

Teignbridge draft Local Plan 2020-2040
(Part 3)

Sustainability Appraisal of Small
Residential Sites

November 2021

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Bickington

1. Land to north of Old Hill including Little Alice- 4016ya2 and y2134qo
2. Land south of Old Hill – zat092x

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+?)

Site 2: mixed uncertain minor negative effect/minor positive effect (-?/+?)

Comments:

Both sites lie within the South Hams SAC Landscape Connectivity Zone and all are within 10km of Dartmoor and South Dartmoor Woods SACs. Neither site lies within 10km of the Exe Estuary SPA or Dawlish Warren SAC. Both sites lie within 250m of at least one UWS and all contain Priority Habitats and habitats that support Protected Species, including bats, dormice, cirl buntings, great crested newts and barn owls. Therefore, development of both sites could have minor negative effects on the natural environment, although these effects may be mitigated and are uncertain (-?).

Neither site lies within 1km of an AQMA, and score a negligible effect in relation to air quality. Both sites have the potential to provide green infrastructure, with minor positive effects on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: uncertain significant negative effect (--?)

Site 2: uncertain minor negative effect (-?)

Comments:

Neither site lies within the Undeveloped Coast designation or is within 1km of Exeter City or the designed landscapes of Mamhead, Oxtou, Powderham or Haldon. However, site 1 lies within 250m of the boundary with Dartmoor National Park and Site 2 lies within 1km of the boundary (approx. 270m). Therefore, development of Site 1 could have a significant negative effect on the setting of the protected Dartmoor landscape although this effect is uncertain in the absence of a detailed design and without taking account of mitigation (--?). Development of Site 2 could have a minor negative effect on the setting of the protected Dartmoor landscape although this effect is uncertain in the absence of a detailed design and without taking account of mitigation (-?).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Comments:

Neither site contains a designated heritage asset, but both lie within 3km of Grade I/II* listed buildings, Therefore, development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?). There are no Scheduled Monuments, Conservation Areas or RPGs within 3km.

SA Objective: Climate Change Mitigation

Score:

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Comments:

The site lies within 5km of 3 main towns (Newton Abbot, Bovey Tracey and Ashburton (although this is within Dartmoor National Park), scoring a negligible effect on climate change mitigation (0). Neither site is within 1km of a railway station, however both sites lie within 500m of a bus stop (situated on the A383) served by a frequent service, scoring a minor positive effect in relation climate change mitigation from the availability of sustainable travel (+).

SA Objective: Climate Change Adaptation**Score:**

Site 1: uncertain significant negative effect (--?)

Site 2: uncertain significant negative effect (--?)

Comments:

Both greenfield sites lie within Flood Zone 1, but both sites lie within the Critical Drainage Area associated with Holbeam Dam. Therefore, development could have a significant negative effect on climate change adaptation dependent on the SuDS provision made and whether the design of development brought forward (--?).

SA Objective: Land Resources**Score:**

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Comments:

Both sites would utilise between 1ha and 5 ha of Grade 3 Agricultural Land, where development could have a minor 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). Both sites lie within a Minerals Consultation Area, but are less than 10ha in size, scoring a negligible effect.

SA Objective: Water Resources**Score:**

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Neither site contains or lies adjacent to a watercourse, so development would have a negligible effect (0) in relation to water resources and quality.

Comments:

Neither site contains or lies adjacent to a watercourse, so development would have a negligible effect (0) in relation to water resources and quality.

SA Objective: Homes**Score:**

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Comments:

Both sites would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health**Score:**

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Comments:

Neither site lies within 800m of significant open space, but both lie within 400m of local footpaths, giving some opportunity for healthy lifestyles, and having a minor positive effect on health (+).

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-?)

Site 2: minor negative effect (-?)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). Both sites lie more than 100m from the nearest A Class road but both are within 100m of existing residential properties, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants (-).

SA Objective: Access to Services

Score:

Site 1: mixed minor positive effect /uncertain minor negative effect (+/-?)

Site 2: mixed minor positive effect /uncertain minor negative effect (+/-?)

Comments:

Both sites lie adjacent to a defined Settlement Limit (Bickington), where development would help to support local facilities and services, scoring a minor positive effect (+). Both sites have access to superfast broadband connections, scoring a minor positive effect in relation to accessing services (+) but both sites lie more than 1km from either a primary or secondary school, resulting in a minor negative effect (-?) although this is uncertain as access to local schools is dependent on capacity. Neither is within 3km of a further education establishment.

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Comments:

Both sites lie more than 1km from an existing or proposed employment site and neither site lies adjacent to a Main Town or Exeter. Development would result in minor negative effects in relation to jobs, due to the lack of proximity of employment opportunities close to the sites (-).

SA Objective: Town Centres

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Comments:

Neither site lies adjacent to a Main Town or Exeter city and development would have a minor negative effect in relation to supporting the vitality and viability of existing town centres by increasing the number of day-to-day visitors to the town centres and supporting businesses and services in those locations (-).

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Comments:

Neither site is within 1km of a railway station, however both sites lie within 500m of a bus stop (situated on the A383) served by a frequent service, scoring a minor positive effect in relation to transport and connectivity (+).

Bovey Tracey

1. Land off Moretonhampstead Road – y314119
2. Land South of Le Molay Littry Way – z9141mi

SA Objective: Natural Environment

Score:

Site 1: uncertain minor negative effect (-?) /minor positive effect (+)

Site 2: uncertain minor negative effect (-?) /minor positive effect (+)

Comments:

Site 1 lies within the Haytor & Smallacombe Iron Mine South Hams Special Area of Conservation (SAC) Sustainance Zone, with radio-tracked greater horseshoe bat foraging area just across road to South. Within a radio-tracked barbastelle bat area. Lesser horseshoe and brown long-eared bats roost at Whitstone Farm. Dormouse likely presence in the hedgerow. HRA and mitigation needed including retention of hedges, woods and other priority habitats, plus lighting controls. Appropriate Assessment may be needed, based on full bat activity survey, which may conclude that loss of a substantial area of potential feeding and commuting habitat in this location would be unacceptable. Whitstone Quarry is a Regionally Important Geological Site, for rock exposures. The rock face should not be obscured. Priority Habitats include broadleaved woodland, species-rich hedges, streams, mature (possibly veteran) trees. Woodlands, stream, hedges and trees should be retained, with RPZs. Possibly semi- or unimproved grassland in places (e.g. unimproved habitat/scrub mosaic in northern-most field). Survey needed to determine site value. It is recommended that the Northern field and any other unimproved grassland should not be built on. Development may have a minor negative effect (-?) on the natural environment.

Site 2 is located within the South Hams SAC Sustainance. Part of the site is within the West Golds Mine Marsh Unconfirmed Wildlife Site identified for floodplain grazing marsh. Priority habitats include species-rich hedges; streams; possible floodplain grazing marsh. European protected species include Bats – close to radio-tracked barbastelle and greater horseshoe areas. Both are very rare species. These and other species likely to be present on site. Potential impacts from loss of (building or) tree roosts, loss of foraging habitat and additional lighting. Otter – recorded nearby, may use watercourses on site, if so, mitigation will be needed. Dormouse – assume present. Impacts from loss of trees/ scrub/ hedges, from cat predation and from lighting. Great Crested Newt zone with potential for impacts given proximity of Bradley Ponds. Development may have a minor negative effect (-?) on the natural environment.

Both sites are further than 1km from an AQMA, and due to the availability of frequent bus services, any development would not have the potential to result in increased traffic within an AQMA, resulting in only a negligible effect (0).

In relation to green infrastructure, both sites each provide less than 1,000 homes which could have a minor positive effect (+) through the provision of local public green space and connection to existing provision.

SA Objective: Landscape

Score:

Site 1: uncertain significant negative effect (- -?)

Site 2: uncertain minor negative effect (-?)

Comments:

Sites 1 lies within 250m of the boundary of Dartmoor National Park which could have a significant negative effect (--). It is sloping, visually prominent land. Development could possibly have a significant adverse effect on the landscape and visual amenity of the area. Not easy to mitigate. Factors increase sensitivity to high sensitivity.

Site 2 is within 1km of the boundary of Dartmoor national Park which could have a minor negative effect (-?). It is classed in the Interim Landscape Sensitivity Assessment as medium-high sensitivity. Adjacent to existing settlement and low lying, although would break the characteristic pattern of development only on the north side of the B3344.

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Comments:

Site 1 is within the buffer of various Grade I or II* Listed Buildings. While listed buildings are in close proximity, none are within or adjacent to site. The site may contain medieval boundaries requiring mitigation. Possible holy well at Whitstone with possible cultural significance. This could have a minor negative effect (-?) on the historic environment.

Site 2 is within the buffer of various Grade I or II* Listed Buildings. This could have a minor negative effect (-?) on the historic environment.

SA Objective: Climate Change Mitigation

Score:

Site 1: mixed uncertain significant positive effect/uncertain significant negative effect (++?/--?)

Site 2: mixed uncertain significant positive effect/ uncertain significant negative effect (++?/--?)

Comments:

Both sites lie less adjacent Bovey Tracey, which has an uncertain significant positive effect (++?). They are more than 1km from a railway station, within 500m of a bus stop, served by frequent buses (approx. half hourly-hourly) and have access to a cycle route within 1km that will have a minor positive effect (+) on climate change mitigation.

