

# Teignbridge Local Plan Sustainability Appraisal Report



## Appendix H: Cumulative Effects Assessment

**Date:** 26<sup>th</sup> September 2023

**Prepared by:**

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## Quality Management

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## 1 Introduction

This appendix sets out the details of the cumulative effects assessment which has considered:

- the potential effects of the policies, sites and saved policies within the new Teignbridge Local Plan interacting with each other;
- the potential effects of the new Teignbridge Local Plan combining with the effects of other plans; and
- the potential effects of the new Teignbridge Local Plan combining with the effects of projects in the area.

Conclusions of the cumulative effects assessment are shown in **bold text**.

## 2 Potential cumulative effects of the new Teignbridge Local Plan policies, allocation sites and saved policies

### 2.1 SA-A: Natural Environment, SA-E: Climate Change Mitigation, SA-O Transport and SA-K Wellbeing

There is some inconsistency between the residential and employment site allocations with regards to their accessibility via public transport, walking and cycling modes. Some sites are well located and have a good potential to offer new occupiers / users of the sites sustainable transport modes to access day to day services, employment and education. These sites tend to be the Newton Abbot Garden Community proposed allocations and the edge of Exeter proposed allocations. Other sites however, do not have good accessibility by sustainable modes. These sites are commonly the village sites and are, by nature, more isolated sites. All site allocations have the potential to increase traffic on the roads within the District and this increase could potentially combine with increases in neighbouring areas. The potential for increased traffic to increase air pollution which could negatively affect sensitive habitats is unknown. **A potential negative cumulative effect on emissions to air and possibly air pollution affecting sensitive habitats has therefore been identified within the SA.**

The assessment of site allocations has identified that there could be potential for thirteen of the site allocations to contribute to increasing traffic within existing Air Quality Management Areas (AQMA). Despite the fact that they may have good accessibility to facilities and services by sustainable means, unless parking is restricted on site (apart from disabled spaces) all developments in or near to town centres could contribute to existing traffic levels and therefore air pollution. There are four proposed allocations in Ipplepen, two of which the assessment has highlighted could also contribute air pollution in the AQMA in Newton Abbot. Although two sites have better accessibility by sustainable means, all of the new developments could potentially contribute additional vehicles to the nearby road network. Residents of Ipplepen are likely to travel to Newton Abbot to access some services and facilities. The saved policies in the Local Plan could also contribute to a **potential negative cumulative effect on air quality within AQMA (SA-A Natural Environment and SA-K Wellbeing)** as well as the twelve site allocations within the plan.

In addition, uncertain effects have been identified within the assessments of all of the proposed wind turbine development allocation sites against SA-A: Natural Environment, apart from site 24 North West of Tedburn St Mary. The uncertainty is

due to proximity of the proposed allocation sites to various different nature conservation sites, the potential presence or use of the site by protected species such as bat species, cirl bunting and great crested newts and the unknown potential for other protected species to be present on site due to lack of ecological survey data. Details of the turbines which might be installed on each site are also unknown and this could affect how species could be affected by the proposed developments.

**A potential for a negative cumulative effect is identified with respect to SA-A Natural Environment** because each proposed wind turbine development has the potential to negatively affect species and natural conservation sites. However, some of the designated nature conservation sites near to each wind turbine allocation site differ and the species which may be affected by development also differ between the sites, as identified within the individual site assessments. Once ecological surveys and assessments of the proposed allocation sites have been undertaken, **a potential negative cumulative effect on designated nature conservation sites and species such as cirl buntings, bat species (and species as yet unidentified) may be ruled out.**

## 2.2 SA-B: Landscape

Potential significant negative effects have been identified within the assessments of all of the proposed wind turbine development allocations sites due to the identified landscape sensitivity of the proposed sites large scale (76-110m) wind turbines. Development of wind turbines on sites 17 - West of Downhouse Farm, Holcombe Burnell and 18 - Land by Exwick Woods, Exeter could also potentially negatively affect the city of Exeter's skyline and its distinctive, rural, landscaped setting to the west. **A potential for a negative cumulative effect is therefore identified with respect to SA-B: Landscape as the potential significant negative landscape effects which could result from each site individually could combine to create a cumulative negative effect in the district and affecting Exeter's skyline and rural area to the west of the city.**

It may be difficult to mitigate for the potential negative effects of wind turbines on the landscapes due to the nature of the developments proposed and the sensitivities of the landscapes. However, the decisions to be taken by TDC relating to proposed wind turbine developments will need to consider the sustainability benefits of this type of development as well as the potential negative effects.

