



## Annex i | DNP site appraisal

---

# DNP Site Appraisal **Ashburton**

---

**Site Name** Longstone Cross, Ashburton

---

<b>Grid Reference</b>	<b>Total site size</b>	<b>Area suitable for development</b>
SX760708	1.38	1.10
<b>SHLAA Reference</b>	Incorporates DNP08/052	

## **Site context**

The site is located to the north east of Ashburton and is comprised of 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.

## **Sustainability**

**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.

**Access to Services/Facilities:** 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 on site infrastructure required.

**Highway Access:** The site is bound 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.

## **Constraints**

**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 has no notable relevant planning history.

**Biodiversity and Geodiversity:** Biodiversity and Geodiversity: 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)

**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 agricultural field to the west.

**Detailed Biodiversity Considerations:** No onsite designation, however a hedgerow encloses the site to the east and part of the northern boundary.

---

---

## **DNP Site Appraisal** Ashburton

---

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

Impact on Landscape Character: The site is visible within the landscape, via distant views, however it is read against the existing townscape of Ashburton.

Mineral Resources: None.

Air Quality: None.

### **Site history**

This site has no notable relevant planning application history.

The site is in 3 separate ownerships, this includes:

DNP08/052, Longstone Cross, Ashburton - this land, owned by Devon County Council and originally acquired having potential for a replacement primary school was submitted through SHLAA in 2008 and considered to be suitable, available and achievable. The site was identified as a SHLAA site at the 2010 site options consultation exhibitions. It was noted "Many favoured the site at Longstone Cross at next option, though well contained. Several suggested the TDC side of Dolbeare should be considered. Some considered options at Chuley Road by relocating employment use out of the town. Most accepted the difficulty in identifying sites in Ashburton." (CD7/10)

Members visited the site on the 21 October 2010 Planning and Sustainable Development working panel tour.

To each side of the site are two parcels of land in private ownership not submitted through SHLAA. Together these form an area suitable for development along the road frontage. The consideration of this parcel of land was led by a community affordable housing group, which progressed to meet with Registered Housing Providers and agree a preferred provider for the site.

This provider gained funding through the HCA programme for Ashburton with a view to developing this site for 100% affordable housing. On this basis the Authority considered the land as a parcel that was deliverable and it was identified in the Draft Version of the Plan. Representations on the site noted concerns regarding access and visual impact were principally from nearby residents. (CD7/13). At the consultation event it was noted "Many were supportive of the need for affordable housing in Ashburton and agreed that the site identified at Longstone Cross was an appropriate location for affordable housing. Most were sympathetic to poor availability of sites for housing in Ashburton but few alternative or additional locations were identified." (CD7/12)

However the housing association subsequently identified that one land owner was not willing to bring the land forward. Furthermore DCC stated land should be retained for access for the option of a primary school at the rear of the site to be retained. As such the allocation ASH1 was amended in the Publication Version of the Plan.

At consultation on the Publication Version of the Plan the area of land removed was again identified as available. This has been confirmed and the Provider is again considering the site as a whole.

### **Comments/Conclusions**

Is the site immediately available for development: Yes

Is the site currently being marketed: No

Estimated development time (based on SHLAA methodology): 1-2 year

This site is currently available and is considered to offer potential for housing development in the short to medium term.

---

# Dartmoor National Park Authority

Overview constraints mapping. Land at Longstone Cross, Ashburton



Scale 1:5000