Although all the sites have a potential yield of less than 1,000 homes, which could have a uncertain significant negative effect (?--?) on the provision of new transport links, all sites would be required to either provide active travel connections to existing routes or provide new routes to the nearest main settlement.

Overall, the sites are likely to have a minor positive effect in relation to climate change mitigation due to distance from public transport options (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect(-?)

Comments:

Site 1 lies wholly or mainly within Flood Zone 1 and does not fall within a critical drainage area, resulting in an uncertain minor negative (-?) effect.

The majority of site 2 lies within Flood Zones 2 and 3. However, the northern section of land adjacent to the B3344 lies in Flood Zone 1 and does not fall within a critical drainage area. Development of this section would have an uncertain minor negative (-?) effect.

SA Objective: Land Resources

Score:

Site 1: negligible effect (0)

Site 2: uncertain minor negative effect (-?)

Comments:

Both sites have less than 1a of Grade 3 agricultural land, which would have a negligible effect (0).

Site 2 lies within a Minerals Consultation Area (MCA) for ball clay. This would have an uncertain minor negative effect (?-) as mineral resources could be sterilised, but could be extracted prior to development.

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Site 2: uncertain minor negative effect (-?)

Comments:

Site 1 is not close to a watercourse, which would have a negligible effect on water quality (0).

Sites 2 is adjacent to 2 small springs and watercourses that run into the River Bovey, which runs into the Exe Estuary. This could result in an uncertain minor negative effect (?-) on water quality.

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Site2: minor positive effect (+)

Comments:

Each of the sites have the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).

SA Objective: Health

Score:

Site 1: uncertain minor positive (+?)

Site 2: uncertain minor positive (+?)

Comments:

Both sites lie within 800m of an area of major open space and are within 400m of a walking or cycle path, which will have a significant positive (++) effect.

In terms of site ability to deliver open space provision and active transport links, both sites will deliver less than 50 homes and could have a negligible effect (0).

Overall there would be a net positive effect (+).

SA Objective: Wellbeing

Score: Site 1: negligible (0)

Site 2: negligible (0)

Comments:

Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).

The average IMD ranking for Devon in 2019 was 14,246 (out of 32,844 Lower Super Output Areas (LSOAs) in England, with 1 being the most deprived). Site 1 falls within a LSOA 004B that has an IMD score of 2,570, Site 2 falls within LSOA 004A that has an IMD score of 30,659.

Both of these LSOA areas are less deprived than the Devon average and effects of the development would be considered negligible (0).

SA Objective: Access to Services

Score:

Site 1: significant positive effect (++)

Site 2: mixed significant positive effect/minor negative effect (++/-)

Comments:

Both sites lie adjacent to, or within the Bovey Tracey town settlement limit, which would have a significant positive effect (++).

Site 1 lies within 1km of an existing school, which has a minor positive effect (+). Site 2 is more than 1km from an existing school, which has a minor negative effect (-),

Bovey Tracey Primary School does not have any additional capacity and cannot be expanded on its existing site.

However, should the proposed relocation of Bovey Tracey Primary School to Le Moley Littry Way as proposed in the current Local Plan and the Bovey Parish Neighbourhood Plan take place, then site 1 would be further than 1km and site 2 would be within 1km.

Both Sites lie in areas where there is standard broadband (10-30mbps) available, which would have a negligible (0) effect.

SA Objective: Jobs and the Local Economy**Score:**

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Comments:

Both sites adjacent to the Bovey Tracey settlement boundary, which would have a minor positive effect (+).

Both the sites have the capacity for less than 500 homes, which will have a negligible effect (0) on the provision of on-site employment land.

SA Objective: Town Centres**Score:**

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Comments:

Both sites are located adjacent to the Bovey Tracey, which would have a significant positive effect (++) on the town centre.

SA Objective: Connectivity and Transport**Score:**

Site 1: uncertain minor negative effect (-?)

Site 2: minor positive effect (+)

Comments:

Site 1 is more than 1 km from a railway station and more than 500m of a bus stop, but has an existing cycle route within 1km of the site could have a minor negative effect (-?) due to the distance from public transport options.

Sites 2 lies more than 1 km from a railway station, within 500m of a bus stop, are served by frequent buses (approx.half hourly) and have access to a cycle route within 1km. This would have a minor positive effect (+).

Both sites have a capacity of less than 1,000 homes, which will have a negligible effect (0) on the delivery of sustainable transport links.

Broadhempston

1. Land at Lomans Farm – pp137b1
2. Field north of Easterways – CFR-R-36
3. Field south of Broadhempston – CFS-R-37

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 2: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 3: mixed uncertain minor negative effect/minor positive effect (-?/+)

Comments:

All sites lie within the South Hams SAC Landscape Connectivity Zone. None is within 10km of the Exe Estuary SPA or Dawlish Warren SAC, but all sites lie within 10km of Dartmoor and Dartmoor Woods SACs. Site 1 is partly within an UWS and all sites lie within 250m of UWSs. All either contain Priority Habitats or habitats that support Protected Species including bats, great crested newts, cirl buntings. **Therefore, development of all sites could have minor** negative effects on the natural environment, although these effects may be mitigated and are uncertain (-?).

None of the sites lie within 1km of an AQMA, having negligible effects on air quality (0) and all sites have the potential to provide green infrastructure, with minor positive effects on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Site 3: negligible effect (0)

Comments:

None of the sites lie within the Undeveloped Coast designation or is within 1km of Exeter City or the designated landscapes of Mamhead, Oxtou, Powderham or Haldon. All sites are significantly more than 1km of the Dartmoor National Park, with the nearest distance being 5.8km for Land at Lomans Farm. Therefore, development of any of the sites would have negligible effect on the setting of the protected Dartmoor landscape.

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain significant negative effect (- -?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

Land at Lomans Farm does contain a heritage asset in the form of northern section of site lying within the village conservation area and does border Grade II listed buildings on northeast and southeast ends. Neither the field north of Easterways or field south of Broadhempston contain any designated heritage assets. All sites are located within 3km of a Grade I/II* listed building.

Therefore, development at Lomans Farm could have a significant negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (- -?).

On the other hand, development at north of Easterways and south of Broadhempston could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

There are Scheduled Monuments, Conservation Areas or RPGs within 3km of the sites.

SA Objective: Climate Change Mitigation

Score:

Site 1: minor positive effect (+)

Site 2: significant negative effect (- -)

Site 3: significant negative effect (- -)

Comments:

The sites lie within 5km of two main towns - Ashburton and Totnes (although within Dartmoor National Park and South Hams district respectively), scoring a negligible effect on climate change mitigation (0).

No site is within 1km of a railway station. Land at Lomans Farm lies within 500m of a bus stop in the village centre served by a frequent service, scoring a minor positive effect in relation climate change mitigation from the availability of sustainable travel (+).

The other sites at Easterways and south of Broadhempston are more than 500m of a bus stop and therefore likely to have a significant negative effect due to distance from public transport options. (--)

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

All are greenfield sites within Flood Zone 1 and not located within a Critical Drainage Area.

Therefore, development on any of the sites is likely to have an uncertain minor negative effect, (-?) dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.

SA Objective: Land Resources

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

All sites would utilise between 1ha and 5 ha of Grade 2 Agricultural Land where development could have a minor negative (-) effect. None of the sites lie within a Minerals Safeguarding Area or Consultation Area.

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Site 3: uncertain minor negative effect (-?)

Comments:

The field south of Broadhempston does lie immediately adjacent to a small watercourse along the eastern side which could result in moderate negative effects (-?) on water quality, although uncertain at this stage of assessment.

The other sites do not contain or lie adjacent to a watercourse, so development would have a negligible effect (0) in relation to water resources and quality.

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

The sites would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: minor positive effect (+)

Site 2: significant positive effect (++)

Site 3: minor positive effect (+)

Comments:

Broadhempston does contain a playing field for team sports and a tennis court, (Headlands Playing Field) at Waterford Cross.

The field north of Easterways is about 100m to the playing field and within 400m of a walking path, scoring a significant positive (++) effect in relation to health. Land at Lomas Farm is 850m away from the recreation facility at Headlands and within 400m of a walking path, scoring a minor positive (+) effect in relation to health. Field south of Broadhempston is about 1km from the recreation facility and within 400m of a walking path, scoring a minor positive (+) effect in relation to health.

There are no cycle path links for the sites. All of the sites due to size have capacity for up to 49 homes and therefore do not have potential for significant open space or active transport links and therefore score negligible effect. (0)

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the sites are located within an area that is less deprived than the Devon average, scoring a negligible effect (0).

All sites lie more than 100m from the nearest A Class road and are within 100m of existing residential properties, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants (-).

SA Objective: Access to Services

Score:

Site 1: uncertain minor positive effect (+?)

Site 2: uncertain minor positive effect (+?)

Site 3: uncertain minor positive effect (+?)

Comments:

All sites lie adjacent to a defined Settlement Limit (Broadhempston), where development would help to support local facilities and services, scoring a minor positive effect (+) and have access to standard broadband, scoring a negligible effect (0).

All sites are located within 1km of a primary school, resulting in a minor positive effect (+?) although this is uncertain as access to local schools is dependent on capacity.