Although a neutral effect is identified in the assessment of the G14: Bradmore new neighbourhood allocation site in relation to SA-B Landscape, because it is assumed that potential negative landscape effects can be mitigated through careful design and implementation of development management policies within the new Local Plan. However, the site does contain some prominent and elevated areas, which, when the development is combined with the large development of saved policy NA1 Houghton Barton, could combine and result in **a potential cumulative negative effect on landscape character in the Houghton Barton area.**

Four allocations are proposed in the new Teignbridge Local Plan at Ipplepen:

- V13: Blackstone Cross, Ipplepen;
- V14: Blackberry Hill, Ipplepen;
- V14A: Land East of Brooke House, Ipplepen; and
- V15: Parkhill Cross, Ipplepen.

An uncertain effect is identified in the assessment of site V13 in relation to landscape effects and neutral effects identified for sites V14, V14A and V15 (an employment allocation) on the basis that potential negative effects should be mitigable. Each site is deemed to have moderate landscape sensitivity and when combined the result of the three developments could potentially result in **a negative cumulative effect on landscape and the character of Ipplepen.**

**A potential negative cumulative effect is identified on the edge of Exeter** as a result of the proposed allocation sites EE1 and EE2 with the Alphington strategic allocation within the adopted Exeter Core Strategy 2012 and the emerging South West Exeter (SWE1) allocation because all of these development sites could contribute to the further erosion of the rural character of the landscape and reinforce the urbanising effects of the major road network in the areas on the outskirts of Exeter.

## 2.3 SA-C: Historic Environment

Potential significant negative effects have been identified within the assessments of all of the proposed wind turbine development allocations sites due to the potential for wind turbine developments to negatively affect historic assets (as identified in Heritage Impact Assessments (HIAs)).

The HIAs also identify potential for negative cumulative effects arising from wind turbine developments on the following sites resulting in localised cumulative negative effects:

- Site 16: South West of Ide and Site 13: East of Fordland Farm Ide;
- Site 17: West of Downhouse Farm and Site 27: Upper Old Wheatley Farm, Exeter
- Site 17: West of Downhouse Farm, Site 20: Ducks Brook, Tedburn St Mary and Site 21: Land north of West View Farm; and
- Site 15: West of Tedburn St Mary and Site 24: North west of Tedburn St Mary.

**Potential negative cumulative effects are therefore identified between the sites listed above and also across the district as a whole** as a result of the combination of each wind turbine development allocation site having the potential to result in significant negative effects on heritage assets. This has been compared with the assessments of the residential and employment sites but no further potential cumulative effects have been identified. The potential effects of the employment and residential allocation sites on the historic environment identified within the site assessments relate to either specific assets located nearby or to the potential for unknown archaeology relating to the local areas (for example, because a site lies within an area where there is a known concentration of prehistoric, Romano-British and later settlement such as for V14: Blackberry Hill, Ipplepen, V13: Blackstone Cross, Ipplepen, and EE2: Peamore and West Exe).

## 2.4 SA-G: Land resources

The assessment of a number of the proposed residential and employment allocation sites identify potential significant negative, minor negative and uncertain effects in relation to land resources and these could result in the loss of agricultural land identified as grades 1, 2 and 3. These potential effects could combine to result in a **potential negative cumulative effect on SA-G Land Resources due to the loss of high and moderate quality agricultural land in the District.**

A number of proposed residential and employment allocation sites are in Mineral Safeguarding Areas or Mineral Consultation Zones. Their development could sterilise mineral resources on these sites and further consideration should be undertaken on

these sites to ascertain the presence of mineral deposits and the potential for their extraction prior to development for residential or employment use. **A potential uncertain cumulative effect is therefore identified in relation to SA-G Land Resources due to potential sterilisation of minerals resources.**

## 2.5 SA-I: Homes

**A potential positive cumulative effect has been identified in relation to all of the residential and mixed use allocation sites in relation to housing delivery.**

