

MEMO

Introduction

Teignbridge District Council (TDC) has prepared a draft Local Plan, consisting of General Policies, Development Management Policies, and Site Allocation Policies for delivering residential, employment and wind energy developments. The draft plan is subject to Sustainability Appraisal (SA) and this memo provides interim findings of the SA of the proposed wind turbine development allocation sites listed in Policy CC6: Wind Turbine Development within the draft Local Plan.

The SA has been following the preparation of the Local Plan since it began. To date, the SA has produced the following outputs:

- *Sustainability Appraisal and Strategic Environmental Assessment Teignbridge Local Plan Part 1 Stage A Scoping Report Consultation Draft March 2020;*
- *Stage B Report Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) For the Teignbridge Local Plan 2020 - 2040 Part 2 – Site Options Consultation Draft June 2021 (reporting on site allocation options assessment findings) and appendices providing scoring assumptions for Residential Sites and Employment Sites;*
- *Sustainability Appraisal and Strategic Environmental Assessment Teignbridge Local Plan Part 1 Stage B Report Consultation Draft March 2020 (reporting on policy options assessment findings); and*
- *Stage B Report Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) For the Teignbridge Local Plan 2020 – 2040 – Part 3 (Site Options for Renewable Energy sites, Gypsy & Traveller sites and small residential sites) Consultation Draft November 2021 (reporting on site options assessment findings for Renewable Energy sites, Gypsy & Traveller sites and small residential sites).*

ClearLead Consulting Ltd were commissioned in October 2021 to undertake a compliance review of the SA work undertaken in house by TDC and undertake the SA of the draft Local Plan and prepare the formal SA Report for submission.

In April 2022 ClearLead Consulting Ltd were also commissioned to undertake the SA of three settlement boundary options which have been considered as part of the preparation of the Local Plan. The findings of this assessment work were presented in a memo to TDC in July 2022.

ClearLead Consulting Ltd received development management policies on 26th September 2022 and site allocation policies on 10th October 2022 for assessment. The findings of this assessment work were presented in a memo to TDC in November 2022.

ClearLead Consulting Ltd received proposed wind turbine development allocation sites on 21st November 2022 which have been assessed and the findings of this assessment work is presented in this memo. 12 wind turbine development allocation sites were assessed as detailed in Table 2 below. Of these, two have subsequently been screened out (Sites 4 and 9) but the assessment findings of these have been included in this memo in Table 3 for transparency in the decision making process.

MEMO

Approach to the Assessment

The scoping stage of the SA developed an SA framework of objectives (see Annex A of this memo) against which to assess the Local Plan and its alternatives. Each SA objective is supported by a number of factors which provide a reminder of the sustainability issues which relate to the SA objective.

The SA framework of objectives and factors can be found in the assessment table enclosed with this memo. Each of the options has been assessed against the SA objectives and the factors have been used to guide the assessment. Key sustainability issues and baseline data obtained from the SA Scoping Report¹ and GIS layers has been referred to in the identification of potential effects against the SA objectives.

The SA is also required to identify potential cumulative effects of the Local Plan. Potential cumulative effects are identified after the summary of effects per site below.

Sources of Information

The assessment has been informed by the following information:

- *Sustainability Appraisal and Strategic Environmental Assessment Teignbridge Local Plan Part 1 Stage A Scoping Report Consultation Draft March 2020;*
- *Stage B Report Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) For the Teignbridge Local Plan 2020 – 2040 – Part 3 (Site Options for Renewable Energy sites, Gypsy & Traveller sites and small residential sites) Consultation Draft November 2021 (reporting on site options assessment findings for Renewable Energy sites, Gypsy & Traveller sites and small residential sites) and Appendix D: SA Methodology and scoring assumptions for Renewable Energy (RE);*
- Heritage Impact Assessment for Wind Turbine Sites undertaken by TDC officers;
- Landscape evidence for each proposed allocation sites collated by TDC officers;
- Consultation comments received on the Stage A and Stage B SA Reports;
- GIS layers provided by TDC; and
- Liaison with Burton Reid consultants undertaking the parallel Habitats Regulations Assessment (HRA) and having sight of their recommended HRA policy amendments.