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

All sites lie more than 1km from an existing or proposed employment site and none lies adjacent to a Main Town or Exeter. Development would result in minor negative effects in relation to jobs, due to the lack of proximity of employment opportunities close to the sites (-).

SA Objective: Town Centres

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

None of the sites is adjacent to Exeter or a Main Town, scoring a minor negative effect in relation to supporting viable and vital town centres. (-) However, all of the sites are likely to rely on the high level services and employment opportunities provided by Newton Abbot and Totnes, which can be accessed by public transport.

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Site 2: significant negative effect (- -)

Site 3: significant negative effect (- -)

Comments:

No site is within 1km of a railway station. Land at Lomans Farm lies within 500m of a bus stop in the village centre served by a frequent service, scoring a minor positive effect in relation to transport and connectivity (+).

The other sites at Easterways and south of Broadhempston are more than 500m of a bus stop and therefore likely to have a significant negative effect in relation to transport and connectivity. (--)

Buckfastleigh

1. Field south of Strode Road – 3a13bhe

SA Objective: Natural Environment

Score:

Site 1: uncertain significant negative effect/minor positive effect (- -?/+)

Comments:

The site lies within 250k of Buckfastleigh Caves SSSI, where development has the potential to have a significant negative effect on the natural environment through effects on bats. Although these effects could be mitigated and are uncertain (--?). The site also lies within the South Hams SAC Sustenance Zone and Landscape Connectivity Zone, within 10km of Dartmoor and South Dartmoor Woods SACs, and within 250m of an UWS. The site contains habitats that support protected species, including bats and great crested newts. Therefore development of the site could have a significant negative effect on the natural environment, due to the proximity of the SSSI and functionally linked land (Sustenance Zone), although this is uncertain as effects could be mitigated (--?). The site is not within 10km of the Exe Estuary SPA or Dawlish Warren SAC.

The site is not within 1km of an AQMA, scoring a negligible effect on air quality (0).

The site could provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: uncertain significant negative effect (- -?)

Comments:

The site does not lie within the Undeveloped Coast or within 1km of Exeter city or the designed landscapes of Mamhead, Oxton, Powderham or Haldon. However, the site lies adjacent to the boundary of Dartmoor National Park, which lies along the north of Strode Road, where development could have a significant negative effect on the setting of the protected landscape. However, this is dependent on the specific details and scale of the development and upon accompanying landscaping undertaken, scoring an uncertain significant negative effect (--?).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The site does not contain any designated heritage assets, however it lies within 3km of Grade I/II* listed buildings, a Conservation Area and Scheduled Monuments. Therefore, development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: uncertain significant positive effect (++?)

Comments:

The site is adjacent to a town (Buckfastleigh), where there is a concentration of services and facilities, and development could result in a significant positive effect on climate change mitigation (++?). The site is more than 1km from a railway station (with the exception of Buckfastleigh Station, which operates a part time steam service) but is within 500m of a bus stop with a regular bus service. The

site also lies on national cycle route 272. Therefore development would have a minor positive effect on climate change mitigation from sustainable travel options (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The greenfield site considered lies within Flood Zone 1, having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

Development would utilise between 1 and 5ha of Grade 3 agricultural land and could have a minor 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).

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Comments:

The site does not contain or lies adjacent to a watercourse, having a negligible effect on water quality (0)

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: minor positive effect (+)

Comments:

The site lies within 800m of the local park (Victoria Park), the recreation ground and the Millennium Green and, is within 400m of footpaths and a national cycle route. Therefore development of the site would have a positive effect in relation to health from the local opportunities for healthy lifestyles (+).

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site lies within 100m of existing housing, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants(-). In addition, the

majority of the site lie within 100m of the A38, where prospective occupiers could be adversely affected by noise, and development scores a minor negative effect as a result (-).

SA Objective: Access to Services

Score:

Site 1: minor positive effect (+)

Comments:

The site lies adjacent to the town of Buckfastleigh, with its focus of services and facilities, resulting in a significant positive effect in relation to accessing services. The site has access to ultrafast broadband connection, resulting in minor positive effects, and although it lies more than 1km from a secondary school, the site is within 500m of a primary school, having uncertain minor positive effect (+?), as this is dependent on capacity.

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor positive effect (+)

Comments:

The site's location adjacent to a town provides a range of employment opportunities, but the site is not within 1km of an existing or proposed employment site. Therefore development would result in a minor positive effect in relation to access to jobs (+).

SA Objective: Town Centres

Score:

Site 1: significant positive effect (++)

Comments:

The site lies adjacent to a main town (Buckfastleigh) where new development would support the vitality and viability of the town centre, scoring a significant positive effect (++)

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Comments:

The site is more than 1km from a railway station (with the exception of Buckfastleigh Station, which operates a part time steam service) but is within 500m of a bus stop with a regular bus service. The site also lies on national cycle route 272. Therefore development would have a minor positive effect in relation to connectivity and transport benefiting from sustainable travel options (+).

Chudleigh

1. Inner Bell, Exeter Road, Chudleigh

SA Objective: Natural Environment

Score:

Site 1: uncertain minor negative effect/minor positive effect (-?/+)

Comments:

Site is within sustenance zone and landscape connectivity zone associated with the South Hams SAC. Site is within 10km of Dartmoor and South Dartmoor Woods SACs, but is just outside 10km buffer of Exe Estuary SPA and Dawlish Warren SAC. Site is more than 250m from a local wildlife site but contains habitats that support protected species including bats, curlew, great crested newts and dormice. Therefore, the development of the site has the potential for minor negative effects on the natural environment, although these effects may be mitigated (-?).

(Natural England (NE) will require i) Appropriate Assessment of any group of allocations in Chudleigh for in-combination impacts. Plus ii) NE will require a bespoke mitigation plan for all of Chudleigh, outstanding from current Local Plan. Until now NE have accepted lack of such a plan for current allocations but are unlikely to continue to do so for further batches of allocated sites. As part of strategic mitigation: all sites to provide proportionate contribution for SAC bat roost building, or equivalent.)

The site is not within 1km of an AQMA and development would have negligible effects on air quality (0). The site may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Comments:

The site is not within the Undeveloped Coast designation and is not within 1km of Exeter city, Dartmoor National Park or the designed landscapes of Mamhead, Oxtun, Powderham or Haldon, scoring a negligible effect on landscape character (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

There are no designated heritage assets on the site, but it lies within 3km of Grade I/II* listed buildings, conservation areas, scheduled monuments and a RPG. Therefore, development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: uncertain significant positive effect (++?)

Comments:

The site lies adjacent to a main town (just beyond Chudleigh's allotments), scoring a significant positive effect in relation to climate change mitigation due to the proximity of services and facilities and public transport (++?), however, this effect is uncertain as people may choose to travel by private vehicle. The site is more than 1km from a railway station, but is within 500m of a bus stop with a frequent service, resulting in a minor positive effect in relation to climate change mitigation (+).

SA Objective: Climate Change Adaptation**Score:**

Site 1: uncertain minor negative effect (-?)

Comments:

The greenfield site considered lies within Flood Zone 1, having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources**Score:**

Site 1: uncertain minor negative effect (-?)

Comments:

Development would utilise between 1-5ha of grade 3 agricultural land, and could have a minor 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).

SA Objective: Water Resources**Score:**

Site 1: negligible effect (0)

Comments:

The site does not contain or lies adjacent to a watercourse, having a negligible effect on water quality (0).

SA Objective: Homes**Score:**

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing.

SA Objective: Health**Score:**

Site 1: minor positive effect (+)

Comments:

The site lies within 800m of the local sports ground and, is within 400m of footpaths. Therefore development of the site would have a positive effect in relation to health from the local opportunities for healthy lifestyles (+).

SA Objective: Wellbeing**Score:**

Site 1: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site lies within 100m of existing housing, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants(-).

SA Objective: Access to Services**Score:**

Site 1: significant positive effect (++)

Comments:

The site lies adjacent to a main town (just beyond Chudleigh's allotments), scoring a significant positive effect in relation to accessing services (++) . It has access to superfast broadband connections, with a minor positive effect on accessing services online, and is within 1km (as the crow flies) of Chudleigh primary school, resulting in an uncertain minor positive effect (+?) as this is dependent on capacity.

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor positive effect (+)

Comments:

Although the site is not within 1km of an existing or proposed employment site, it is adjacent to a main town (Chudleigh) where employment opportunities exist and development would result in a minor positive effect in relation to accessing jobs (+).

SA Objective: Town Centres

Score:

Site 1: significant positive effect (++)

Comments:

The site lies adjacent to a main town (just beyond Chudleigh's allotments), where new development would support the vitality and viability of the town centre, scoring a significant positive effect (++) .

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Comments:

The site is more than 1km from a railway station, but is within 500m of a bus stop with a frequent service, resulting in a minor positive effect in relation to connectivity (+).

Dawlish

1. Land off Meadow Park 7w13bvj

Please Note – Sites at Manor Farm (j414xwv and zs14xnz) are within Dawlish Parish but adjacent to Teignmouth settlement limit, so are included within the Teignmouth section.

