

Appendix E- SA assessment of all Employment Sites

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Sites North of Newton Abbot

1. BCT Heathfield
2. Ilford Park
3. North of Forches Cross
4. Blatchford Farm
5. East of Little Liverton Business Park

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
A. NATURAL ENVIRONMENT	-?	-?/+	-	-/+	-?	<p>All sites lie between 250m and 10km of Dartmoor and Dartmoor Woods SACs and all are within the South Hams SAC Landscape Connectivity Zone, with the potential for development to result in minor negative effects on the natural environment, although these effects are likely to be less than the effects from residential development. These effects are uncertain as analysis of recreational impacts on Dartmoor SACs from development within 10km has yet to be undertaken and because mitigation may overcome negative effects, scoring all sites with an uncertain minor negative effect (-?).</p> <p>In addition, Site 1 is also close to the SAC Sustenance Zone, is within a CWS (Heathfield Pennyroyal Site), considered to be of SSS standard (national importance) and is within 250m of Heathfield Cottages OSWI. Site 2 is partly within an UWS (Polish Camp) and is within 250m of Stover Country Park SSSI and the Great Plantation CWS. Site 3 is within 250m of CWSs at Ashill Copse and Moorlands Copse and Site 4 is within 250m of Berry Knowles,</p>

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						<p>Blatchford Brook Clay Works, and Templer Copse UWSs. Site 5 is within 250m of the UWS at A38 Verge at Gorse Blossom Farm and is also within a Dartmoor National Park Living Dartmoor Habitat Link (Broadleaf Woodland and Other Habitat).</p> <p>All sites contain Priority Habitats and habitats and features that support Protected Species, including bats, reptiles, cirl buntings and dormice, having further potential for minor negative effects. These effects are uncertain without further investigation and may be overcome through mitigation (-?).</p> <p>Development of all sites could have a minor negative effect on the natural environment, however, this effect is uncertain, given that mitigation may overcome them (-?).</p> <p>Sites 3 and 4 are more than 1km from the Newton Abbot/Kingsteignton AQMA, but could increase traffic within it, so could have a minor negative effect on air quality and the natural environment (-).</p> <p>Larger sites are more likely to provide natural infrastructure, having a minor positive effect on the natural environment. Sites 2 and 4, which are over 10ha, are considered to have a minor positive effect (+).</p>
B. LANDSCAPE	0	0	0	0	-?	<p>None of the sites lies within Undeveloped Coast designation and none is within 1km of Exeter City of the historic landscapes of Mamhead, Oxton, Powderham and Haldon.</p> <p>None of the sites is within 250m of Dartmoor National Park and only Site 5 lies within 1km of the boundary, having potential for minor negative effects. These effects are uncertain as</p>

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
						<p>the design and layout and landscaping to be included within development may overcome negative effects (-?).</p> <p>Development of site 3 has potential to have a minor negative effect on the setting of Stover Registered Park and Garden, which lies immediately adjacent to the north east; this is addressed in C. Historic and Built Environment.</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?/+?	-?	-?/+?	-?	<p>None of the sites contains a designated heritage asset. However, all sites are within 3km of a Grade I or II* Listed Building, a Registered Park and Garden, a Scheduled Monument or a Conservation Area, having potential for minor negative effects. However, effects on the historic environment are unknown in the absence of detailed assessment and mitigation may overcome any negative effects. Therefore, development of all sites has the potential for uncertain minor negative effects on the historic environment (-?).</p> <p>Large, greenfield sites (>10 ha) can have sufficient space to accommodate a well-designed development and create a new high quality built environment, having minor positive effects on the built environment. Sites 2 and 4 are of a sufficient size to enable a high quality design, and score a minor positive effect, but the effect is uncertain in the absence of details to assess quality (+?).</p>
D. CLIMATE CHANGE MITIGATION	+	+	+	+	+/-	<p>The proximity of employment development sites to existing centres where there is a concentration of residential areas and potential employees will affect the extent to which people are able to make use of non-car based modes of transport to commute to and from work. Sites 3 and 4 that are less than 1km from a main town will have a minor positive effect. Sites 1, 2 and 5 that lie between 1 – 5km from a Main Town would have a negligible effect (0).</p>

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
						<p>None of the sites lies within 1km of a station, the nearest being at Newton Abbot. However, Sites 1, 2, 3 and 4 lie within 500m of a bus stop with a frequent bus service. Development of these sites could have a minor positive effect (+), due to the availability of public transport options. Site 5 lies within 500m of a bus stop, served by a fairly frequent service (every 2 hours to Exeter/Plymouth) however, bus services to Newton Abbot are less frequent (only 2 a day). This would score a mixed effect of both minor positive and minor negative, due to the mix of frequent and infrequent bus services, depending on destination (-/+).</p> <p>New transport links such as bus routes or cycle paths may be provided as part of new employment developments and the effects of this are considered under this objective. As set out in the characteristics of strategic employment development sites, all sites are assumed to include basic internal active travel, but only large sites are assumed to provide sustainable and active transport links to nearby settlements. Only large employment site options are assumed to have opportunities for the provision of green infrastructure (the effects of which are captured under SA objective 1), and the opportunities for green infrastructure to support or create transport networks is assumed within that. Therefore, employment development sites 1, 3 and 5, providing between 1ha-9.9ha of employment land could have an uncertain negligible (0?) effect, whilst employment development sites 2 and 4, of 10ha or more of employment land, could have an uncertain minor positive (+?) effect.</p> <p>In addition, the larger sites of 2 and 4 are more likely to include additional sustainable travel links, which could result in minor positive effects, but these effects are uncertain as there is</p>