A number of key assumptions have been made in undertaking the assessment, as follows:

- The mitigation provided by the Local Plan policies which control development with regards to potential direct negative effects on historic assets, nature conservation sites, protected landscapes, flood risk, pollution, visual impact etc has been taken into account within the assessments.
- Assumptions have been referred to from Appendix D: SA Methodology and scoring assumptions from Renewable Energy (RE) sites of the Stage B Report SA and SEA for the Teignbridge Local Plan 2020-2040 – Part 3.

¹ *Sustainability Appraisal and Strategic Environmental Assessment Teignbridge Local Plan Part 1 Stage A Scoping Report Consultation Draft March 2020*

MEMO

- Data has been used from earlier SA assessment work and this assessment has built on this data where needed.

Summary Findings of the Assessment

Detailed assessments against the SA Framework of objectives have been prepared in Excel and were provided to TDC on the 6th December 2022. Table 2 below provides a summary of the potential sustainability effects of the proposed Wind Energy Allocation Site Options Policies. The Proposed Wind Turbine Development Allocation Sites are listed within Policy CC6 Wind Turbine Development and there is not a separate policy per site.

A summary of the performance of each proposed wind turbine development allocation site is presented in Table 2. The key to the significance of the potential effects (the SA' scoring' system) is provided in Table 1.

Table 1: SA Scoring System	
++	Significant positive effect likely
+	Minor positive effect likely
-	Minor negative effect likely
--	Significant negative effect likely
0	Negligible / neutral effect
?	Effect uncertain

MEMO

Table 2: Summary Sustainability Performance of Wind Energy Sites Policies

Site Reference	SA Objective														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	SA-A	SA-B	SA-C	SA-D	SA-E	SA-F	SA-G	SA-H	SA-I	SA-J	SA-K	SA-L	SA-M	SA-N	SA-O
Site 3 – North East of Holcombe Burnell	?	--	--	0	++	0	--	0	0	0	--	0	+	0	?
Site 13 – East of Fordland Farm, Ide	?	--	--	0	++	0	--	0	-	?	--	0	+	0	0
Site 15 – West of Tedburn St Mary	?	--	--	0	++	0	--	0	-	?	--	0	+	0	?
Site 16 – South West of Ide	?	--	--	0	++	0	--	0	-	?	--	0	+	0	0
Site 17 – West of Downhouse Farm, Holcombe Burnell	?	--	--	0	++	0	--	0	0	?	--	0	+	0	0
Site 18 – Land by Exwick Woods, Exeter	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0
Site 20 – Ducks Brook – Tedburn St Mary	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0
Site 21 – Land North of West View Farm	?	--	--	0	++	0	--	0	0	?	--	0	+	0	0
Site 24 – North West of Tedburn St Mary	0	--	--	0	++	0	--	0	-	?	--	0	+	0	0
Site 27 – Upper Old Wheatley Farm, Exeter	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0

MEMO

Discussion of Key Findings

In the discussion of key findings, the SA Objectives are abbreviated as shown in Table 3 below and the SA framework detailing the SA objectives in full is presented in Annex 1.

Table 3: Referencing for SA Objectives

SA Objective	Reference
SA Objective A: Natural Environment	SA-A
SA Objective B: Landscape	SA-B
SA Objective C: Historic Environment	SA-C
SA Objective D: Built Environment	SA-D
SA Objective E: Climate Change Mitigation	SA-E
SA Objective F: Climate Change Adaptation	SA-F
SA Objective G: Land Resources	SA-G
SA Objective H: Water Resources	SA-H
SA Objective I: Homes	SA-I
SA Objective J: Health	SA-J
SA Objective K: Wellbeing	SA-K
SA Objective L: Access to Services	SA-L
SA Objective M: Jobs and Local Economy	SA-M
SA Objective N: Town Centres	SA-N
SA Objective O: Connectivity and Transport	SA-O