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Comments:

The site is within the Landscape Connectivity Zone associated with the South Hams SAC, within a County Wildlife Site (Langdon Fields) and lies between 250m and 10km of the Dawlish Warren SAC & Exe Estuary SPA. It is not within 10km of Dartmoor or Dartmoor Woods SACs. It is likely to contain Priority Habitats and it contains habitats that support Protected Species, including bats and ciril buntings. Therefore, development of the site could have a minor negative effect on the natural environment, although these effects may be mitigated and are uncertain (-?).

The site is more than 1km from an AQMA, scoring a negligible effect (0) and may provide green infrastructure, which may have a minor positive effect (+).

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Comments:

The site does not lie within the Undeveloped Coast designation and is not within 1km of Dartmoor National Park, Exeter City, or the historic landscapes of Mamhead, Oxtun, Powderham or Haldon, scoring a negligible effect in relation to landscape character (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-)

Comments:

There are no designated heritage assets on the site, but it lies within 3km of Grade I/II* listed buildings, Conservation Areas and a RPG, where development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: uncertain significant positive effect (++?)

Comments:

The site lies adjacent to a main town (Dawlish) scoring a significant positive effect in relation to climate change mitigation due to the proximity of services and facilities and public transport (++?), however, this effect is uncertain as people may choose to travel by private vehicle. However, the site lies more than 500m from a bus stop, but is within 1km of the railway station at Dawlish (as the crow flies), scoring a minor positive effect (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

Development of the site would comprise greenfield development of land in Flood Zone 1 having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources

Score:

Site 1: negligible effect (0)

Comments:

Development of the site would utilise less than 1ha of Grade 3 agricultural land, having a negligible effect on land resources (0).

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Comments:

The site does not contain or lie adjacent to a watercourse, so development would have a negligible effect on water quality (0).

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: significant positive effect (++)

Comments:

The site lies within 800m of The Lawns, a significant area of open space in the centre of Dawlish and is also within 400m of footpaths. Therefore development would have a significant positive effect in relation to opportunities for healthy lifestyles (++).

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site is within 100m of existing housing, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants(-).

SA Objective: Access to Services

Score:

Site 1: mixed significant positive effect/uncertain minor negative effect (++)/(-?)

Comments:

The site lies adjacent to a main town (Dawlish), and would have good access to a wide range of services and facilities, scoring a significant positive effect (++) . The site would have access to superfast

broadband, having a minor positive effect (+) but lies more than 1km from either a primary or secondary school, scoring an uncertain minor negative effect (-?).

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor positive effect (+)

Comments:

The site lies adjacent to a main town (Dawlish) but is not within 1km of an employment site (either existing or proposed), scoring a minor positive effect in relation to access to employment opportunities (+).

SA Objective: Town Centres

Score:

Site 1: significant positive effect (++)

Comments:

The site lies adjacent to a main town (Dawlish) where new development would support the vitality and viability of the town centre, scoring a significant positive effect (++).

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Comments:

The site lies more than 500m from a bus stop, but is within 1km of the railway station at Dawlish (as the crow flies), scoring a minor positive effect (+) in relation to transport and connectivity.

Exminster

1. Land north and south of Day Pottles Lane – 4915yma / ry15y6g / 581357e

SA Objective: Natural Environment

Score:

Site 1: uncertain minor negative effect/minor positive effect (-?/+)

Comments:

The site lies within the Exe Estuary Special Protection Area (SPA) and Dawlish Warren Special Area of Conservation (SAC) 10km Zone. East Devon Pebblebeds SPA SAC: within 10km Recreation Buffer: Habitat Regulations contribution will be needed. Being less than 1km from the SPA, housing here is likely to generate particularly high recreation visit rates. Water Bird Survey recorded no SPA birds here.

The site lies within or adjacent to Cirl Bunting breeding territory and wintering zones. A compensation contribution will be required in line with the Cirl Bunting planning guidance. The site contains a number of European Protected Species, including various species of Bats, Dormouse. The area to the south of the Day Pottles Lane has also recorded otters on the stream that forms the site boundary. Development could impact on associated habitats for the species identified, particularly grassland, arable, tree roosts, hedgerow and scrub.

The southern area is adjacent to Hooper's Field Unconfirmed Wildlife Site identified for semi-improved grassland and scrub.

The proximity all sites to these sensitive locations could have a minor negative effect (?-). Development has the potential to have a minor negative effect on habitats and connectivity features, and protected species including Priority Habitats. However, these effects are uncertain as some of these features and habitats may be retained. Subject to the existing network of boundary hedges being retained, retention of trees and other mitigation measures, such as delivery of a significant Cirl Bunting mitigation site, "bat friendly" lighting and wildlife buffers, this effect could be mitigated. However, in the absence of details to demonstrate how natural habitats and biodiversity would be protected the development of the sites has the potential to have an uncertain minor negative impact (-).

The site is further than 1km from an AQMA, and due to the availability of frequent bus services, any development would not have the potential to result in increased traffic within an AQMA, resulting in only a negligible effect (0).

It is assumed that the site could have a minor positive effect (+) on green infrastructure and should include provision for open space and children's play.

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Comments:

The site is well integrated within the existing settlement. The northern portion of the site is a slightly conspicuous location where development would need to reinforce the distinctive characteristics of the settlement – no major concerns resulting in a potential negligible effect (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The proposed development site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity. The Historic Environment Team would advise that any consent for

development here should be conditional upon a programme of archaeological work to record any heritage assets affected.

The site lies within the buffer of Grade I or II* Listed Building. No Listed Building within or adjacent to the site. Concern over the impact on the setting of listed and historic buildings at the nearby entrance to Day Pottles Lane. This could have a minor negative effect (-?) on the historic environment.

SA Objective: Climate Change Mitigation

Score:

Site 1: minor positive effect (+)

Comments:

The site lies 1-5km from the nearest main town/city of Exeter, which has an uncertain negligible effect (0?). It is more than 1km from a railway station, within 500m of a bus stop, served by frequent buses (approx. half hourly)(++) and do not have access to a cycle route within 1km. Overall, development of the site is likely to have a minor positive effect in relation to climate change mitigation (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

Majority of the site lies in Flood Zone 1. The southern edge of the site border lies adjacent to flood zone 3. The site and does not lie within a critical drainage area, resulting in an uncertain minor negative (-?) effect.

SA Objective: Land Resources

Score:

Site 1: negligible effect (0)

Comments:

The eastern half of the site is Grade 4 agricultural land, the majority of the eastern half is grade 2, with a small section of grade 3 adjacent on the southern boundary. This would have a negligible effect (0).

The site does not lie within either a Minerals Consultation Area (MCA) or Minerals Safeguarding Area (MSA).

SA Objective: Water Resources

Score:

Site 1: uncertain significant negative effect (- -?)

Comments:

The site is immediately adjacent to a watercourse that runs into the Exe Estuary SPA, which could result in significant negative (--?) effect on water quality, although this is uncertain at this stage of assessment.

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Comments:

The site has the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).

SA Objective: Health

Score:

Site 1: significant positive effect (++)

Comments:

The site lies within 800m of an area of major open space and is within 400m of a walking or cycle path, which will have a significant positive (++) effect.

In terms of site ability to deliver open space provision, play and active transport links, the site will deliver less than 50 homes and could have a negligible effect (0).

SA Objective: Wellbeing**Score:**

Site 1: negligible effect (0)

Comments:

Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).

The average IMD ranking for Devon in 2019 was 14,246 (out of 32,844, with 1 being the most deprived). The site falls within a Lower Super Output Area (LSOA 002A), that has an IMD score of 23,786. This LSOA area is less deprived than the Devon average and effects of the development would be considered negligible (0).

SA Objective: Access to Services**Score:**

Site 1: minor positive effect (+)

Comments:

The site is within 1km of Exminster Primary School, however the school does not have any additional capacity and cannot be expanded on its existing site. In addition, the new primary school planned for the South West Exeter allocation (SWE1) only has capacity to accommodate existing planned growth. All sites lie adjacent to the village settlement limit. Both these factors have a minor positive effect (+?). Exminster has access to superfast broadband (30-300mbps) in the majority of postcode areas, so this has a minor positive (+) effect. Overall, the site could have a minor positive effect (+).

SA Objective: Jobs and the Local Economy**Score:**

Site 1: minor positive effect (+)

Comments:

The site is adjacent to Exminster settlement boundary, which would have a minor positive effect (+). All the sites have the capacity for less than 500 homes, which will have a negligible effect on the provision of on-site employment land. Overall the site has a minor positive effective (+) on jobs and the local economy.

SA Objective: Town Centres**Score:**

Site 1: minor negative effect (-)

Comments:

As the site is not located adjacent to a main town, their ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).

SA Objective: Connectivity and Transport**Score:**

Site 1: minor positive effect (+)

Comments:

The site lies more than 1 km from a railway station, is less than 500 m from a bus stop with a frequent service, but does not have a cycle route within 1km. This means that the site is likely to have a minor positive (+) effect in relation to connectivity and transport

Hennock (Chudleigh Knighton)

1. CFS-R-23 Field off Knights Mead, Chudleigh Knighton

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Comments:

The site lies within the South Hams SAC Sustainance Zone and Landscape Connectivity Zone but not within 10km of Dawlish Warren SAC or Exe Estuary SPA/Ramsar Site. The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC). The closest SSSI is approx 350m to north west at Chudleigh Knighton Heath. The site contains Priority Habitats and habitats that support Protected Species, including bats, ciril buntings, great crested newts, dormice and otters. Therefore, the development of the site has the potential for minor negative effects on the natural environment, although these effects may be mitigated (-?).

