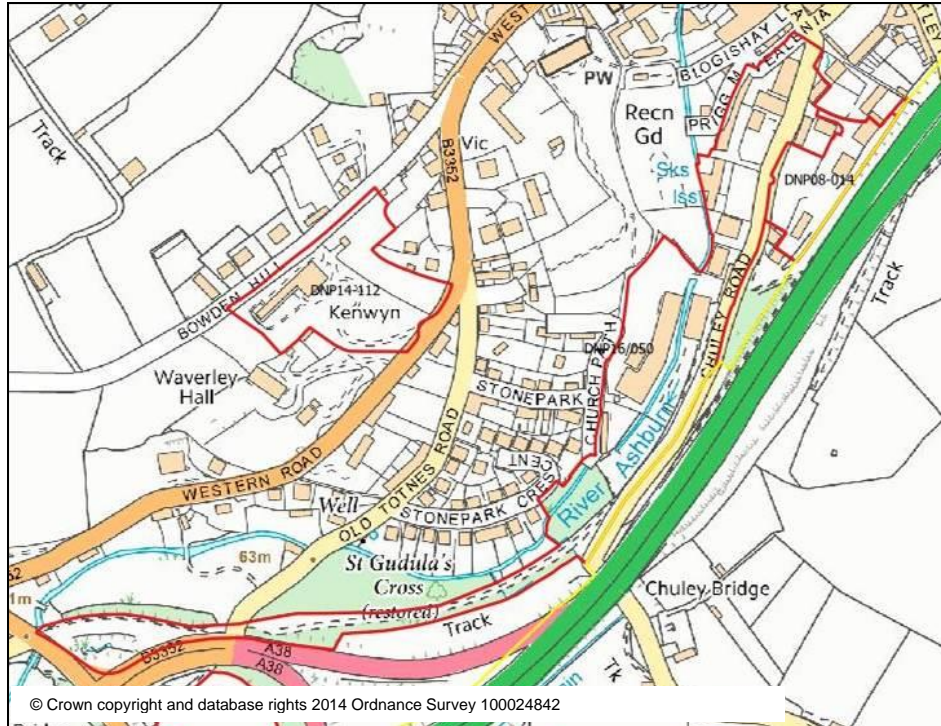
Estimated development time (based on LAA methodology): 2-3 years

2014 SHLAA Comments: Panel considered that pockets of site would be developable, avoiding difficult topography and mature trees. Housing yield was reduced to 15-20 including the conversion of the house into flats.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/050, Chuley Road Industrial Estate, Ashburton





(View of station garage, located in the northern section of the site looking south)



(View of the Goods Shed and car park behind Station garage looking north)

Address: Chluey Road Industrial Estate, Ashburton (SX756695)

Reference: DNP16/050

Parish: Ashburton

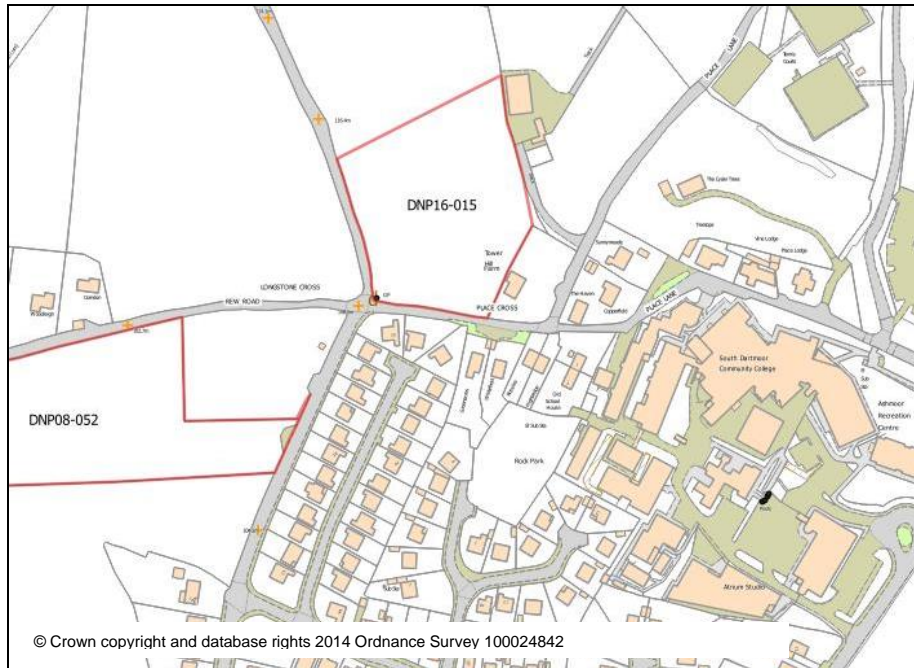
Site Area: Whole site 3.54 ha, net developable area 2.12ha (at 60%)