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
						no guarantee they will be included (+?). Sites 1, 2, 3 and 4 are also close to a cycle route, where development could result in a minor positive effect from the use of cycling as a way of commuting. However, this effect is uncertain, as not all people will wish to cycle (+?).
E. CLIMATE CHANGE ADAPTATION	0	-?	0	-?	-?	<p>Sites 2, 4 and 5 contain land within Flood Zones 2 and 3 and development has the potential to result in a minor negative effect on climate change adaptation. This effect is uncertain as any development could avoid flood risk areas and include appropriate flood risk measures to mitigate effects, scoring an uncertain minor negative effect (-?)</p> <p>Sites 1 and 3 lie within Flood Zone 1 and development would have a negligible effect on climate change adaptation (0).</p>
F. LAND RESOURCES	-?	--?	--?	--?	--?	<p>Development of Sites 3, 4 and 5 would utilise more than 5ha of Grade 3 agricultural land and could have a significant negative (--?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).</p> <p>Sites 1 and 2 are not classed as agricultural land, Site 1 being regarded as urban and Site 2 as forestry land, where development would have a negligible effect on land resources, with regard to agricultural quality (0).</p> <p>Site 1 lies outside a Minerals Safeguarding Area. All of the other sites lie within a Minerals Safeguarding Area for Ball Clay. Sites 2 and 4, which are larger than 10ha could have a significant negative effect on the mineral resource, but this is uncertain as there could be the opportunity to extract the mineral resource prior to the development going ahead (- -?) Sites 3 and 5 would have a minor negative effect, due to their smaller size, and the effect</p>

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
						would be uncertain, as there could be the opportunity to extract the mineral resource prior to the development going ahead (-?) Site 1 does not lie within a Minerals Safeguarding Area, having a negligible effect (0).
G. WATER RESOURCES	0	-?	-?	-?	-?	Sites 2, 3, 4 and 5 contain or are immediately adjacent to watercourses (that do not run into the Exe Estuary) could result in a minor negative effect on water quality, although this is uncertain at this stage of assessment and could be mitigated through sustainable drainage (-?). Site 1 does not contain or lie adjacent to a watercourse, having negligible effects (0).
H. HOMES	0	0	0	0	0	The location of employment development will not have a direct effect on this SA objective; therefore all of the site options will have a negligible (0) effect.
I. HEALTH	+	++	++	++	0	In the same way that public health will be influenced by the proximity of residential sites to open spaces, and walking and cycle paths, easy access to which can encourage participation in active outdoor recreation and active travel, the same applies to employment sites. Where sustainable travel links exist, this can enable commuting on foot and by bicycle, and access to open spaces and footpaths/cycle routes also gives opportunity for exercise before, during or after the working day. Sites 2, 3 and 4 are within 800 of major open space (including Stover Country Park, Houghton Valley Park (when created) and the Templer Way) and within 400m of a footpath/cycle route (including the route along the A382 once completed) and development could have a significant positive effect on public health as a result (++). Site 5 is within 800m of major open space (Great Plantation) and development could have a minor positive effect on public health (+).

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
						<p>Whilst Site 1 is not within 400m of a cycle route, it is within 500m of a cycle route and, although it is more than 800m journeying to reach Stover Country park, it is within 800m “as-the-crow-flies”. Therefore, rather than scoring the suggested minor negative effect, as contained in the scoring assumptions, the site is considered to have a negligible effect due to the relative proximity of these opportunities for healthy lifestyles (0).</p> <p>In addition, it is anticipated that larger sites will deliver green infrastructure and active transport links, as shown in the assumed characteristics (which could result in mixed effects overall). Sites 2 and 4, which are larger than 10 ha will deliver on site green infrastructure and have a minor positive effect on health (+). The smaller sites of Sites 1, 3 and 5 will have a negligible effect (0).</p>
J. WELLBEING	--?	--?	--?	--?	--?	<p>In the same way that residential development within an area of higher levels of deprivation compared to Devon as a whole, may have positive effects on wellbeing locally as a result of increased investment in the area and potentially the creation of new services and facilities, employment sites can also attract similar investment and opportunities. Any such site options would be likely to have a minor positive (+) effect.</p> <p>All sites score higher than the Devon average, having negligible effects (0).</p> <p>Employment sites that are in close proximity (within 100m) to existing residential development, residential allocations or other sensitive receptors may have a minor negative</p>

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						(-) effect during the construction and operational phases. As all of the sites lie within 100m of existing of allocated development, they all have the potential for minor negative effects.
K. ACCESS TO SERVICES	+/-	+/-	++	++	+/-	<p>Sites 3 and 4, which are located adjacent to Newton Abbot Settlement Limit, will generally have better access to a wider range of existing services and facilities compared to sites located in the defined villages and development would have a minor positive effect in relation to easy access to services (+).</p> <p>Sites 1, which is located within the Heathfield Settlement Limit and Site 5, which is located adjacent to the defined village of Liverton will have minor negative effects, benefitting from a smaller range of services and facilities then sites adjacent to towns (-).</p> <p>Site 2 would lie adjacent to the defined village of Liverton were it not for the A38. In addition, there is a wide shopping offer at Trago Mills, including a supermarket. This would provide for an element of day-to-day services, akin with the level provided within the defined village of Liverton itself. Therefore, for the purposes of assessing access to services and facilities, although the site does not technically lies adjacent to a defined village, it is assessed as having potential minor negative effects due to the availability of local services (-).</p> <p>Access to a high speed broadband network will benefit employment development. Sites 1 and 3 have access to Superfast/Ultrafast Broadband Connection, scoring a minor positive effect (+). Sites 2, 4 and 5 have access to Standard Broadband Connection only, having a negligible effect (0).</p>