The site is not within 1km of an AQMA, resulting in negligible effects (0) and the site may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Comments:

The site lies outside the Undeveloped Coast designation and is more than 1km from Dartmoor National Park, Exeter City and the historic designed landscapes of Mamhead, Oxtou, Powderham and Haldon, scoring a negligible effect on landscape character (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The site does not contain any designated heritage assets but it lies adjacent to a Grade II listed building. It also within 3km of Grade I/II* listed buildings, scheduled monuments and Registered Parks and Gardens. Therefore, development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: minor positive effect (+)

Comments:

The site between 1km and 5km from the nearest main towns (Bovey Tracey and Chudleigh), scoring a negligible effect (0) on climate change mitigation. It lies more than 1km from the nearest railway station but is within 500m of a bus stop served by a frequent (hourly) service, scoring a minor positive effect due to public transport availability (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The area of the site considered suitable for development lies within Flood Zone 1, with additional land lying within Flood Zones 2 and 3 associated with the River Teign, having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

Development of the site would utilise between 1 and 5ha of Grade 3 agricultural land and could have a minor 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). The site also lies within a Minerals Safeguarding Area for ball clay, where development could have a minor negative effect on the resource, however, this effect is uncertain as there could be opportunity to extract the mineral resource prior to development (-?).

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Comments:

The River Teign does not lie within or immediately adjacent to the site, so development of the site scores a negligible effect (0) in relation to water resources and quality.

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: significant positive effect (++)

Comments:

The site lies within 800m of major open space (playing field) and is within 400m of walking routes. Development would have a significant positive effect on health from the opportunity for recreation and healthy lifestyles (++).

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site lies within 100m of existing housing, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants(-). In addition, parts of the site lie within 100m of the A38, where prospective occupiers could be adversely affected by noise, and development scores a minor negative effect as a result (-).

SA Objective: Access to Services

Score:

Site 1: minor positive effect (+)

Comments:

The site lies adjacent to a defined settlement (Chudleigh Knighton), where local services and facilities are available and where development scores a minor positive effect in relation to access to services (+). It is within 1km of a primary school, and has access to ultrafast broadband, scoring a minor positive effect (+).

SA Objective: Jobs and the Local Economy**Score:**

Site 1: significant negative effect (- -)

Comments:

The site lies more than 1km from an existing or proposed employment site (the closest at Heathfield approx.. 1.5km away) and does not lie adjacent to a main town or Exeter city, scoring a significant negative effect in relation to accessing jobs (- -).

SA Objective: Town Centres**Score:**

Site 1: minor negative effect (-)

Comments:

The site does not lie adjacent to a main town or Exeter city, scoring a minor negative effect in relation to town centres (-) however, occupants of the new development are likely to support the town centres of both Chudleigh and Bovey Tracey.

SA Objective: Connectivity and Transport**Score:**

Site 1: minor positive effect (+)

Comments:

The site lies more than 1km from the nearest railway station but is within 500m of a bus stop served by a frequent (hourly) service, scoring a minor positive effect due to public transport availability (+).

Ilington (Liverton)

1. CFS-R-01 Myrtle Lodge, Liverton

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Comments:

The site is within the Landscape Connectivity Zone associated with the South Hams SAC. The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC), but outside the 10km buffer for Exe Estuary SPA and Dawlish Warren SAC. The site is within 250m of Gorse Blossom Copse CWS and contains habitats that support Protected Species. Therefore, the development of the site has the potential for minor negative effects on the natural environment, although these effects may be mitigated (-?).

The site is not within 1km of an AQMA, resulting in negligible effects (0) and the site may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: uncertain significant negative effect (++?)

Comments:

The site lies outside the Undeveloped Coast designation and is more than 1km from City and the historic designed landscapes of Mamhead, Oxton, Powderham and Haldon. However, the site lies less than 250m from the boundary with Dartmoor National Park, where development could have a significant negative effect on character and quality of the landscape and on the setting of the protected landscape although effects will be uncertain as they will also depend on factors such as the design and scale of the development (--?).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The site does not contain or lie adjacent to any designated heritage asset, but it lies within 3km of Grade I/II* listed buildings, a conservation area and a Registered Park and Garden, where development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: minor negative effect (-)

Comments:

The site is between 1km and 5km from the nearest main towns (Bovey Tracey and Chudleigh), scoring a negligible effect (0) on climate change mitigation. However, it lies more than 1km from the nearest railway station but is within 500m of a bus stop served by an infrequent service, scoring a minor negative effect due to the lack of regular public transport availability (-).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The greenfield site lies within Flood Zone 1, and is not within a CDA, having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources**Score:**

Site 1: uncertain minor negative effect (-?)

Comments:

Development of the site would utilise less than 1 ha of Grade 2 agricultural land, scoring a negligible effect on land resources (0). However, the site lies within a Minerals Safeguarding Area for ball clay where development could have a minor negative effect on the resource, however, this effect is uncertain as there could be opportunity to extract the mineral resource prior to development (-?).

SA Objective: Water Resources**Score:**

Site 1: negligible effect (0)

Comments:

The site does not contain or lie adjacent to a watercourse and development would have negligible effects on water quality (0)

SA Objective: Homes**Score:**

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health**Score:**

Site 1: minor negative effect (-)

Comments:

The site does not lie within 800m of significant open space or within 400m of a walking or cycling route. Therefore occupants of the development would not have easy access to facilities to enable healthy lifestyles (although significant open space lies 1.5km away), scoring a minor negative effect in relation to health (-).

SA Objective: Wellbeing**Score:**

Site 1: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site lies within 100m of an existing A class road and within 100m of existing residential and industrial development. Therefore, development could both have a minor negative, but temporary effect on the wellbeing of existing residential occupiers during construction and prospective occupants of the development could be subject to a minor negative effect (-) in relation to wellbeing from the proximity to a main road and industrial development.

SA Objective: Access to Services**Score:**

Site 1: minor positive effect (+)

Comments:

The site does not lie immediately adjacent to a defined settlement but is within easy access on foot or by bicycle to the facilities of the village. Therefore, for the purposes of assessing access from the site to services, the site is considered adjacent, scoring a minor positive effect (+). The site is within 1km of a primary school, but not a secondary school, scoring a minor positive effect (+). The site benefits from standard broadband connection only, scoring a negligible effect (0).

SA Objective: Jobs and the Local Economy**Score:**

Site 1: minor positive effect (+)

Comments:

The site lies adjacent to an existing employment site, but is not adjacent to a main town or Exeter city, scoring a minor positive effect in relation to access to jobs (+).

SA Objective: Town Centres**Score:**

Site 1: minor negative effect (-)

Comments:

The site is not adjacent to a main town or Exeter city, scoring a minor negative effect (-). However, it is likely that occupants of the development would support local town centres at Bovey Tracey and Newton Abbot.

SA Objective: Connectivity and Transport**Score:**

Site 1: minor negative effect (-)

Comments:

The site lies more than 1km from the nearest railway station but is within 500m of a bus stop served by an infrequent service, scoring a minor negative effect due to the lack of regular public transport availability (-).

Ipplepen

1. Land to east of Brooke House, North Street – CFS-R-05

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Comments:

The site lies within the South Hams SAC Landscape Connectivity Zone but lies more than 10km from the Exe Estuary SPA, Dawlish Warren SAC and Dartmoor and South Dartmoor Woods SACs. It lies within 250m of an UWS and contains priority habitats and habitats that support protected species including bats, dormice, cirl buntings and great crested newts. **Therefore, the development of the site has the potential for minor negative effects on the natural environment, although these effects may be mitigated (-?).**

The site is not within 1km of an AQMA, resulting in negligible effects (0) and the site may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Comments:

The site lies outside the Undeveloped Coast designation and is more than 1km from Dartmoor National Park, Exeter City and the historic designed landscapes of Mamhead, Oxtou, Powderham and Haldon, scoring a negligible effect on landscape character (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The site does not contain any designated heritage assets but it lies within 3km of Grade I/II* listed buildings, conservation areas, scheduled monuments and a Registered Parks and Garden. Therefore, development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: minor positive effect (+)

Comments:

The site between 1km and 5km from the nearest main towns (Newton Abbot and Totnes (within South Hams)), scoring a negligible effect (0) on climate change mitigation. It lies more than 1km from the nearest railway station but is within 500m of a bus stop served by a frequent (hourly) service, scoring a minor positive effect due to public transport availability as an alternative to the private car (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The greenfield site lies within Flood Zone 1, having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources

Score:

Site 1: minor negative effect (-)

Comments:

Development of the site would utilise between 1 and 5ha of Grade 2 agricultural land and would have a minor negative (-) through the loss of good quality agricultural land.

SA Objective: Water Resources

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The site lies adjacent to a small watercourse running along part of the south western boundary, where development could have a minor negative effect on water quality during construction. The extent to which water quality is affected would depend on construction techniques and the use of sustainable drainage systems (SuDS) within the design; therefore effects are uncertain at this stage (-?).

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: significant positive effect (++)

Comments:

The site lies within 800m of major open space (play area and recreation ground) and is within 400m of a footpath. Development would have a significant positive effect on health from the opportunity for recreation and healthy lifestyles (++)

SA Objective: Wellbeing

Score:

Site 1: minor negative effect

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site lies within 100m of existing housing, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants (-).