However, seven of the ten proposed wind turbine development allocation sites lie within 2km of proposed housing or mixed use allocation sites and potential minor negative effects have been identified in each of the site assessments with regards to housing delivery. Two of the proposed wind turbine development sites (Site 27 - Upper Old Wheatley Farm Exeter and Site 18 - Land by Exwick Woods, Exeter) could affect housing delivery on proposed residential site allocation EE4: Attwells Farm, northwest of Exeter. **All seven of the proposed wind turbine development allocation sites could contribute to a potential negative cumulative effect on housing delivery and the two proposed wind turbine development sites could result in a potential negative cumulative effect on housing delivery on allocation EE4 specifically.**

## 2.6 SA-K: Wellbeing

Residents of the village of Kinkerswell may experience a **temporary cumulative negative effect on SA-K Wellbeing** resulting from construction of allocation site V9: Zig Zag Quarry and saved policy KK1 Land off Torquay Road and Embury Close. Mitigation has been put forward in the assessment of site V9: Zig Zag Quarry to minimise a potential negative effect.

Similarly, residents of the village of Ipplepen may also experience **temporary cumulative negative effect on SA-K Wellbeing** resulting from construction of allocation sites V13: Blackstone Cross, V14: Blackberry Hill, V14A: Land East of Brooke House, and V15: Parkhill Cross. Three new residential sites and one employment site has been proposed in Ipplepen, resulting in an increase of 122 new dwellings and a 1ha employment allocation in the village. **A potential cumulative negative effect on SA-K Wellbeing has been identified** as the significant increase in dwellings may also result in an increase in light and noise pollution in the village.



All of the proposed wind turbine development allocation sites are located within 450m of existing residential uses and could all result in potential significant negative effects on these residents during construction and in operation. There are three clusters of wind turbine development allocation sites which could result in some potential negative cumulative effects on nearby residents at:

- Tedburn Mary (Site 15: West of Tedburn St Mary and Site 24: North west of Tedburn St Mary);
- The area south of the A30 and Pathfinder Village (Site 17: West of Downhouse Farm and Site 21: Land north of West View Farm); and
- Ide (Site 13: East of Fordland Farm Ide and Site 16: South West of Ide).

**A potential negative cumulative effect on SA-K: Wellbeing** could result from the proposed wind turbine development allocation sites listed above.

## 2.7 SA-L: Access to Services

**A potential uncertain cumulative effect may be identified in relation to SA-L Access to Services** due to uncertainty identified in the individual assessments of some site allocation policies. For example, the assessments of site GC18 and V4 identified capacity issues at local schools. The site allocation policy for Site GC14 states that the development should provide a new school but it is unclear whether the school would provide for other allocations. For other allocation sites information about the capacity of the local schools is not available.

**A potential negative cumulative is identified in relation to SA-L Access to Services** due to the limited capacity at Ipplepen Primary School. At present, there are 173 pupils attending the school which has capacity for 210 pupils, and it is not able to be expanded. Residential site allocation policies V13: Blackstone Cross, V14: Blackberry Hill and V14A: Land East of Brooke House propose the development of 122 new homes in total in the village.

The assessments of the site allocations have also, however, identified a **potential positive cumulative effect in some locations from increasing accessibility to services and facilities in some allocations** resulting in a cumulative effect in those areas which could also benefit existing residents. Such potential cumulative positive effects are identified in relation to the Garden Community policies at Newton Abbot.

The saved policies in Newton Abbot could also contribute to this potential positive cumulative effect.

The G14: Bradmore new neighbourhood allocation site is dependent on the saved Policy N1 being built out. Once both developments are completed, a **potential positive cumulative effect could result in relation to accessibility** in the Houghton Barton area, to the north west of Newton Abbot. Similarly, the N3 Wolborough saved policy could also contribute to a potential cumulative positive effect on accessibility to the south of Newton Abbot.

## 2.8 SA-N: Town centres

The assessments have identified that 21 residential or employment allocation sites have the potential to positively support town centres and therefore a **potential positive cumulative effect has been identified in relation to SA-N: Town Centres.**

### 3 Potential Inter-Plan Cumulative Effects with the New Teignbridge Local Plan

The details of other plans and a conclusion regarding whether potential cumulative effects are predicted are set out within the table below.