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
L. JOBS AND LOCAL ECONOMY	+	++	+	++	+	All sites will provide opportunities for the creation of jobs, helping to boost the local economy. Larger sites will have greater positive effects. For the purposes of this SA, sites over 10ha in size are considered to have significant positive effects (++) . These sites include Sites 2 and 4. The smaller sites of less than 10ha, Sites 1, 3 and 5 would have a minor positive effect (+) as they would deliver less employment floorspace.
M. TOWN CENTRES	-	-	+	+	-	<p>Whilst the location of new residential sites has the opportunity to have a significant positive effect on the vitality and viability of existing town centres by increasing the number of people supporting businesses and services in those locations, the location of employment sites can have a similar effect to a lesser extent. Development of sites 3 and 4, which lie adjacent to the Main Town of Newton Abbot, would support the vitality and viability of Newton Abbot Town Centre through increased use and patronage and could have a minor positive effect (+).</p> <p>Development of Sites 1, 2 and 5 do not lie adjacent to a Main Town and would have minor negative effects (-).</p>
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	+/-	<p>In the same way that proximity to sustainable transport links will influence how accessible residential sites are in relation to services and job opportunities, the proximity of sustainable transport links to employment sites will influence how people travel to work. Sites that are within 500m of a bus stop, served by a frequent service, and within 1km of a railway station will have significant positive effects (++) , with sites that are within 500m of a bus stop, served by a frequent service, or within 1km of a railway station having minor positive effects (+).</p> <p>Sites 1, 2, 3 and 4 lie within 500m of a bus stop with a frequent bus service. Development of these sites could have a minor positive effect (+), due to the availability of public transport</p>

SA Objective	1. BCT Heathfield	2. Ilford Park	3. North of Forches	4. Blatchford Farm	5. East of Little Liverton Bus PK	Comments
						<p>options. Site 5 lies within 500m of a bus stop, served by a fairly frequent service (every 2 hours to Exeter/Plymouth) however, bus services to Newton Abbot are less frequent (only 2 a day). This would score a mixed effect of both minor positive and minor negative, due to the mix of frequent and infrequent bus services, depending on destination (-/+).</p> <p>In addition, it is anticipated that larger sites (>10ha), including Sites 2 and 4, will deliver sustainable transport links, and would have minor positive effects (+). Sites 1, 3 and 5, with capacity for less than 10ha of employment land will have a negligible (0) effect.</p>

Sites South of Newton Abbot

1. Ruby Farm, Two Mile Oak
2. East of Old Newton Road, Kingskerswell
3. East of Kingskerswell Road, Decoy
4. Buttlands, Ipplepen

SA Objective	1. Ruby Farm, Two Mile Oak - Amber	2. East of Old Newton Road, Kingskerswell	3. East of Kingskerswell Road, Decoy	4. Zigzag Quarry	5. Buttlands, Ipplepen	Comments
A. NATURAL ENVIRONMENT	-?/+	-?	-?	-?	-?	<p>All sites lie within the South Hams SAC Landscape Connectivity Zone, where development could have a minor negative effect on the natural environment through loss of habitats, wildlife corridors and foraging areas. However, any negative effects could be overcome through mitigation, so they are uncertain (-?).</p> <p>Site 1 lies within 250m of UWSs at Woodlane Wood and Court Grange Meadow and an OSWI at Dornafeld Cross (East). Part of Site 2 lies within UWS Aller Brook West and is the site is within 250m of CWS Yanndon Lane Fields. Site 3 is within Forde Fields CWS and is within 250m of Stover Country Park CWS, Aller Bridge Marsh UWS and Priory Road North OSWI. Site 4 is within 250m of Harpins Brake, Oak Park Fields and Aller Bridge Marsh UWSs, and Aller Orchard Wood and Oak Park OSWIs. (Site 5 is not within 250m of local or national designations).</p> <p>All sites contain Priority Habitats and habitats and features that support Protected Species including bats, curlew, dormice, Great Crested Newts.</p>

SA Objective	1. Ruby Farm, Two Mile Oak - Amber	2. East of Old Newton Road, Kingskerswell	3. East of Kingskerswell Road, Decoy	4. Zigzag Quarry	5. Buttlands, Ipplepen	Comments
						<p>Development of all of the sites has the potential for a minor negative effect on the natural environment because of their proximity to areas used by wildlife. However, without further investigation these effects are unknown and negative effects may be overcome through mitigation (-?).</p> <p>All employment site options are assumed to have opportunities for the provision of green infrastructure, as shown in the assumed characteristics, however, larger sites of 10ha or more are more likely to be able to provide a range of multi-functional green infrastructure, having a minor positive effect (+) through the retention and provision of local green infrastructure. Therefore, Site 1 scores a minor positive effect. All other sites are below 10ha in size.</p>
B. LANDSCAPE	0	0	0	-?	0	<p>None of the sites are within the Undeveloped Coast designation or lies within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxton, Powderham and Haldon, having negligible effects on these landscapes.</p> <p>Development of Site 4 would reduce the physical separation between Newton Abbot and Kingskerswell, with a potential for minor negative effects on the local landscape and the separate identity of each settlement, but this effect is uncertain as it may be overcome through landscaping and design (-?)</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?/+?	-?	-?	-?	-?	<p>None of the sites contains a designated heritage asset. However, all sites are within 3km of a Grade I or II* Listed Building, a Registered Park and Garden, a Scheduled Monument or a Conservation Area, having potential for minor negative effects. Effects on the historic environment are unknown in the absence of detailed assessment and mitigation may</p>