SA Objective: Access to Services

Score:

Site 1: minor positive effect (+)

Comments:

The site lies adjacent to a defined settlement (Ipplepen), where local services and facilities are available and where development scores a minor positive effect in relation to access to services (+). It is within 1km of a primary school, and has access to superfast broadband, scoring a minor positive effect (+).

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor positive effect (+)

Comments:

The site does not lie within 1km of a main town or Exeter city, but it does lie within 1km of an existing industrial estate (Butlands) and proposed extension to the employment land (as contained within the Pre-Submission Ipplepen Neighbourhood Plan), where occupiers of new development would have access to local employment opportunities, resulting in a minor positive effect (+).

SA Objective: Town Centres

Score:

Site 1: minor negative effect (-)

Comments:

The site does not lie adjacent to a main town of Exeter city, and development would have a minor negative effect in relation to supporting the vitality and viability of town centres (-). However, occupants of the new development are likely to support the town centres of both Newton Abbot and Totnes.

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Comments:

The site lies more than 1km from the nearest railway station but is within 500m of a bus stop served by a frequent (hourly) service, scoring a minor positive effect in relation to transport and connectivity.

Kingskerswell

1. Edginswell Lane – I315yfs
2. Land at Fluder Hill – 9m135ah
3. Longlands House, Whilborough Road – CFS-R-24

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 2:

Site 3:

Comments:

All sites lie within the South Hams SAC Landscape Connectivity Zone. None of the sites is within 10km of the Exe Estuary SPA, Dawlish Warren SAC or Dartmoor and South Dartmoor Woods SACs. Sites 2 and 3 lie within 250m of an OSWI or UWS and all sites contain priority habitats and habitats that support protected species including bats, dormice, cirl buntings and great crested newts. **Therefore, the development of the sites has the potential for minor negative effects on the natural environment, although these effects may be mitigated (-?).**

All sites lie more than 1km from an AQMA, resulting in negligible effects on air quality (0) and all sites may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

None of the sites is within the Undeveloped Coast designation or within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxton, Powderham and Haldon, having a negligible effect on landscape (0).

However, development of sites at Fluder Hill and Longlands House would reduce the physical separation between Kingskerswell and Torquay (Torbay Fringe). Development at Edginswell Lane would be subject to local landscape sensitivity in terms of potential urbanisation of the countryside setting of Kingskerswell and North Whilborough. Development of these sites could have minor negative effects on the local landscape, however these effects are unknown as landscaping or retaining areas as undeveloped land, may overcome any negative effects (-?).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

None of the sites contains any designated heritage assets but all of the sites are within 3km of Grades I and II* Listed Buildings, Kingskerswell Conservation Area and Ancient Monuments.

Development of all sites has the potential for minor negative effects on the historic environment, however, these effects are uncertain due to the absence of information of the significance and sensitivity of heritage assets, including how their setting contributes to their significance and the exact scale, design and layout of the new development (-?).

SA Objective: Climate Change Mitigation**Score:**

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

All of the sites are located 1km – 5km from the Main Town of Newton Abbot, scoring an uncertain negligible effect, as although development would benefit from higher level services and facilities close by, the mode of transport that would be chosen to access them is uncertain. Therefore effects on climate change mitigation are uncertain (0?).

None of the sites is within 1km of a railway station. All of the sites are located within 500m of a bus stop, including at Fluder Crescent bus stop for land at Fluder Hill and Huxnor Road bus stop for Edginswell Lane and Longlands House sites, all with frequent services, scoring a minor positive effect in relation to distance from public transport options (+).

SA Objective: Climate Change Adaptation**Score:**

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

All are greenfield sites within Flood Zone 1 and not located within a Critical Drainage Area.

Therefore, development on any of the sites is likely to have an uncertain minor negative effect (-?) dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.

SA Objective: Land Resources**Score:**

Site 1: minor negative effect (-?)

Site 2: minor negative effect (-?)

Site 3: minor negative effect (-?)

Comments:

All sites would utilise between 1ha and 5ha of Grade 2 or Grade 3a Agricultural Land where development could have a minor negative (-) effect.

SA Objective: Water Resources**Score:**

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Site 3: negligible effect (0)

Comments:

The sites do not contain or lie adjacent to a watercourse, so development would have a negligible effect (0) in relation to water resources and quality.

SA Objective: Homes**Score:**

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

The sites would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: minor negative effect (-)

Site 2: minor positive effect (+)

Site 3: minor negative effect (-)

Comments:

Development of residential sites that are within 800m of an area of major open space or that are within 400m of a walking or cycle path will have a minor positive (+) effect on health, which is influenced by the proximity of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation and active travel.

Land at Fluder Hill is within 800m of the Recreation Ground at Kingskerswell and therefore has a minor positive effect (+) None of the sites is within 400m of recreational footpaths. The sites at Edginswell Lane and Longlands House score a minor negative effect. (-)

There are no cycle path links for the sites. All of the sites due to size have capacity for up to 49 homes and therefore do not have potential for significant open space or active transport links and therefore score negligible effect. (0)

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the sites at Kingskerswell are located within an area that is less deprived than the Devon average, scoring a negligible effect (0).

For new residential development proposed within close proximity (100m) of existing residential development there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase.

All sites are within 100m of existing residential development and residents could be affected from noise, having a minor negative effect on wellbeing (-). In addition, Edginswell Lane lies close to A380 road corridor and the proximity of major roads may result in noise pollution affecting residents in the longer term, having a minor negative effect on wellbeing (-).

SA Objective: Access to Services

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 2: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 3: mixed uncertain minor negative effect/minor positive effect (-?/+)

Comments:

All sites lie adjacent to the defined village of Kingskerswell. Therefore, development of these sites would give reasonable access to services and facilities and would have a minor positive effect (+).

Sites are more than 1km in distance to the Primary School at Kingskerswell, having an uncertain minor negative effect on access to education services (-?) and not within 1km of a Secondary School.

All of the sites have access to superfast or ultrafast broadband connection speeds, providing a minor positive effect in relation to access to online services (+).

SA Objective: Jobs and the Local Economy**Score:**

Site 1: minor negative effect (-)

Site 2: minor positive effect (+)

Site 3: minor negative effect (-)

Comments:

None of the sites is within or adjacent to a Main Town.

Land at Fluder Hill is located within 1km of the planned employment site at Emburey Close, Kingskerswell and would have a minor positive effect (+) on access to job opportunities.

Sites at Edginswell Lane and Longlands House are both not within 1km of an existing or planned employment site. Development of these sites would result in minor negative effects in relation to jobs, due to the lack of proximity of employment opportunities close to the sites (-).

SA Objective: Town Centres**Score:**

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

None of the sites is adjacent to Exeter or a Main Town, scoring a minor negative effect in relation to supporting viable and vital town centres. (-) However, all three sites are likely to rely on the high level services and employment opportunities provided by Newton Abbot and Torquay, which can be accessed by public transport.

SA Objective: Connectivity and Transport**Score:**

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

None of the sites is within 1km of a railway station. All of the sites are located within 500m of a bus stop at Fluder Crescent for land at Fluder Hill and Huxnor Road bus stop for Edginswell Lane and Longlands House sites, all with frequent services, scoring a minor positive effect in relation to distance from public transport options (+).

Kingsteignton

1. Higher Sandygate

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain significant negative effect /minor positive effect (- -?/+)

Comments:

The site lies within South Hams SAC: Chudleigh Sustenance Zone and Landscape Connectivity Zone. The Sustenance Zone is Functionally Linked Land, meaning that the site is within 250m of a SAC. It is within 10km of South Dartmoor Woods SAC, but lies more than 10km from Dartmoor SAC, the Exe Estuary SPA and Dawlish Warren SAC. The site contains Priority Habitats and habitats that support Protected Species including bats, including Grey Long Eared bats associated with the roost at Bishopsteignton House, dormice and Great Crested Newts. The site is within 250m of an UWS. Therefore, the development of the site has the potential for significant negative effects on the natural environment, although these effects may be mitigated (--?).

The site is not within 1km of an AQMA, resulting in negligible effects (0) and the site may be able to provide green infrastructure, which would have a minor positive effect on the natural environment (+).

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Comments:

The site does not lie within the Undeveloped Coast designation and is not within 1km of Exeter City, Dartmoor National Park or the designed landscapes of Mamhead, Oxtot, Powderham or Haldon. Development would have a negligible effect on landscape character (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

The site does not contain any designated heritage assets but lies within 3km of listed buildings a conservation area and RPGs (Stover, Lindridge and Ugbrooke Park). Therefore, development could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: mixed significant negative effect/uncertain significant positive effect (- -?/+)

Comments:

The site lies adjacent to a main town (Kingsteignton) scoring a significant positive effect in relation to climate change mitigation due to the proximity of services and facilities (++?), however, this effect is uncertain as people may choose to travel by private vehicle. In addition, development of the site would have mixed effects as it lies more than 1km from a railway station and is more than 500m from a bus stop served by a regular service and lacks dedicated cycle routes, scoring a significant negative effect in relation to access to public transport (--).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Comments:

Development of the site would utilise greenfield land within flood zone 1, having an uncertain minor negative effect (-?) on climate change adaptation dependent on the use of sustainable drainage systems.