Table H.1: Potential Inter-Plan Cumulative Effects	
Plans, programmes or projects	Description of Plan / Project
Plymouth & South West Devon Joint Local Plan (JLP) 2014-2034	<p>Adopted March 2019, the JLP establishes an over-arching strategic framework for sustainable growth and the management of change, providing the statutory development plan for Plymouth, South Hams and West Devon. This plan sets out how 26,700 dwellings (net) and a net increase of at least 375,208 sq.m. of employment floorspace land (equating to approximately 82 ha. of land) will be delivered within the plan period.</p> <p>Within the Plymouth Policy Area at least 19,000 new homes, of which 4,550 should be affordable, are being planned for.</p> <p>Within the Thriving Towns and Villages Policy Area at least 7,700 new homes of which 2,050 should be affordable, are being planned for.</p> <p>Within the Plymouth Policy Area provision will be made for at least:</p> <ol style="list-style-type: none"> <li>1) B1a offices - 111,600 sq.m., with the City Centre as the primary location for new office development and Derriford as a secondary location.</li> <li>2) B1/B2 industrial - 61,100 sq.m.</li> <li>3) B8 storage and distribution - 118,700 sq.m.</li> </ol> <p>Within the Thriving Towns and Villages Policy Area provision will be made for at least:</p> <ol style="list-style-type: none"> <li>1) B1a offices - 28,900 sq.m., with town centres identified as the primary location for new office development.</li> <li>2) B1/B2 industrial - 21,700 sq.m.</li> </ol>

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	<p>3) B8 storage and distribution - 33,100 sq.m.</p> <p>Most development will be focused on Plymouth, outside of which the main towns will also be allocated development. The main towns are Dartmouth, Ivybridge, Kingsbridge, Okehampton, Tavistock and Totnes.</p> <p>Smaller Towns and Key Villages and sustainable villages are also allocated a smaller quantum of housing and employment development.</p> <p>The following key strategic measures and infrastructure projects will be provided during the plan period in order to support the delivery of the strategy for the Main Towns:</p> <ol style="list-style-type: none"> <li>1) Road linking Crediton Road to Exeter Road in Okehampton.</li> <li>2) A386 improvements between Tavistock and Plymouth (subject to a further study to identify key interventions, all modes to be considered, and including consideration to cycle route and public transport measures).</li> <li>3) Improvements to rail infrastructure in Okehampton and Tavistock.</li> <li>4) Connectivity across and along the River Dart will be improved by increasing the number of ferry services and their frequency.</li> <li>5) Expansion of early year places, primary school and secondary school provision where required.</li> <li>6) Expansion of special educational needs places.</li> <li>7) Totnes flood defence scheme.</li> <li>8) Victoria Road, Dartmouth, flood alleviation scheme.</li> <li>9) Kingsbridge flood alleviation scheme.</li> </ol> <p>The Local Plan does not make any specific provision for renewable energy development.</p>

Table H.1: Potential Inter-Plan Cumulative Effects	
Plans, programmes or projects	Description of Plan / Project
	<b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of proposed development, no potential cumulative effects have been identified between this plan and the new Teignbridge Local Plan.</b>
Dartmoor Local Plan 2018-2036 Adopted December 2021	<p>The Local Plan makes provision for at least 1,125 homes (65 homes each year after adoption) to be delivered across the National Park over the period of this Plan (2018 – 2036) in order to meet the identified needs of local communities. It will do so by identifying opportunities for housing delivery on allocated sites, windfall sites, and rural exception sites. The plan focusses on protecting the National Park’s Special Qualities, whilst meeting the needs of its communities. Development should maximise the use of brownfield land and existing buildings. Major development will not take place in the National Park other than in exceptional circumstances. Policies in the plan strictly control development with regards to potential impacts on landscape and biodiversity.</p> <p>In the towns and larger villages the priorities are: a) to give opportunities to meet identified local housing needs, providing around 60% of the 65 dwellings per year provided for in this Plan; b) to maintain employment sites and give opportunities for new or improved employment sites where appropriate opportunities exist; and c) to maintain or enhance a range of services which serve the settlement and its wider rural hinterland.</p> <p>In rural settlements, villages and hamlets the priorities are: a) to give opportunities to meet identified local housing needs; b) to maintain employment sites and give opportunities for new or improved small-scale employment sites where appropriate opportunities exist; and c) to maintain or enhance a range of services and facilities which serve the settlement.</p> <p>All development proposals should minimise their impact on climate change by reducing carbon emissions further than required by Building Regulations.</p>