SA Objective	1. Ruby Farm, Two Mile Oak - Amber	2. East of Old Newton Road, Kingskerswell	3. East of Kingskerswell Road, Decoy	4. Zigzag Quarry	5. Buttlands, Ipplepen	Comments
						<p>overcome any negative effects. Therefore, development of all sites has the potential for uncertain minor negative effects on the historic environment (-?).</p> <p>Large, greenfield sites (>10 ha) can have sufficient space to accommodate a well-designed development and create a new high quality built environment, having minor positive effects on the built environment. Sites 1 is of a sufficient size to enable a high quality design, and score a minor positive effect, but the effect is uncertain in the absence of details to assess quality (+?).</p>
D. CLIMATE CHANGE MITIGATION	-/+?	--	-?	+?	-?	<p>Ruby Farm is within 5km of the town (0?). The site is more than 1km from the rail station and has an infrequent bus service nearby. There is no safe cycle route (--). The site is more than 10 ha (+?). Overall the site has mixed effects.</p> <p>East of Old Newton Road, Kingskerswell is within 5km of the town (0?). The site is more than 1km from the rail station and has a limited bus service within 500m. There is no safe cycle route (--). The site is small (0?). Overall the site has significant negative effects.</p> <p>East of Kingskerswell Road is within 5km of the town (0?). The site is more than 1km from the rail station and has a limited bus service within 500m. There is a safe cycle route (-?). The site is approx. 6 ha (0?). Overall the site has uncertain minor negative effects.</p> <p>Zigzag Quarry, Kingskerswell is within 5km of the town (0?). The site is more than 1km from the rail station but has a good frequent bus service within 500m and a safe cycle route (+). The new site is less than 9.9ha (0?). Overall the site has an uncertain minor positive effect.</p>

SA Objective	1. Ruby Farm, Two Mile Oak - Amber	2. East of Old Newton Road, Kingskerswell	3. East of Kingskerswell Road, Decoy	4. Zigzag Quarry	5. Buttlands, Ipplepen	Comments
						Buttlands Industrial Estate is more than 5km from Newton Abbot (--?). The site is more than 1km from the rail station and has an infrequent bus service within 500m. There is no safe cycle route (--). The site is small (0?). Overall the site has uncertain significant negative effects.
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	-?	<p>Ruby Farm, Zigzag and Buttlands are all outside of any flood zone or critical drainage areas, but are all technically greenfield sites (Zigzag is subject to a restoration condition). Therefore these sites have uncertain minor negative effects.</p> <p>East of Old Newton Road is a greenfield site and includes a small area of flood zone 3 (-?). East of Kingskerswell road is a greenfield site which includes a substantial area of flood zone 3. The developable area will exclude the area in the flood zone. The site is therefore an uncertain minor negative effect.</p>
F. LAND RESOURCES	--	-	-?	0	-	<p>Ruby Farm includes more than 5 ha within Grade 2 agricultural land (--). The site has minimal previously developed land. The site is not within a minerals safeguarding area (MSA).</p> <p>East of Old Newton Road includes less than 5 ha of land within grade 3 agricultural land (-). The site has no previously developed land. The site is not within a minerals safeguarding area (MSA).</p> <p>East of Kingskerswell Road includes more than 5 ha within grade 4 agricultural land (0). The site has no previously developed land. Less than half the site includes an area including aggregates MSA (-?).</p>

SA Objective	1. Ruby Farm, Two Mile Oak - Amber	2. East of Old Newton Road, Kingskerswell	3. East of Kingskerswell Road, Decoy	4. Zigzag Quarry	5. Buttlands, Ipplepen	Comments
						<p>Zigzag Quarry is mainly within 'urban land' (0). The site is not technically previously developed land. The site will be exhausted of its minerals (0).</p> <p>Buttlands Industrial Estate is within Grade 2 agricultural land (-). The site has no previously developed land. The site is not within a minerals safeguarding area (MSA).</p>
G. WATER RESOURCES	0	-?	-?	0	0	<p>Sites 2 and 3 that contain or are immediately adjacent to watercourses (that do not run into the Exe Estuary) could result in a minor negative effect on water quality, although this is uncertain at this stage of assessment and could be mitigated through sustainable drainage (-?).</p> <p>Sites 1, 4 and 5 do not contain or lie adjacent to a watercourses, having a negligible effect on water quality (0).</p>
H. HOMES	0	0	0	0	0	<p>The location of employment development will not have a direct effect on this SA objective; therefore all of the site options will have a negligible (0) effect.</p>
I. HEALTH	+	+	++	+	0	<p>Ruby Farm is not within 800m of a major open space but is within 400m of walking path. The site is more than 10ha (+). Overall the site has a minor positive effect.</p> <p>East of Old Newton Road is within 800m of a major open space but is not within 400m of walking/cycle path (+). The site is less than 10ha (0). Overall the site has a minor positive effect.</p>

SA Objective	1. Ruby Farm, Two Mile Oak - Amber	2. East of Old Newton Road, Kingskerswell	3. East of Kingskerswell Road, Decoy	4. Zigzag Quarry	5. Buttlands, Ipplepen	Comments
						<p>East of Kingskerswell Road is within 800m of a major open space and is within 400m of a walking / cycling path (++). The site is more than 10ha (+). Overall the site has a significant positive effect.</p> <p>Zigzag Quarry is not within 800m of a major open space but is within 400m of walking path. The gross site area is less than 10ha. Overall the site has a minor positive effect.</p> <p>Buttlands Industrial Estate is not within 800m of a major open space but is within 400m of walking path, although it is short and accessed from a lane with no footway. The site is less than 10ha. Overall the site has a negligible effect (0).</p>
J. WELLBEING	-	-	-	0	-	<p>Ruby Farm is in an area with a deprivation level of 29472 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect. The site is close to residential dwellings (-), but more than 1km from an AQMA, but is of a scale which could generate additional traffic on Wolborough street (-).</p> <p>East of Old Newton Road is in an area with a deprivation level of 24901 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect. The site is close to residential dwellings (-). The site is not close to an AQMA and is of a small size so is unlikely to generate significant traffic.</p> <p>East of Kingskerswell Road is in an area with a deprivation level of 29472 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect. The site is close to 1 residential dwelling (-) but is more than 1km from an AQMA.</p>