Summary Findings per Site

The Proposed Wind Turbine Development Allocation Sites are listed within Policy CC6 Wind Turbine Development, as follows. The potential significant effects of allocating each site are summarised in the tables below in correspondence with the SA objectives:

- Site 3: North East of Holcombe Burnell
- Site 13: East of Fordland Farm Ide
- Site 15: West of Tedburn St Mary
- Site 16: South West of Ide
- Site 17: West of Downhouse Farm
- Site 18: Land by Exwick Woods
- Site 20: Ducks Brook, Tedburn St Mary
- Site 21: Land north of West View Farm
- Site 24: North west of Tedburn St Mary
- Site 27: Upper Old Wheatley Farm, Exeter

MEMO

Summary Findings of the Wind Turbine Development Allocation Sites

Site 3: North East of Holcombe Burnell Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is 19 hectares, and it is therefore assumed that: the size of the wind turbine's will be large; there will be a greater number of wind turbines on site; and it will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site is located outside the Undeveloped Coast designation but within an area of moderate-high landscape sensitivity to large scale wind turbines.
- SA-C: This site is in proximity to designated heritage assets, including the Holcombe Burnell Conservation Area and the individually designated Listed Buildings within it, including the Grade II* listed Church of St John the Baptist and Grade II* listed Holcombe Burnell Manor House. These assets are located c. 630m to the south-west of the edge of the site. Historic England state that there is potential for this site to adversely affect the settings and significance of these heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and could have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily permanent.
- SA-K: There are residential properties within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development. Effects will depend on the size of the turbine, and the topography of the land but have the potential to be significant negative.

Uncertain Effects:

- SA-A: The site is adjacent to Cutteridge Farm Field County Wildlife Site (CWS) and Gultimore Brake Unconfirmed Wildlife Site (UWS) and within 250m of Springdale Farm CWS. It is within 10km of the Exe Estuary SPA/Ramsar Site/SSSI, Dawlish Warren SAC/NNR/SSSI and Dartmoor SAC. Due to the proximity of the site to these designated sites as well as details on protected species and details of the turbine being unknown an uncertain effect has been recorded.
- SA-O: The site lies within 500m of the A30, where rotating blades could cause a distraction to drivers. However, the effect is uncertain as it will depend on the exact siting of turbines on the site and intervening features in the landscape.

Recommendations (Enhancements and Mitigation)

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and a detailed mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted. It may be difficult to mitigate for a potential negative effect of wind turbines on bird species. (Mitigation)
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is considered to be in a moderate-high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced and a requirement should be added to policy wording to take

MEMO

account of recommendations provided within the Heritage Impact Assessment (HIA) of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)

- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. (Mitigation)

The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)

- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)
- SA-O: The design of wind turbine developments should carefully consider the potential for impacts on nearby road users and put in place mitigation to avoid potential negative effects within the design. It is recommended that this requirement is added to Local Plan policy wording. (Mitigation)

Site 13: East of Fordland Farm Ide Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is 13 hectares and it is therefore assumed that the wind turbine will be large. A greater number of wind turbines could be accommodated on site and this will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation and is more than 5km from Dartmoor National Park. However, by the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high and moderate - high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site it is within proximity to several designated heritage assets including the Scheduled Roman signal station located c.1km to the south; the Scheduled Cotley Castle located c.1.95km to the west; the Grade II Listed Fordland Farm located c.475m to the north-west; and the Ide Conservation Areas with the individually listed buildings located within it to the east c.1.1km away with the Alphin Brook Conservation Area beyond.
The development of this site therefore has the potential to adversely affect the setting and significance of these designated heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily permanent. .
- SA-K: There are residential properties within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development. Effects will depend on the size of the turbine/s, and the topography of the land but have the potential to be significant negative.