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	<p>The Local Plan does not make provision for renewable energy development that falls under the Local Plan’s definition of Major Development (as defined in Strategic Policy 1.4), other than in exceptional circumstances.</p> <p><b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of proposed development, no potential cumulative effects have been identified between this plan and the new Teignbridge Local Plan.</b></p>
Torbay Local Plan to 2012-2030 (adopted Dec 2015)	<p>This plan covers the spatial strategy and strategic delivery objectives for each of the three towns Torquay, Paignton and Brixham, alongside policies for managing change and development in the Bay.</p> <p>Policy SS1 of the Plan makes provision for the delivery of an overall average of around 495 homes per annum, equating to about 8,900 new homes over the Plan period of 2012-2030, with an emphasis upon the regeneration of brownfield sites and town centre sites, and development of urban sites.</p> <p>Major new housing schemes will be brought forward via partnership between landowners, developers, the community and Council, utilising Neighbourhood Plans, in accordance with the broad numbers set out below (rounded to nearest 5 dwellings):</p> <ul style="list-style-type: none"> <li>• Torquay (SDT1) 3955</li> <li>• Paignton (SDP1) 4285</li> <li>• Brixham Peninsula (SDB1)</li> </ul> <p>The Plan supports the creation of 5,000-5,500 net additional jobs (equating to an average of around 275-300 jobs per annum) and delivery of at least 17 hectares of employment land over the Plan period, with an emphasis on bringing employment space forward as early as possible in the Plan period.</p>

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	<p>Policy SS5 of the Plan supports the provision of new and improvement of existing employment space in the following areas and projects:</p> <ol style="list-style-type: none"> <li>1. Town centres;</li> <li>2. Torquay Gateway;</li> <li>3. West Paignton;</li> <li>4. Refurbished / revitalised existing employment estates; and</li> <li>5. As part of urban renewal projects.</li> </ol> <p>The Plan does not identify any site allocations for renewable energy development.</p> <p>Policy ES2 “Renewable and low-carbon infrastructure” in principle supports proposals for new renewable and low-carbon energy generating systems at all scales. Development will not be permitted where the negative impacts of the proposal outweigh the benefits of the scheme. In particular, provision of new renewable energy infrastructure will only be approved where the Council has ascertained that it would not have an adverse effect on the integrity of any site protected under European legislation.</p> <p><b>A potential negative cumulative effect has been identified between the site allocations within the new Teignbridge Local Plan and the saved policies within the new Teignbridge Local Plan. There is potential for this potential cumulative effect to also combine with growth within the Torbay Local Plan to increase traffic on the roads within each district (Teignbridge and Torbay) and negatively effect air quality.</b></p>
Exeter City Core Strategy 2012-2026	<p>Over the plan period 2006-2026 provision is made within the city, for around 60 hectares of employment land and at least 12,000 dwellings.</p> <p>The development of at least 12,000 dwellings is proposed as follows:</p>