Min/Max Yield (based on LAA methodology): 42-64 – Site has been submitted for use as a railway

Site Description: Chuley Road, to the south of the town centre, currently has a range of business, light industrial and retail and residential uses. This area has historically been home to industry in the town, centred on the former Ashburton railway, which finally closed in 1971. Although there have been past discussions regarding development of this site, and an interest in re-opening the railway, the applicant was only able to confirm availability of part of the site. Therefore the site will not progress further through the LAA process as it is not considered available.

Site Appraisal

Site Reference and Name: DNP16/015 Tower Hill Farm, Place Lane, Ashburton



Address: Tower Hill Farm, Ashburton (SX762710)

Reference: DNP16/015

Parish: Ashburton

Site Area: Whole site 1.01 ha, net developable area 0.81ha (at 80%)

Min/Max Yield (based on LAA methodology): 16-24

Site Description: The site is an agricultural field located to the north east of Ashburton. The site is bounded by a highway to south and surrounded by agricultural land to the north and east. The modern residential development of Balland Park is located opposite the southern boundary of the site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Ashburton is a designated Local Centre. COR15, permits development within and adjacent to the built up area of these settlements. The site is adjacent to, but outside of, the settlement boundary. This site is within a designated Neighbourhood Plan Area.

Biodiversity and Geodiversity: The site does not fall within and if developed will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to Preliminary Environmental Assessment (PEA).

Flood Risk: The site is within flood zone 1. This site is within a Critical Drainage Area.

Site Suitability Appraisal: Stage B

Other Environmental Issues-

Detailed Biodiversity Considerations: Improved or semi-improved grassland. No strategic biodiversity issues. Possible hedgerow loss along road to create acceptable access into the site.

Impact on Built Environment: No impact identified. No archaeological concerns

Impact on Landscape Character: The site is visible within the landscape, via distant views. The site has an enclosed pastoral character.

Landscape Assessment Zone: A3

Sensitivity to future change: High

Mineral Resources: The site is not within a minerals consultation area. However there is an area approximately 40m to the north east of the boundary, at its closest point.

Air Quality: The site is not within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Ashburton is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Plymouth, Newton Abbot, Totnes and Paignton. In addition, access is also provided to settlements within Dartmoor such as Haytor, Widecombe in the Moor and Holne. However, some of these services only run during the summer months, once a week or even alternate weeks. Ashburton also has a car club.

Access to Services/Facilities: The site is within walking distance of the centre of Ashburton, which is approximately 0.9km.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: No issues.

Source Protection Zone: None

Open Space and Recreation: No loss.

Loss of employment: No loss.

Infrastructure Capacity: All onsite infrastructure required.

Highway Access: Access would be dependent on significant improvement of Longstone Cross to serve the site and northern half of site is quite steep. Would appear to be achievable though, but works may be significant to achieve suitable access.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

Soonest time available: between 1st April 2018 and 31st March 2019

Estimated development time (based on LAA methodology): 2 years