SA Objective: Land Resources

Score:

Site 1: negligible effect (0)

Comments:

The land is classed as urban land within the agricultural land classification system, where development would have a negligible effect on land resources (0).

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Comments:

The site does not contain or lie adjacent to a watercourse, having negligible effect on water quality (0).

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Comments:

The site would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: minor negative effect (-)

Comments:

The site does not lie within 800m of significant open space, nor does it lie within 400m of walking or cycling routes. Therefore development of the site would result in a minor negative effect in relation to the health of occupiers due to the limited opportunities for healthy lifestyles (-).

SA Objective: Wellbeing

Score:

Site 1: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). The site is within 100m of existing housing, where occupiers could be disturbed during construction, having a minor negative effect on wellbeing of existing residential occupants(-).

SA Objective: Access to Services

Score:

Site 1: mixed significant positive effect/uncertain minor negative effect (++)/(-?)

Comments:

The site lies adjacent to a main town (Kingsteignton) scoring a significant positive effect in relation to access to services and facilities (++), has access to ultrafast broadband connections (scoring a minor positive effect (+)but does not lie within 1km of either a primary or secondary school, scoring an uncertain minor negative effect (-?), resulting in a mixed effect.

SA Objective: Jobs and the Local Economy

Score:

Site 1: minor positive effect (+)

Comments:

The site lies adjacent to a main town (Kingsteignton) scoring a minor positive effect due to the proximity of employment opportunities (+).

SA Objective: Town Centres

Score:

Site 1: significant positive effect (++)

Comments:

The site lies adjacent to a main town (Kingsteignton) where new development would support the vitality and viability of the town centre, scoring a significant positive effect (++).

SA Objective: Connectivity and Transport

Score:

Site 1: significant negative effect (- -)

Comments:

The site lies more than 1km from a railway station and is more than 500m from a bus stop served by a regular service and lacks dedicated cycle routes, scoring a significant negative effect in relation to access to public transport (--).

Newton Abbot

1. Land and Buildings at Hopkins Lane (oz137qr)
2. East of Haytor Drive (UFS_NA_11)
3. Coach Road Nursey (znr123x)

SA Objective: Natural Environment

Score:

Site 1: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 2: mixed uncertain minor negative effect/minor positive effect (-?/+)

Site 3: mixed uncertain significant negative effect/minor positive effect (- -?/+)

Comments:

All sites lie within the South Hams SAC Landscape Connectivity Zone, but none are within a 10km radius of Dartmoor or Dartmoor Woods SACs, Exe Estuary SPA or Dawlish Warren SAC.

Sites 2 and 3 contain Priority Habitats and all sites contain habitats that support Protected Species, including bats, dormice, great crested newts and cirl buntings.

Site 3 lies within 250m of Wolborough Fen SSSI and is adjacent to **Decoy Country Park and Stray Park Meadow County Wildlife Site**.

Site 2 lies adjacent to the Netherton County Wildlife Site (designated for cirl buntings).

Therefore, development of sites 1 and 2 could have minor negative effects on the natural environment, **although these effects may be mitigated and are uncertain (-?)**. Development of site 3 could have a significant negative effect on the natural environment due to its proximity to a SSSI and CWS (--?) **although these effects may be mitigated and are uncertain (-?)**.

Site 1 is a town centre site within the Newton Abbot AQMA, scoring a negligible effect (0) due to the proximity of public transport links, services and facilities could help to reduce car-based travel from these new developments. Site 2 is not within 1km of an AQMA and are not identified as having likely effects on the AQMA, therefore scoring a negligible effect (0). Site 3 is within 1km of the AQMA, where new development could have a significant negative effect on air quality through increase in traffic (--?).

All sites could provide additional green infrastructure **which would have a minor positive effect on the natural environment (+)**.

SA Objective: Landscape

Score:

Site 1: negligible effect (0)

Site 2: uncertain minor negative effect (-?)

Site 3: negligible effect (0)

Comments:

None of the sites lies within the Undeveloped Coast Designation, although Site 2 lies adjacent to it and has been assessed as having high landscape sensitivity. As such, site 2 is scored as having possible minor negative effects on landscape character (-?) although these effects are uncertain in the absence of a detailed design and without taking account of mitigation. None of the sites lies within 1km of Dartmoor National Park or Exeter City, or the designed landscapes of Mamhead, Oxton, Powderham or Haldon. Therefore, sites 1 and 3 score a negligible effect on landscape character (0).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

None of the sites contains a designated heritage asset, but all sites lie within 3km of Grade I/II* listed buildings, scheduled monuments and conservation areas. Site 1 is also just within 3km of a RPG. Therefore, development of all sites could have a minor negative effect on the historic environment, however, this is dependent upon the scale, siting and design of the development and its relationship with the heritage assets and is uncertain (-?).

SA Objective: Climate Change Mitigation

Score:

Site 1: significant positive effect (++)

Site 2: uncertain significant positive effect (++)

Site 3: uncertain significant positive effect (++)

Comments:

All sites lie within or adjacent to a main town (Newton Abbot) scoring a significant positive effect in relation to climate change mitigation due to the proximity of services and facilities and public transport (++)), however, this effect is uncertain as people may choose to travel by private vehicle. Sites 1 and 3 lie within 1km of the railway station at Newton Abbot and sites 1 and 2 lie within 500m of a bus stop, served by a frequent bus service. Therefore, development of Site 1 would have a significant positive effect (++) on climate change mitigation, due to the availability of a choice of sustainable travel modes. Sites 2 and 3 would have a minor positive effect (+).

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: negligible effect (0)

Comments:

Site 1 consists of brownfield development on land within Flood Zone 3, Site 2 consists of greenfield development on land in Flood Zone 1, where development could have a minor negative effect on climate change adaptation dependent on the use of SuDS (-?). Site 3 consists of brownfield development on land in Flood Zone 1, having a negligible effect in relation to climate change adaptation (0).

SA Objective: Land Resources

Score:

Site 1: minor positive effect (+)

Site 2: minor negative effect (-)

Site 3: mixed minor positive effect/minor negative effect (+/-)

Comments:

Site 1 consists of brownfield development (classed as urban in relation to agricultural land) within the town centre of Newton Abbot, having a minor positive effect in relation to land resources (+). Development of site 2 would utilise between 1 and 5ha of Grade 2 agricultural land, having a minor negative effect on land resources (-). Development of site 3 would involve brownfield re-development of a site on grade 3 agricultural land, having a mixed minor positive and minor negative effect (+/-). Site 3 lies within a Minerals Safeguarding Area, however, it has been confirmed that the mineral resource would not be extracted due to the proximity of existing and allocated development, so development of the site would not lead to sterilisation of a potential resource, scoring a negligible effect (0) despite lying within the MSA.

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Site 3: uncertain minor negative effect (-?)

Comments:

Sites 1 and 2 do not contain or lie adjacent to a watercourse, having negligible effect on water quality (0). Site 3 contains a small watercourse, where development could have a minor negative effect on water quality, depending on construction techniques and the use of sustainable drainage systems (SuDS) within the design; therefore effects are uncertain at this stage (-?).

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

All sites would deliver new homes, having a minor positive effect on the supply and delivery of housing (+).

SA Objective: Health

Score:

Site 1: significant positive effect (++)

Site 2: minor positive effect (+)

Site 3: significant positive effect (++)

Comments:

All sites are within 800m of significant open space (including Courtenay Park, Buckland Recreation Field and Decoy Park) and sites 1 and 3 also lie within 400m of walking or cycling routes. Therefore, development of sites 1 and 3 would have a significant positive effect in relation to opportunities for healthy lifestyles (++) and site 2 scores a minor positive effect (+).

SA Objective: Wellbeing

Score:

Site 1: mixed minor positive effect/minor negative effect (+/-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development 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. However, the site lies within an area that is less deprived than the Devon average, scoring a negligible effect (0). Sites 2 and 3 lie in areas of lower deprivation, scoring a negligible effect (0) but site 1 lies in an area of higher than average deprivation and scores a minor positive effect (+).

All sites lie within 100m of existing residential development, where new development could have a minor negative effect on existing residential amenity, particularly during construction (-). Site 1 lies within 100m of an A Class road, where development could be subject to noise. Although the road is a single carriageway road through the town centre, where traffic speeds are 30mph restricted, applying the scoring assumptions the site could be subject to noise from traffic and scores a minor negative effect (-).

SA Objective: Access to Services

Score:

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Site 3: mixed significant positive effect/uncertain minor negative effect (++)/(-?)

Comments:

All sites lie within or adjacent to a main town (Newton Abbot) and would have good access to a wide range of services and facilities, scoring a significant positive effect (++)). All sites have access to ultrafast broadband connection, scoring a minor positive effect (+). Site 1 lies within 500m of a primary school and is within 1km of both a primary and secondary school, having an uncertain minor positive effect (+?) in relation to access to education (although school capacity may change). Site 2 also lies within 1km of a primary school, scoring an uncertain minor positive effect (+?). Site 3 lies more than 1 km from either a primary or secondary school, with a possible minor negative effect (-?). All sites are within 3km of further education opportunities, scoring an uncertain minor positive effect (+?).