**Table H.1: Potential Inter-Plan Cumulative Effects**

Plans, programmes or projects	Description of Plan / Project																		
	<table border="0"> <tr> <td data-bbox="508 489 1068 527">Completions 2006-2010</td> <td data-bbox="1068 489 1497 527">2,687</td> </tr> <tr> <td data-bbox="508 548 1068 585">Planning Permissions</td> <td data-bbox="1068 548 1497 585">2,224</td> </tr> <tr> <td data-bbox="508 606 1068 644">Permissions subject to S106 agreement</td> <td data-bbox="1068 606 1497 644">26</td> </tr> <tr> <td data-bbox="508 665 1068 703">Identified sites within the urban area</td> <td data-bbox="1068 665 1497 703">977</td> </tr> <tr> <td data-bbox="508 724 1068 762">Regeneration Areas</td> <td data-bbox="1068 724 1497 762">1,048</td> </tr> <tr> <td data-bbox="508 783 1068 821">Newcourt</td> <td data-bbox="1068 783 1497 821">2,300</td> </tr> <tr> <td data-bbox="508 842 1068 879">Monkerton/Hill Barton</td> <td data-bbox="1068 842 1497 879">2,500</td> </tr> <tr> <td data-bbox="508 900 1068 938">Alphington</td> <td data-bbox="1068 900 1497 938">500</td> </tr> <tr> <td data-bbox="508 959 1068 997">Total</td> <td data-bbox="1068 959 1497 997">12,262</td> </tr> </table> <p data-bbox="508 1035 1497 1108">Land will be allocated for 25 residential pitches and 5 transit pitches, for gypsies and travellers.</p> <p data-bbox="508 1136 1497 1287">Policy CP2 makes provision for the development of around 40 hectares of employment land and associated infrastructure (in addition to around 20 hectares comprising completions and permissions at 1 April 2010), as follows:</p> <ul data-bbox="560 1314 1497 1808" style="list-style-type: none"> <li data-bbox="657 1314 1497 1430">• up to 30,000 square metres of office floorspace on about 1.5 hectares, as part of mixed development in the City Centre;</li> <li data-bbox="657 1457 1497 1495">• around 5.5 hectares in the Pinhoe area;</li> <li data-bbox="657 1522 1497 1673">• about 21 hectares to the east of the outer bypass: comprising 5 hectares on the fringes of Exeter Business Park in the Hill Barton area, and 16 hectares south of the A379 in the Newcourt area; and</li> <li data-bbox="560 1701 1497 1808">• about 15 hectares to the south west of the city, in the Matford area (subject to an acceptable flood risk assessment, ecological survey and habitat regulations assessment).</li> </ul>	Completions 2006-2010	2,687	Planning Permissions	2,224	Permissions subject to S106 agreement	26	Identified sites within the urban area	977	Regeneration Areas	1,048	Newcourt	2,300	Monkerton/Hill Barton	2,500	Alphington	500	Total	12,262
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	<p><b>In considering the proposed allocation sites within the new Teignbridge Local Plan (see Section 2 above), potential cumulative negative effects in relation to SA-B: Landscape have been identified with allocations EE1 and EE2 and the Alphington strategic allocation within the adopted Exeter Core Strategy 2012 because all of these development sites could contribute to the further erosion of the rural character of the landscape and reinforce the urbanising effects of the major road network in the areas on the outskirts of Exeter.</b></p>
Outline draft Exeter Plan (September 2022)	<p>The current Local Plan guides development of the city in the period up to 2026. The Core Strategy Development Plan Document (DPD) (2012) has been adopted, and policies in the Exeter Local Plan First Review (1995-2011) have been saved.</p> <p>As the Greater Exeter Strategic Plan (GESP) and the Development Delivery Development Plan Document (DPD) are no longer being progressed, Exeter City Council is in the process of writing a new Local Plan. This will cover the years between 2020 and 2040, and will eventually replace the existing plans.</p> <p>The outline draft Exeter Plan (September 2022) sets out how at least 650 homes per year planned to be delivered over the plan period. To meet this target and allow for a headroom of 10%, delivery of 14,300 homes is proposed from the following sources:</p> <ul style="list-style-type: none"> <li>• 2,024 completions in 2020/21 and 2021/22</li> <li>• Approximately 5,380 homes from existing planning consents</li> <li>• Approximately 6,205 homes on site allocations</li> <li>• Approximately 691 homes on windfall sites</li> </ul> <p>The majority of development is proposed on eight strategic brownfield sites that are located close to the city centre or key public transport hubs with good access to green infrastructure including the Valley Parks.</p>