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						<p>Zigzag Quarry is in an area with a deprivation level of 24901 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect. The developable area of the site is within 100m of any residential dwellings, and is not close to an existing AQMA. Overall the site scores 0.</p> <p>Buttlands Industrial Estate is in an area with a deprivation level of 28592 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect. The site is close to residential properties (-) but not close to an AQMA (0).</p>
K. ACCESS TO SERVICES	-- / +	+/-	+	+/-	+/-	<p>Ruby Farm is separated from any settlement and has a significant negative effect (--). The site is close to superfast broadband (+).</p> <p>East of Old Newton Road is adjacent to Kingskerswell and has a minor negative effect (-). The site has standard broadband (+).</p> <p>East of Kingskerswell Road is adjacent to Newton Abbot and has a minor positive effect. The site has standard broadband (+).</p> <p>Zigzag Quarry is adjacent to Kingskerswell and has a minor negative effect. The site has superfast broadband.</p> <p>Buttlands Industrial Estate is adjacent to Ipplepen and has a minor negative effect. The site has superfast broadband.</p>

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L. JOBS AND LOCAL ECONOMY	++	+	+	+	+?	<p>Ruby Farm is more than 10 ha so has a significant positive effect (++).</p> <p>East of Old Newton Road is approx. 5 ha (+).</p> <p>East of Kingskerswell Road is approx. 30 ha with a developable area of approx. 6.5 ha (+).</p> <p>Zigzag Quarry is 9 ha with developable area of approx. 1.6 ha (+).</p> <p>Buttlands Industrial Estate is less than 1 ha (+?).</p>
M. TOWN CENTRES	-	-	+	-	-	<p>Ruby Farm is not adjacent to a main town (-).</p> <p>East of Old Newton Road is not adjacent to a main town (-).</p> <p>East of Kingskerswell Road is adjacent to a main town (+).</p> <p>Zigzag Quarry is not adjacent to a main town (-).</p> <p>Buttlands Industrial Estate is not adjacent to a main town (-).</p>
N. CONNECTIVITY AND TRANSPORT	-- / +	--	-	+	--	<p>Ruby Farm is more than 1km from the rail station and has an infrequent bus service nearby. There is no safe cycle route (--). The site is more than 10 ha (+). Overall the site has mixed effects.</p>

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						<p>East of Old Newton Road is more than 1km from the rail station and has a limited bus service within 500m. There is no safe cycle route (--). The site is less than 10 ha (0). Overall the site has significant negative effects.</p> <p>East of Kingskerswell Road is more than 1km from the rail station and has a limited bus service within 500m. There is a safe cycle route (-). The site is approx. 6 ha (0). Overall the site has minor negative effects.</p> <p>Zigzag Quarry is more than 1km from the rail station but has a good frequent bus service within 500m and a safe cycle route (+). The new site is less than 9.9ha (0). Overall the site has an uncertain minor positive effect.</p> <p>Buttlands Industrial Estate is more than 1km from the rail station and has an infrequent bus service within 500m. There is no safe cycle route (--). The site is small (0). Overall the site has significant negative effects</p>

Sites South of Exeter

1. West Exe, Peamore
2. Browns Farm
3. Opposite Exeter Court Hotel

SA Objective	1. West Exe, Peamore	2. Browns Farm	3. Opposite Exeter Court	Comments
A. NATURAL ENVIRONMENT	-?/+	-?	-?/+	<p>The sites are all approximately 4km from the Exe Estuary SPA and within 1km of ancient woodland and therefore score an uncertain minor negative effect.</p> <p>It is also noted that; Sites 1 and 3 are both over 10 ha and therefore could have a minor positive effect through retention and provision of local GI; The Brown's farm site contains an area of woodland which is considered as an existing green infrastructure asset; Cirl Bunting breeding territory lie 1km of all the sites; The Haldon Forest SSSI lies approx. 1.5km from sites 2 and 3.</p>
B. LANDSCAPE	-?	-?	-?	<p>The sites are all further than 1km from sensitive receptors such as Dartmoor, Exeter, Oxtun and Powderham. However the sites are all in fairly prominent locations adjacent to the A38/A380 and the settlements of Kennford / Kenn, and on this basis all score a minor negative uncertain effect.</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?/+?	-?	--?/+?	<p>Site 1 (Peamore) lies close to Peamore house and other listed buildings within 3km. A scheduled ancient monument lies 500m to the north. The site is larger than 10ha giving it scope to create a high quality development. Therefore the site is considered to have uncertain minor negative and positive effects.</p> <p>Site 2 (Browns Farm) lies within 700m of the Kenn Conservation area and listed buildings in Kennford. The site therefore has uncertain minor negative effects.</p>