SA Objective: Jobs and the Local Economy

Score:

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Site 3: significant positive effect (++)

Comments:

All sites lie within or adjacent to a main town (Newton Abbot) and are within 1km of employment opportunities, either in relation to a business park or town centre employment opportunities, scoring a significant positive effect in relation to job opportunities (++)).

SA Objective: Town Centres

Score:

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Site 3: significant positive effect (++)

Comments:

All sites lie within or adjacent to a main town (Newton Abbot) where new development would support the vitality and viability of the town centre, scoring a significant positive effect (++)).

SA Objective: Connectivity and Transport

Score:

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Site 3: minor positive effect (+)

Comments:

Sites 1 and 3 lie within 1km of the railway station at Newton Abbot and sites 1 and 2 lie within 500m of a bus stop, served by a frequent bus service. Therefore, development of Site 1 would have a significant positive effect (++) on climate change mitigation, due to the availability of a choice of travel modes. Sites 2 and 3 would have a minor positive effect (+).

Teignmouth

1. Land at Shepherds Lane, Bishopsteignton – 9r140zl
2. Land to East and West of Holcombe Road, Holcombe - Zs14xnz / j414xwv
3. Land North of Higher Woodway Road, Teignmouth TQ14 9NR – CFS-R-17 / nw13baw

SA Objective: Natural Environment

Score:

Site 1: mixed significant negative effect/minor positive effect (--/+)

Site 2: mixed minor negative effect/minor positive effect (-/+)

Site 3: mixed minor negative effect/minor positive effect (-/+)

Comments:

The whole of site 1 is within the Bishopsteignton County Wildlife Site (notified for its many breeding cirl buntings). Eight cirl bunting breeding territories are centred within the site, with several others partly overlapping the site. This is a key location of cirl bunting having the highest density of the species in Britain. Development here should be avoided, but if the site is allocated, substantial mitigation and compensation will be needed, going beyond simply paying the standard contribution. The rare Barbastelle bat has been radio-tracked foraging on site 1. The site is relatively close to the Grey long-eared bat roost at Bishopsteignton House, one of only 8 known maternity roosts for this species in Britain. Lesser horseshoe bats also roost at Bishopsteignton House. Both species may forage here. All three species are very light sensitive and navigate by following hedges, etc. Various other species probably also present. Potential impacts from loss of flyway(s), loss of foraging habitat, lighting impacts and loss of tree roosts. Mitigation/ compensation will be required including: retention/ enhancement of boundary hedges and their connectivity with surrounding hedges/habitats, lighting controls and compensatory provision/enhancement of foraging habitat. Dormouse assume present in hedges and scrub.

Development of site 1 has the potential to have a significant negative effect (--) on habitats and connectivity features, and protected species including Priority Habitats.

Part of sites 2 and 3 lie within a cirl bunting breeding zone. Various bat species are likely to be present. Development could result in potential impacts from loss of tree roosts, loss of foraging habitat and lighting. Dormouse – assume present. Impacts from loss of pasture, trees / scrub / hedges, and from cats and lighting.

The proximity all sites to these sensitive locations could have a minor negative effect (-)

Site 1 is within 1km Bitton Park Road AQMA, which would have a significant negative effect. Sites 2 and 3 are further than 1km from the AQMA, which would have a minor negative effect. However, the availability of frequent bus services may offset the potential increase in traffic and impact on the AQMA.

It is assumed that all sites could have a minor positive effect (+) on green infrastructure and should include provision for open space and children's play.

SA Objective: Landscape

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

Site 1 abuts the existing settlement and lies away from most visible approach roads. Although the site is high, it is less prominent in the landscape as a large portion of the site sits between and adjacent to existing residential development. Development of this site could have a minor negative effect (-?).

Site 2 lies in an area where conventional housing development would conflict with local and national landscape policy. Development would erode the distinctive separate settlements of Teignmouth and Holcombe. Development is therefore best suited to the lower elevations of the field to reduce landscape impact. Development of this site could have a minor negative effect (-?).

Site 3 lies on the upper slope of a west facing spur. However the slope faces towards the town and, so as long as development avoids the skyline, some development could be accommodated. The development would form the settlement edge of Teignmouth and would need to be fragmented and irregular in form. Development of this site could have a minor negative effect (-?).

SA Objective: Historic and Built Environment

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

Site 1 is a known Romano-British settlement site. The area has been partly evaluated and requires significant archaeological mitigation should development proceed. Remainder of area requires further archaeological assessment and evaluation prior to determination of planning applications. The site is not within buffer of Grade I or II* Listed Building. No Listed Buildings are within or adjacent to the site.

Site 2 is not within buffer of Grade I or II* Listed Building. No Listed Buildings are within or adjacent to the site. No anticipated archaeological impacts or heritage impacts.

Site 3 lies in an area of archaeological potential with regard to known prehistoric and Romano-British activity in the wider landscape. Any impact upon below ground archaeological deposits may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted. The site is not within buffer of Grade I or II* Listed Building. No Listed Buildings are within or adjacent to the site.

The potential effect for all sites is uncertain (?), given the absence of detailed information.

SA Objective: Climate Change Mitigation

Score:

Site 1: mixed significant positive effect/minor negative effect (++?/-)

Site 2: mixed significant positive effect/minor negative effect (++?/-)

Site 3: mixed significant positive effect/minor negative effect (++?/-)

Comments:

The sites lie adjacent to Teignmouth settlement boundary, which could have uncertain significant positive effect (++?)

The sites are further than 1km from a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), which is likely to have a minor negative (-) effect due to distance from public transport options.

Overall there could be a mixed significant positive and minor negative effect (++?/-) on climate change mitigation.

SA Objective: Climate Change Adaptation

Score:

Site 1: uncertain minor negative effect (-?)

Site 2: uncertain minor negative effect (-?)

Site 3: uncertain minor negative effect (-?)

Comments:

The sites all lie within Flood Zone 1 and do not lie within a critical drainage area, resulting in an uncertain minor negative (-?) effect.

SA Objective: Land Resources

Score:

Site 1: minor negative effect (-)

Site 2: minor negative effect (-)

Site 3: minor negative effect (-)

Comments:

Site 1 is Grade 2 agricultural land. Site 2 is part classed as urban, part agricultural grade 3 land. Site 3 is wholly grade 3 agricultural land. Each of the sites could have a minor negative (-) effect.

SA Objective: Water Resources

Score:

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Site 3: negligible effect (0)

Comments:

None of the sites contain or are immediately adjacent to watercourses resulting in a negligible effect (0).

SA Objective: Homes

Score:

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

Each of the sites has the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).

SA Objective: Health

Score:

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Site 3: significant positive effect (++)

Comments:

All sites lie within 800m of an area of major open space and are within 400m of a footpath, which will have a significant positive (++) effect.

In terms of site ability to deliver open space provision and active transport links, all sites will deliver less than 50 homes and could have a negligible effect (0).

Overall there would be a net positive effect (+).

SA Objective: Wellbeing

Score:

Site 1: negligible effect (0)

Site 2: negligible effect (0)

Site 3: negligible effect (0)

Comments:

Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD),

which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).

The average IMD ranking for Devon in 2019 was 14,246 (out of 32,844, with 1 being the most deprived). Site 1 falls within a Lower Super Output Area (LSOA 011A), that has an IMD score of 29,625, Site 2 falls within LSOA 006B that has an IMD score of 22,981, and Site 3 falls within LSOA 008D that has an IMD score of 25,543. All of these LSOA areas are less deprived than the Devon average and effects of the development would be considered negligible (0).

SA Objective: Access to Services

Score:

Site 1: significant positive effect (++)

Site 2: mixed significant positive effect/uncertain minor negative effect (++)/(-?)

Site 3: significant positive effect (++)

Comments:

In relation to access to local services, all sites are adjacent to Teignmouth which could have a significant positive effect (++).

Sites 1 and 3 sites are within 1km of an existing primary school, which would have a minor positive effect (+?). Site 2 is more than 1km from an existing school, which could have a minor negative (-?) effect. The proposed level of development would be able to be accommodated within the existing primary schools and secondary school.

Site 1 has access to superfast broadband, which would have a minor positive (+) effect. Sites 2 and 3 have access to standard broadband which would have a negligible effect (0).

SA Objective: Jobs and the Local Economy

Score:

Site 1: significant positive effect (++)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

Sites 2 and 3 are more than 1km from an existing employment site and lie adjacent to Teignmouth, which would have a minor positive effect (+) on jobs and local employment. Site 1 is within 1km of an existing employment site and is adjacent to Teignmouth settlement boundary, which could have a significant positive effect (++).

All sites have capacity for fewer than 500 homes, which would have a negligible effect (0).

SA Objective: Town Centres

Score:

Site 1: significant positive effect (++)

Site 2: significant positive effect (++)

Site 3: significant positive effect (++)

Comments:

All the sites are located adjacent to Teignmouth, they could have a significant positive effect (++) on supporting the vitality of the town centre.

SA Objective: Connectivity and Transport

Score:

Site 1: minor positive effect (+)

Site 2: minor positive effect (+)

Site 3: minor positive effect (+)

Comments:

The sites lie more than 1 km from a railway station, are less than 500 m from a bus stop with a frequent service. This means that the sites are likely to have a minor positive (+) effect in relation to connectivity and transport.