**Table H.1: Potential Inter-Plan Cumulative Effects**

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	<p>The city is at the heart of the Greater Exeter area and has one of the fastest growing economies in the UK. The Liveable Exeter initiative sets out a vision for a growing, thriving city region where significant housing delivery attracts major business investment and high-value jobs. There is a strong ambition to grow the economy with a focus on innovative business sectors, making the most of a skilled workforce, the benefits of the University and the world-leading research on climate change.</p> <p>Policy STC1 on sustainable movement sets out an overarching approach to ensuring development and transport work together to achieve the ambition of being a net zero carbon city by 2030, support growth, improve accessibility and enhance the local environment. It identifies the importance of locating development in appropriate locations to minimise the need to travel and achieve 20 minute neighbourhoods (ten minutes each way) then sets out a hierarchy which priorities active travel (walking and cycling), public transport and shared mobility (for example car clubs and cycle hire) over traditional highway improvements for private car use. This will mean that in future, travelling by sustainable modes will be more attractive than travelling by car.</p> <p>Local energy networks are proposed in the following areas: a) Monkerton and Hill Barton; b) The city centre, Heavitree Road and Wonford; c) Marsh Barton, Matford, Water Lane and Haven Banks; d) St. David's, Red Cow Village, New North Road and the University; e) South Gate, West Gate and St Thomas; and, f) In other locations across the city where it is shown that it is feasible and viable to bring forward a local energy network. Within these areas, and throughout the city within 500 metres of any local energy network, all new development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more dwellings, must be constructed to have heating (water and space) systems compatible with the proposed or existing local energy network.</p> <p><b>In considering the proposed allocation sites within the new Teignbridge Local Plan (see Section 8 of the main SA Report),</b></p>

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	<p><b>potential cumulative negative effects have been identified with allocation SWE1 in the Outline Draft Exeter Plan in relation to SA-B: Landscape and SA-A: Natural Environment in relation to air quality.</b></p>
Mid Devon Local Plan 2013 - 2033	<p>Adopted July 2020, the plan sets out how 7,860 dwellings and 147,000 square metres of commercial floorspace will be delivered within the plan period. An uncommitted requirement of 3,512 remained in 2020. Most the outstanding housing requirement is directed to Cullompton.</p> <p>Site allocations are located at Tiverton, Cullompton, Crediton, Land at [M5] Junction 27 and in some other rural areas. The proposed development at Junction 27 of the M5 meets a tourism / leisure need in a location which is suitable for its regional role with a controlled retail element supporting the tourism and leisure aspects of the proposal.</p> <p>The Local Plan is in the early stages of being reviewed. The priorities of the plan review are as follows:</p> <ul style="list-style-type: none"> <li>• Priority 1 - Responding to the climate emergency and moving to a net-zero carbon future</li> <li>• Priority 2 - Delivering development, infrastructure and regeneration to meet our needs</li> <li>• Priority 3 - Addressing housing affordability and improving choice</li> <li>• Priority 4 - Protecting and enhancing the natural and built environment</li> <li>• Priority 5 - Improving our health and well-being</li> <li>• Priority 6 - Supporting rural vitality and a prosperous rural economy</li> </ul> <p><b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of</b></p>

Table H.1: Potential Inter-Plan Cumulative Effects	
Plans, programmes or projects	Description of Plan / Project
	<b>proposed development, no potential cumulative effects have been identified between this plan and the new Teignbridge Local Plan.</b>
East Devon Local Plan 2013-2031	<p>The overall spatial strategy for development in East Devon proposes 15,000 new homes (50% of which will be at the West End, 40% in the seven main towns, 10% in smaller towns and villages), 170 ha of employment land.</p> <p>With regards to the scale and distribution of residential development in East Devon, 7,400 houses are allocated to West End (Cranbrook, Pinhoe, north of Blackhorse), 5,781 houses allocated to the 7 area centres (Axminster = 1,761, Budleigh Salterton = 153, Exmouth = 1,681, Honiton = 491. Ottery St. Mary = 376, Seaton = 654, Sidmouth = 665) 1,514 houses allocated to villages and rural. NB –already built or under construction = 6,125, just over 40% of allocation.</p> <p>The Local Plan does not make any specific provision for renewable energy development.</p> <p><b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of proposed development, no potential cumulative effects have been identified between this plan and the new Teignbridge Local Plan.</b></p>
Devon Waste Plan 2011 – 2031, December 2014	<p>The Devon Waste Plan provides the policy framework for decisions by Devon County Council on planning applications for waste management development over the period to 2031, and builds on the progress made since adoption of the previous Waste Local Plan in 2006. The Devon Waste Plan contains one proposal on the proposals map in Teignbridge which is for ancillary uses associated with the Heathfield waste management site (landfill).</p> <p><b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of proposed development, no potential cumulative effects have</b></p>