Uncertain Effects:

MEMO

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site slightly overlaps with Pollards Hill Brake Ancient Replanted Woodland, which is an Unconfirmed Wildlife Site (UWS) Pollard Hill Brakes and is adjacent to a potential RIGS along the dismantled railway line through Pollards Hill Brake, Perridge Wood and Cotley Wood. Within 250m of Chillies Copse UWS (mixed plantation & semi-improved neutral grassland). Due to the proximity of the site to these local designated sites, ancient woodland, and the likely presence of protected species the potential effects are uncertain until details of the ecology of the site including protected species presence is known as well as details of the turbine.
- SA-J: The site lies within 3km of a Settlement Limit (Ide) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

Recommendations (Enhancements and Mitigation)

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is considered to be in a moderate-high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-I: Mitigation as for SA-K.
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

Site 15: West of Tedburn St Mary Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is 51 hectares and it is therefore assumed that the wind turbine will be large or a greater number of wind turbines could be accommodated on site and this will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive

MEMO

effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: The site does not contain or lie adjacent to a Listed Building, Scheduled Monument, Registered Park and Garden or Conservation Area. However, it lies within 5km of numerous Listed Buildings, Scheduled Monuments, and Conservation Areas and within 10km of Registered Parks and Gardens (within Dartmoor National Park and Mid Devon). Although the site does not contain known heritage assets, development of this size has the potential to adversely affect the setting and significance of heritage assets, including Listed Building, Scheduled Monuments and Registered Parks and Gardens.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site includes Withycombe Farm (E) UWS (semi-improved neutral grassland & broadleaved woodland). The site lies outside the Landscape Connectivity or Sustenance Zones associated with the South Hams SAC, but this does not rule out protected bat activity, which is unknown in the absence of detailed survey work.
- SA-J: The site lies within 3km of a Settlement Limit (Tedburn St Mary (and Cheriton Bishop in Mid Devon) and is more than 3ha in size. Assuming that the larger site is close to existing settlements it is more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, effects are uncertain.
- SA-O: Parts of the site lie within 500m of the A30, where rotating blades could cause a distraction to drivers. However, the effect is uncertain as it will depend on the exact siting of turbines on the site and intervening features in the landscape.

Recommendations (Enhancements and Mitigation)

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is considered to be in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised (Mitigation).
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be

MEMO

accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)

- SA-I: Mitigation as for SA-K.
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development.
Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)
- SA-O: The design of wind turbine developments should carefully consider the potential for impacts on nearby road users and put in place mitigation to avoid potential negative effects within the design. It is recommended that this requirement is added to Local Plan policy wording.

Site 16: South West of Ide Assessment Summary

Key Potential Significant Positive Effects:

SA-E: The site is 44 hectares, and it is therefore assumed that the wind turbine will be large. A greater number of wind turbines could be accommodated on site, and this will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation but within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that this site option is immediately adjacent to the Scheduled Roman signal station 450m north of Marshall Farm (c.50m away). Further to the south/south-west is the Grade II Listed Marshall Farmhouse and adjoining barn (c.500m).
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily permanent.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- Development of the site could have minor negative effects on the natural environment, but the overall effect is uncertain as the details of the ecology of the site, including protected species presence, is unknown, as well as details of the turbine/s proposed.
- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site is within 250m of Knowle Quarry RIGS and UWS (broadleaved woodland) and pRIGS at Whiddon Farm. It is also within 250m of Pollards Hill Brakes UWS (ancient woodland & plantation on ancient woodland site).
- SA-J: The site lies within 3km of a Settlement Limit (Ide) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to

MEMO

provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

Recommendations (Enhancements and Mitigation):

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area.
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised.
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation.
- The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning."
- SA-I: Mitigation as for SA-K.
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies should control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity.