SA Objective	1. West Exe, Peamore	2. Browns Farm	3. Opposite Exeter Court	Comments
				Site 3 (Exeter Court) lies immediately adjacent to the Kenn Conservation Area and within 3km of the Grade II* listed Trehill House and other listed buildings in Kenn. The site may therefore have an uncertain significant negative effect. The site is more than 10 ha so could have a minor positive effect.
D. CLIMATE CHANGE MITIGATION	-?/+?	--?	--?/+?	<p>West Exe Park is approximately 2-3km from Exeter and approximately 6km from Exeter St Davids Station. The X38 bus is every 2 hours but there are no crossing points over the A379. There are no existing cycle routes although the road has capacity to accommodate improvements. The site is therefore considered to have an uncertain minor negative effect. The site is larger than 10 ha and therefore is assumed to provide opportunities for green infrastructure to support or create transport networks, which results in an additional uncertain minor positive effect.</p> <p>Brown's Farm is more than 5km from central Exeter. There is an infrequent bus service (approx. hourly). There is no convenient or safe cycle or walking links towards Exeter, and whilst there is a bridge over the A38 to access Kennford, the footway is narrow and unsafe. The site is therefore considered to have uncertain significant negative effect. The site is between 1 and 9.9ha in size has uncertain negligible effects (0?) in relation to green infrastructure to support travel.</p> <p>Opposite Exeter Court Hotel site is more than 5km from central Exeter. There is an infrequent bus service. There is no safe cycle or walking links towards Exeter or into Kennford. The site is therefore considered to have uncertain significant negative effect. The site is larger than 10 ha and therefore is assumed to provide opportunities for green infrastructure to support or create transport networks, which results in an additional uncertain minor positive effect.</p>
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	None of the sites are within a critical drainage area and all 3 are entirely or mainly on greenfield outside of flood zone 3 and are therefore all considered would have an uncertain minor negative effect (-?), dependent on the SuDS provision made.

SA Objective	1. West Exe, Peamore	2. Browns Farm	3. Opposite Exeter Court	Comments
F. LAND RESOURCES	--	--	--	<p>The West Exe site contains more than 5 ha of grade 2 agricultural land and therefore is considered to have a significant negative effect.</p> <p>Brown's Farm site contains more than 5 ha of grade 2 and 3 agricultural land and therefore is considered to have a significant negative effect.</p> <p>Opposite Exeter Court Hotel site contains more than 5 ha of grade 2 agricultural land and therefore is considered to have a significant negative effect.</p> <p>None of the sites have substantial areas of previously developed land.</p> <p>None of the sites are within mineral safeguarding areas.</p>
G. WATER RESOURCES	--?	--?	--?	<p>West Exe site is drained by Berry Brook which runs into the Exe Estuary SPA and could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.</p> <p>Browns Farm site is drained by a watercourse which runs into the River Kenn which in turn runs into the Exe Estuary SPA and could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment</p> <p>Opposite Exeter Court site is drained by a watercourse which runs into the River Kenn which in turn runs into the Exe Estuary SPA and could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment</p>
H. HOMES	0	0	0	The location of employment development will not have a direct effect on this SA objective; therefore all of the site options will have a negligible (0) effect.
I. HEALTH	++	-	-	West Exe Park is approximately 600m from the South West Exeter SANGS, which is a major area of public open space. The site also has some limited footpath options within 400m, including to the SANGS area. The site is also larger than 10 ha. The site therefore has significant positive effects.

SA Objective	1. West Exe, Peamore	2. Browns Farm	3. Opposite Exeter Court	Comments
				<p>Browns Farm site is more than 800 m from an area of major open space and more than 400m from a walking or cycle path will have a minor negative (-) effect.</p> <p>Opposite Exeter Court site is more than 800 m from an area of major open space and more than 400m from a walking or cycle path will have a minor negative (-) effect.</p>
J. WELLBEING	0	-	-	<p>All 3 sites are with LSOA 002B with a IMD score of 18426 as against an average for Devon of 14246. Because the sites are within an area of higher levels of deprivation compared to Devon as a whole, the new developments may have minor positive effects on wellbeing locally.</p> <p>The Splatford and Kennford sites are both within 100m of existing residential properties and may therefore have a minor negative effect, particularly during construction.</p> <p>All 3 sites are more than 1km from an AQMA.</p>
K. ACCESS TO SERVICES	+	+/-	+/-	<p>The West Exe site is broadly adjacent to Exeter and therefore has a minor positive effect. The Brown's Farm and Exeter Court sites are broadly adjacent to the village of Kennford and therefore have a minor negative impact.</p> <p>West Exe has standard broadband speeds of (10 – 30 mbps) and therefore has a minor positive effect. Brown's Farm has superfast broadband (30-300mbps) and therefore has a minor positive effect. Opposite Exeter Court has superfast broadband (30-300mbps) and therefore has a minor positive effect.</p>
L. JOBS AND LOCAL ECONOMY	++	+	++	<p>West Exe and Opposite Exeter Court are larger than 10 ha and therefore have a significant positive effect. Browns Farm is less than 9.9ha and therefore has a minor positive effect.</p>
M. TOWN CENTRES	+	-	-	<p>West Exe is considered to be broadly adjacent to Exeter, particularly once policies SWE1 and SWE3 of the adopted local plan are delivered, and therefore have a minor positive effect. Brown's Farm</p>

SA Objective	1. West Exe, Peamore	2. Browns Farm	3. Opposite Exeter Court	Comments
				and Exeter Court sites are considered to be just beyond adjacent to Exeter and therefore have a minor negative effect.
N. CONNECTIVITY AND TRANSPORT	+/-	-	+/-	<p>All 3 employment sites are not within 1 km of a railway station, and are within 500 m of a bus stop with infrequent services (more than half hourly), and therefore are likely to have a minor negative (-) effect due to distance from public transport options.</p> <p>2 of the sites are more than 10 ha in size, which offers a greater likelihood of improved bus routes, and so have a minor positive effect. Brown's Farm which is less than 10 ha has a negligible effect in this regard.</p>