Table H.1: Potential Inter-Plan Cumulative Effects	
Plans, programmes or projects	Description of Plan / Project
	<b>been identified between the Devon Waste Plan and the new Teignbridge Local Plan.</b>
Devon Minerals Plan 2011 – 2031, February 2017, and Mineral Safeguarding Supplementary Planning Document (SPD), January 2018	<p>The Devon Minerals Plan contains the Council’s vision and objectives for minerals planning and provides the policy framework and site proposals to maintain the supply of minerals and limit the impacts of their working. The Devon Minerals Plan 2011 – 2031 was adopted in February 2017. Throughout the site allocation assessments it has been noted whether a site lies within a minerals safeguarding or minerals consultation area, as identified within the Minerals Plan and SPD. Potential effects of a development with any nearby minerals workings have also been noted in the site allocation assessments.</p> <p><b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of proposed development, no potential cumulative effects have been identified between the Devon Minerals Plan and Mineral Safeguarding SPD and the new Teignbridge Local Plan.</b></p>
The South Marine Plans, July 2018	<p>The South Marine Plan covers an area of around 20,000 square kilometres of inshore and offshore waters across 1,000 kilometres of coast line from Folkestone to the river Dart. Through its vision for economic, environmental and social prosperity, the South Marine Plan will safeguard environments such as the UNESCO-recognised Jurassic coast, enable sustainable use of its shipping channels, encourage growth in local sectors such as tourism, and protect and enhance essential natural defences against climate change and flooding. This will be achieved through its 12 objectives, the use of natural capital and supporting local policies, all of which have been developed in partnership with local and national organisations, representatives and users of the area. The Marine Plans (inshore and offshore) contain a set of policies to be used to guide decisions on uses in the inshore and offshore South Marine Plan Area but does not contain any allocations or proposals. The Marine Plans should work in harmony with the Teignbridge Local Plan has contains some</p>

Table H.1: Potential Inter-Plan Cumulative Effects	
Plans, programmes or projects	Description of Plan / Project
	<p>complementary objectives such as improving socio-economic conditions in coastal communities.</p> <p><b>Based on the potential effects identified of the new Teignbridge Local Plan alone including the scale, type and location of proposed development, no potential cumulative effects have been identified between the South Marine Plans and the Teignbridge Local Plan.</b></p>

## 4 Potential Cumulative Effects with the New Teignbridge Local Plan and Projects

The projects considered for potential cumulative effects with the new Teignbridge Local Plan are:

- the A382 road improvement scheme outside Newtown Abbot;
- town centre improvements in Newton Abbot (i.e. mainly providing new or improved facilities, drawing down on the Garden Communities funding); and
- the new medical centre in Teignmouth.

The A382 road improvement scheme outside Newtown Abbot is in progress. Although during construction there is some disruption to traffic and other temporary environmental effects, the aim of the road scheme is to support development allocated within the adopted Teignbridge Local Plan (2014), increase capacity and ease congestion.

Phase 1, the section from Forches Cross to Whitehill Cross, was completed in May 2021. Phase 2, the connection between the A382 and A383, is under way. Construction of the first section of this scheme, from the A382 to Howton Road, began in May 2021, and the second section of the scheme, from Howton Road to the A383, is expected to be constructed by developers at Houghton Barton (saved policy N1).

Phase 3 includes the remaining sections to complete the strategy. A new dual carriageway will be constructed between Drumbridges and Trago roundabout, and the A382 will be widened between Trago roundabout and Forches Cross, increasing capacity and easing congestion. The Jetty Marsh II connection will provide a new road between Whitehill Cross and West Golds Way, and a shared pedestrian and cycle path will ensure that pedestrians and cyclists will also enjoy better journeys.

Depending on the timing of construction of phase 3 and the allocations there could be potential for **negative cumulative effects from construction on SA-K: Wellbeing** of the road improvement scheme, the saved policy NA1 and the new allocation sites of GC14: Bradmore new neighbourhood, GC22: North of Forches & Perry Cross, Newton Abbot, and GC18: Berry Knowles, A382 Corridor, Newton Abbot.

The town centre improvements in Newton Abbot should support the proposed development in the saved policies and the allocations within the new Local Plan and could potentially result in a **cumulative positive effect on SA-L: Access to Services and SA-N: Town Centres** (for Newton Abbot only).



No new allocation sites are proposed within the new Local Plan in Teignmouth. The closest new allocation site is proposed within Bishopsteignton. A new medical centre in Teignmouth should support new residents in Bishopsteignton and no potential cumulative effects are identified with the new Local Plan and this project.