MEMO

Site 17: West of Downhouse Farm Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is 42 hectares and it is therefore assumed that the wind turbine will be large. A greater number of wind turbines could be accommodated on site, this will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine. There may also be a potential impact on Exeter's skyline and its distinctive, rural, landscaped setting to the west.
- SA-C: As recorded in the Heritage Impact Assessment (HIA) undertaken of the site, Historic England notes that there is a Scheduled Monument known as the Earthwork enclosure 300m SW of the Three Horseshoes Inn that is located c.1.1km to the northeast of this site option. There are also several Listed Buildings located in proximity of the proposed allocation at distances ranging from c.0.77-1.3km. The development of this site has the potential therefore to adversely affect the setting and significance of these designated heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- SA-A: This site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites (see HRA report). However, the western half of the site lies within a Cirl Bunting Wintering Zone and a small part of the easternmost part of the site lies within 10km of the Exe Estuary SPA/Ramsar Site/SSSI. The site lies outside the Landscape Connectivity or Sustenance Zones associated with the South Hams SAC, but this does not rule out protected bat activity, which is unknown in the absence of detailed survey work. The site also slightly overlaps Higher Pitt Farm UWS (unconfirmed wildlife site) (unimproved neutral grassland & scrub) and is adjacent to South Lendon UWS (broadleaved woodland), Pit Plantation UWS (broadleaved woodland) and Brinning Copse UWS (broadleaved woodland). It is within 250m of Grattons Plantation (broadleaved woodland) and Bilsden Plantation UWS (broadleaved woodland). Due to its proximity to the UWSs and the likelihood of Cirl Buntings and other protected species development of this site could therefore have potential significant negative effects on the natural environment.
- SA-J: The site lies within 3km of a Settlement Limit (Tedburn St Mary) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided therefore effects are uncertain.

MEMO

Recommendations (Enhancements and Mitigation):

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

Site 18: Land by Exwick Woods Assessment Summary

Key Potential Significant Positive Effects:

- SA-J: The site is located within 800m from a key area of public open space and within 400m from cycling and walking networks.
- SA-O: The site is located within 1km of the nearest train station and within 500m of a bus stop, which allows good access to transport links within and beyond the district. The site is expected to have good access to fast broadband, supporting online connectivity.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Enhancements and Mitigation):

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.

MEMO

- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies should control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

Site 20: Ducks Brook, Tedburn St Mary Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is 32 hectares, and it is therefore assumed that the wind turbine will be large. A greater number of wind turbines could be accommodated on site and this will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that there are several Listed Buildings in proximity to this site option, including the grade II listed South Halstow Farmhouse and barn to the southeast (c.380m) and grade II* listed Windout Farmhouse and associated grade II listed buildings to the south-west (c.380m). The development of this site has the potential to adversely affect the setting and significance of these designated heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, part of the site includes Duck's Brook County Wildlife Site (CWS) (unimproved & semi-improved neutral

MEMO

grassland) and Wilderness Plantation UWS (unconfirmed wildlife site) (orchard). It also lies adjacent to Hackworthy Brakes UWS (plantation & open areas with bracken) and North Halstow UWS (orchard). Due to the proximity of CWSs and UWSs and the likelihood of protected species development of this site could therefore have potential significant negative effects on the natural environment although this is uncertain until survey work has been undertaken.

- SA-J: The site lies within 3km of a Settlement Limit (Tedburn St Mary (and Dunsford in Dartmoor National Park) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

Recommendations (Enhancements and Mitigation)

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced as well as green infrastructure. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies should control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

MEMO

Site 21: Land north of West View Farm Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is large at 32 hectares and it is therefore assumed that the wind turbine will be large or a greater number of wind turbines could be accommodated on site. This will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation, but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that there are several Listed Buildings within close proximity to the site including the Grade II Listed Ford Farm is located c. 380m to the south of this site option. Further away to the north-west is the Grade II Listed South Halstow Farmhouse and barn (c.370m) and the Grade II* Kingsford Farmhouse to the east (c.780m). The development of this site has the potential therefore to adversely effect the setting and significance of these designated heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site lies entirely within a Cirl Bunting Wintering Zone and slightly overlaps Brinning Copse UWS (unconfirmed wildlife site) (broadleaved woodland), is adjacent to Bilsdon Plantation UWS (broadleaved woodland) and Higher Pitt Farm UWS (unimproved neutral grassland & scrub) and, is within 250m of Holehill Field CWS (wet & dry semi-improved neutral grassland, gorse & bracken).
 Due to its proximity to a CWS and UWSs and the likelihood of Cirl Buntings and other protected species development of this site could therefore have potential significant negative effects on the natural environment although this is uncertain until survey work has been undertaken.
- SA-J: The site lies within 3km of a Settlement Limit (Tedburn St Mary) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

Recommendations (Enhancements and Mitigation):

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced as well as green infrastructure. Ecological surveys and an ecological

MEMO

development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted.

- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes. (Mitigation)
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies should control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

Site 24: North west of Tedburn St Mary Assessment Summary

Key Potential Significant Positive Effects

- SA-E: The site is large at 29 hectares, and it is therefore assumed that the wind turbine will be large or a greater number of wind turbines could be accommodated on site. This will support the minimisation of greenhouse gases in the district, potentially resulting in a significant positive effect.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that this site option is in close proximity to several designated heritage assets, notably the Scheduled Higher Bury Camp to the west (c. 350m) and the Grade II Listed Rubhay Farmhouse and Higher Rubhay Farmhouse to the southeast (c.700m). There is the potential for the proposed allocation to adversely affect the settings and significance of these heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-I: The site lies within 3km of a Settlement Limit (Tedburn St Mary) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public

MEMO

health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- SA-J: The site lies within 3km of a Settlement Limit (Tedburn St Mary) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

Recommendations (Enhancements and Mitigation):

- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-I: Mitigation as for SA-K.
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes. (Mitigation)
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

MEMO

Site 27: Upper Old Wheatley Farm, Exeter Assessment Summary

Key Potential Significant Positive Effects:

- SA-E: The site is large at 23 hectares, and it is therefore assumed that the wind turbine will be large, or a greater number of wind turbines could be accommodated on site. This will support the minimisation of greenhouse gases in the district.

Key Potential Significant Negative Effects:

- SA-B: The site lies outside the Undeveloped Coast designation and more than 5km from Dartmoor National Park. However, by the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of moderate-high landscape sensitivity to a large scale (76-110m) wind turbine. The site does not lie within 1km of other wind turbine site options.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that this site option is in close proximity to three Grade II Listed Buildings. There is the potential for the proposed allocation to adversely affect the settings and significance of these heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site is within a 5km square identified for the potential presence of Great Crested Newts. The site also contains and is adjacent to multiple CWS (County Wildlife Site) sites and is within 250m of an UWS (unconfirmed wildlife site). As a result of these factors, development of this site could therefore have potential significant negative effects on the natural environment although this is uncertain until survey work has been undertaken.
- SA-J: The site lies within 3km of a Settlement Limit (Ide, as well as the edge of Exeter) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation, development of the site could have a positive effect in relation to public health. However, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, so effects are uncertain.

Recommendations (Enhancements and Mitigation):

- SA-A: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place for species before permission could be granted. (Mitigation)
- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a moderate-high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be

MEMO

avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)

- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-I: Mitigation as for SA-K.
- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes (Mitigation).
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies should control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

Potential Cumulative Effects

SA-A: Natural Environment

Uncertain effects have been identified within the assessments of all of the proposed wind turbine development allocation sites 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 development has the potential to negatively affect species and natural conservation sites. However, some of the designated 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.

Mitigation: Policies within the Local Plan should ensure that habitats, biodiversity, flora and fauna are conserved and enhanced. Ecological surveys and an ecological development mitigation plan would need to be submitted to the council and adequate mitigation put in place, including for potential negative cumulative effects, before permission could be granted.

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,

MEMO

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.

Mitigation: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. 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, 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.

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 (HIA)).

The HIA 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 potential cumulative effects have been identified with the wind turbine development allocation sites and the employment and residential allocation sites. The potential effects of the latter on the historic environment 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).

Mitigation: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced and a requirement should be added to policy wording to take account of recommendations provided within HIAs of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised on each site.

SA-I: Homes

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

MEMO

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 SA-I: Homes and the two proposed wind turbine development sites could result in a potential negative cumulative effect on housing delivery on allocation EE4 specifically.

Mitigation

It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development.

Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity.

SA-K: Wellbeing

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.

Mitigation: Detailed assessment of potential cumulative effect on nearby residents would be required prior to planning permission being granted.