Miscellaneous sites

1. Dolbeare
2. Harcombe Farm
3. Horsemills Field
4. South West of Chudleigh Knighton
5. Langdon, Dawlish

SA Objective	1. Dolbeare,	2. Harcombe Farm	3. Horsemills Field	4. SW Chudleigh Knighton	5. Langdon, Dawlish	Comments
A. NATURAL ENVIRONMENT	-?	--?	--?	--?	-?	<p>The Dolbeare site is within 10km of the Dartmoor SAC sites. The site is within the SAC landscape connectivity zone, but the SAC Sustenance Zone is more than 250m away. There are no other designated sites within 250m (-?). The site contains existing green infrastructure and is larger than 10ha (0).</p> <p>Harcombe Farm is within 10km of the Exe, Dawlish and Dartmoor SAC sites, within the SAC landscape connectivity zone and the SAC Sustenance Zone. Haldon Forest SSSI is nearby. There are no other designated sites within 250m (--?). The site contains existing green infrastructure and is smaller than 10ha (-?).</p> <p>Horsemills Field is more than 10km from the Exe, Dawlish and Dartmoor SAC sites. It is within the SAC landscape connectivity zone and the SAC Sustenance Zone. There are no other designated sites within 250m (--?). It is not known if the site contains existing green infrastructure, and it is smaller than 10ha (-?).</p>

						<p>SW Chudleigh Knighton is within 10km from the Dartmoor SAC sites. It is within the SAC Sustenance and Landscape connectivity zone. There are no other designated sites within 250m (--?), although Bovey Heath SSSI is nearby (--?). It is not known if the site contains existing green infrastructure, and it is smaller than 10ha (-?).</p> <p>The Langdon site is within 10km from the Exe and Dawlish SAC/SPA sites. It is within the SAC landscape connectivity zone, but not the sustenance zone. There are no other designated sites within 250m, although the area is close to Cirl Bunting territory (-?). It is not known if the site contains existing green infrastructure, and it is smaller than 10ha (-?).</p>
B. LANDSCAPE	--?	-?	0?	-?	-?	<p>The Dolbeare site is within 250m from the Dartmoor National Park boundary and could have a significant negative (--?) effect.</p> <p>Harcombe Farm is in a prominent location adjacent to the A38 at Haldon and may have a minor negative effect (-).</p> <p>Horse mills Field is likely to have a negligible effect depending on design (0?).</p> <p>SW Chudleigh Knighton is in a prominent location adjacent to the A38 and may have a minor negative effect (-).</p> <p>The Langdon site is some way from the road adjacent to the hospital. It can be seen from the SANGS so is considered to have an uncertain minor negative effect (-?).</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?/+?	-?	-?	-?	-?	<p>The Dolbeare site is within 3km of listed buildings (-?), but is more than 10ha in size, allowing space for design and resulting in an uncertain minor positive (+?).</p> <p>Harcombe Farm site is within 3km of listed buildings (-?).</p> <p>Horse mills Field is within 3km of listed buildings (-?).</p> <p>SW Chudleigh Knighton is within 3km of listed buildings and Ugbrooke Park registered park and garden (-?).</p> <p>The Langdon site is within 3km of listed buildings and Luscombe Castle registered park and garden (-?).</p>
D. CLIMATE CHANGE MITIGATION	+?	--?	-?	-?	+/-?	<p>The Dolbeare site is within 1km of a main town (+?). The site is not near a railway station but is within 500m of a bus stop with mainly frequent services (+). There is no dedicated cycle route. The site is more than 10ha (+?).</p>

						<p>Harcombe Farm is more than 5km from a main town (--?). The site is not near a railway station but is within 500m of a bus stop with infrequent services (-?). There is no dedicated cycle route. The site is between 1 and 9.9ha (0?).</p> <p>Horse mills Field is less than 5km from a main town (-?). The site is not near a railway station and the bus stop has infrequent services (-?). There is a dedicated cycle route. The site is between 1 and 9.9ha (0?).</p> <p>SW Chudleigh Knighton is less than 5km from a main town (-?). The site is not near a railway station and local bus stops have infrequent services (-?). There is no dedicated cycle route. The site is between 1 and 9.9ha (0?).</p> <p>The Langdon site is less than 5km from a main town (-?). The site is more than 1km from a railway station, but is with 500m of frequent bus services (+). There is no dedicated cycle route. The site is between 1 and 9.9ha (0?).</p>
E. CLIMATE CHANGE ADAPTATION	--?	-?	--?	-?	--?	<p>The Dolbeare site is greenfield land adjacent to and partially within (<50%) a Critical Drainage Area (CDA) (--?).</p> <p>Harcombe Farm is greenfield land but is outside of flood risk areas / CDA (-?).</p> <p>Horse mills Field is greenfield land adjacent to and partially within (<50%) flood zone 3 (--?).</p> <p>SW Chudleigh Knighton is greenfield land but is outside of flood risk areas / CDA (-?).</p> <p>The Langdon site is greenfield land adjacent to and partially within (<50%) flood zone 3 and entirely within a Critical Drainage Area (CDA) (--?).</p>
F. LAND RESOURCES	--	-	-	-	-	<p>The Dolbeare site is more than 5 ha in an area of Grade 3 agricultural land (--). There is no significant previously development land. The land is more than 50% in a Mineral Safeguarding Area for Limestone (--).</p> <p>Harcombe Farm is less than 5 ha in an area of Grade 3 agricultural land (-). There is no significant previously development land. The land is close to but outside a Mineral Safeguarding Area for Limestone.</p> <p>Horse mills Field is less than 5 ha in an area of Grade 3 agricultural land (-). There is no significant previously development land. The land is within a Mineral Safeguarding Area for Ball Clay (but evidence indicates it is not viable or has been extracted) (0).</p>

						<p>SW Chudleigh Knighton is less than 5 ha in an area of Grade 3 agricultural land (-). There is no significant previously development land. The land is within a Mineral Safeguarding Area for Ball Clay (but evidence indicates it is not viable) (0).</p> <p>The Langdon site is less than 5 ha in an area of Grade 1 and 4 agricultural land (-). There is no significant previously development land. There are no minerals (0).</p>
G. WATER RESOURCES	-?	0	-?	-?	--?	<p>The Dolbeare site drains into the Balland (-?)</p> <p>Harcombe Farm is not close to any watercourses (0).</p> <p>Horse mills Field drains into the Teign (-?)</p> <p>SW Chudleigh Knighton drains into the Teign (-?)</p> <p>The Langdon site is close to the Shutterton Brook which runs into the Exe (--?).</p>
H. HOMES	0	0	0	0	0	The location of employment development will not have a direct effect on this SA objective (0)
I. HEALTH	+	-	+	+	-	<p>The Dolbeare site is within 800m of a major open space but is not within 400m of a cycle route (+). The site has a capacity of more than 10 ha. (+)</p> <p>Harcombe Farm is not within 800m of a major open space or within 400m of a cycle route (-). The site has a capacity of less than 10 ha. (0)</p> <p>Horse mills Field is not within 800m of a major open space but it is within 400m of a cycle route (+). The site has a capacity of less than 10 ha. (0)</p> <p>SW Chudleigh Knighton is within 800m of a major open space but is not within 400m of a cycle route (+). The site has a capacity of less than 10 ha. (0)</p> <p>The Langdon site is not within 800m of a major open space and is not within 400m of a cycle route (-). The site has a capacity of less than 10ha (0).</p>
J. WELLBEING	-	0	0	-	+	<p>The Dolbeare site is in an area with a deprivation level of 15566 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect (0). The site is close to residential dwellings (-), and is more than 1km from an AQMA (0).</p> <p>Harcombe Farm is in an area with a deprivation level of 18876 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect (0). The site is not close to residential dwellings (0), and is more than 1km from an AQMA (0).</p>

						<p>Horse mills Field is in an area with a deprivation level of 16712 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect (0). The site is not close to residential dwellings (0), and is more than 1km from an AQMA (0).</p> <p>SW Chudleigh Knighton is in an area with a deprivation level of 17318 compared to a Devon wide score of 14246, meaning the site option would score a negligible effect (0). The site is close to residential dwellings (-), and is more than 1km from an AQMA (0).</p> <p>The Langdon site is in an area with a deprivation level of 9319 compared to a Devon wide score of 14246, meaning the site option would score a minor positive effect (+). The site is not close to residential dwellings (0), and is more than 1km from an AQMA (0).</p>
K. ACCESS TO SERVICES	--	+	--?	+/-	+	<p>The Dolbeare site is located adjacent to settlement with good services although this is a short walk (+). The area has superfast broadband nearby (+).</p> <p>Harcombe Farm is not located adjacent to a defined settlement (--). The area has standard broadband of <10mbps (-).</p> <p>Horse mills Field is not located adjacent to a defined settlement (--). There is no broadband data available for this area (?).</p> <p>SW Chudleigh Knighton is located adjacent to a defined village (-). There is superfast broadband available in the area (+).</p> <p>The Langdon site is located on the edge of Dawlish where a number of services are available including a large supermarket (+). Superfast broadband is available in this area (+).</p>
L. JOBS AND LOCAL ECONOMY	++	+	+	+?	+	<p>The Dolbeare site has capacity for more than 10ha of employment land will have a significant positive (++) effect.</p> <p>Harcombe Farm has capacity for between 1ha and 9.9ha of employment land will have a minor positive (+) effect.</p> <p>Horse mills Field has capacity for between 1ha and 9.9ha of employment land will have a minor positive (+) effect.</p> <p>SW Chudleigh Knighton capacity for less than 1ha of employment land will have an uncertain minor positive (+?) effect.</p>

						The Langdon site has capacity for between 1ha and 9.9ha of employment land will have a minor positive (+) effect.
M. TOWN CENTRES	+	-	-	-	+	<p>The Dolbeare site is located adjacent to a Main Town would have a minor positive (+) effect.</p> <p>Harcombe Farm is not located adjacent to Exeter or a Main Town would have a minor negative (-) effect.</p> <p>Horse mills Field is not located adjacent to Exeter or a Main Town would have a minor negative (-) effect.</p> <p>SW Chudleigh Knighton is not located adjacent to Exeter or a Main Town would have a minor negative (-) effect.</p> <p>The Langdon site located adjacent to a Main Town would have a minor positive (+) effect.</p>
N. CONNECTIVITY AND TRANSPORT	+	-?	-?	-?	+	<p>The Dolbeare site is not near a railway station but is within 500m of a bus stop with frequent services (+). There is no dedicated cycle route. The site is more than 10ha (+).</p> <p>Harcombe Farm is not near a railway station and is within 500m of a bus stop with infrequent services (-?). There is no dedicated cycle route. The site is between 1 and 9.9ha (0).</p> <p>Horse mills Field is not near a railway station and the bus stop has infrequent services (-?). There is a dedicated cycle route. The site is between 1 and 9.9ha (0).</p> <p>SW Chudleigh Knighton is not near a railway station and local bus stops have infrequent services (-?). There is no dedicated cycle route. The site is between 1 and 9.9ha (0?).</p> <p>The Langdon site is more than 1km from a railway station, but is within 500m of frequent bus services (+). There is no dedicated cycle route. The site is between 1 and 9.9ha (0?).</p>