MEMO

ANNEX 1: SA FRAMEWORK

MEMO

Sustainability Objective	Factors
<p>SA-A) NATURAL ENVIRONMENT <i>To conserve and enhance the habitat, wildlife and green infrastructure of our natural environment</i></p>	<ul style="list-style-type: none"> • Natural habitats and biodiversity; geodiversity, flora and fauna • Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure • Coast • Air Quality (including nitrogen dioxide and ammonia) affecting habitats
<p>SA-B) LANDSCAPE <i>To conserve and enhance the landscapes/seascapes of our natural environment</i></p>	<ul style="list-style-type: none"> • Landscapes (including AONBs and National Parks) and landscape character • Coast and seascape
<p>SA-C) HISTORIC ENVIRONMENT <i>To conserve and enhance our historic assets</i></p>	<ul style="list-style-type: none"> • Conservation of the significance of heritage assets and their settings, including Listed Buildings, Conservations Areas, Archaeological Sites, Scheduled Monuments, historic landscapes, streetscapes and townscapes. • Addressing Heritage at Risk.
<p>SA-D) BUILT ENVIRONMENT <i>To promote high quality architecture, design and accessibility in new build development</i></p>	<ul style="list-style-type: none"> • Safeguard cultural heritage and local character by conserving and enhancing existing built environment, and creating new high-quality built environment, including streets, spaces, public realm and detailing of new buildings
<p>SA-E) CLIMATE CHANGE MITIGATION <i>To minimise greenhouse gas emissions</i></p>	<ul style="list-style-type: none"> • Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of the private car • Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation • Multi-use green infrastructure which supports or creates transport networks
<p>SA-F) CLIMATE CHANGE ADAPTATION <i>To adapt to the possible effects of climate change</i></p>	<ul style="list-style-type: none"> • Flood risk and the threat to people and property, and coastal change and adaptation
<p>SA-G) LAND RESOURCES <i>To utilise our land resources efficiently and minimise their loss or degradation</i></p>	<ul style="list-style-type: none"> • Soil quality • Safeguard mineral resources • Reuse of previously developed land • Minimise waste (reuse, recycle, recover)
<p>SA-H) WATER RESOURCES <i>To utilise our water resources efficiently and minimise their loss or degradation</i></p>	<ul style="list-style-type: none"> • Water quality and quantity

MEMO

<p>SA-I) HOMES <i>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge</i></p>	<ul style="list-style-type: none"> • Supply of housing • Housing mix and affordability • Housing delivery and diversity of supply
<p>SA-J) HEALTH <i>To support healthy and active communities with access to attractive environments and opportunities to enjoy and experience them.</i></p>	<ul style="list-style-type: none"> • Cycle and walking networks • Open space and green space infrastructure in new developments and existing settlements • Public recreational, play and leisure opportunities
<p>SA-K) WELLBEING <i>To support positive, safe and healthy communities</i></p>	<ul style="list-style-type: none"> • Social deprivation • Air quality, noise and light pollution • Safe and secure environment with reduced fear of crime
<p>SA-L) ACCESS TO SERVICES <i>To provide accessible and attractive services and community facilities for all ages and interests</i></p>	<ul style="list-style-type: none"> • Access to area wide services (education, healthcare etc) • Community facilities • Cultural buildings and facilities • Access to high speed broadband
<p>SA-M) JOBS AND LOCAL ECONOMY <i>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge</i></p>	<ul style="list-style-type: none"> • Employment land supply • Economic generating uses (including housing and population growth) • Improved and mixed employment offer • Tourism/commercial cultural and leisure provision • Access to education and skills training
<p>SA-N) TOWN CENTRES <i>To safeguard and strengthen the vitality and viability of our town centres</i></p>	<ul style="list-style-type: none"> • Diverse town centre economy • Strengthen and safeguard the vitality and viability of centres • Relationship between new development and existing centres • Access to existing centres
<p>SA-O) CONNECTIVITY AND TRANSPORT <i>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond</i></p>	<ul style="list-style-type: none"> • Access to major networks within and beyond Teignbridge • Access to public transport, footpaths and cycleways • Links between homes, services and businesses • Reduction in congestion