

# Teignbridge Local Plan Sustainability Appraisal



## Non-Technical Summary

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# Quality Management

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## Table of Contents

1	Introduction .....	1
1.1	What is a Sustainability Appraisal? .....	1
1.2	The Teignbridge Local Plan .....	1
1.3	How to comment on this document .....	4
2	How the Plan and its Alternatives Were Assessed .....	5
3	What is the District like now and how may it change in the future?.....	13
4	Assessment of Alternatives and the Reasons for Choosing the Plan .....	16
5	Sustainability Performance of the Teignbridge Local Plan Review .....	18
5.1	Local Plan Policies .....	18
5.2	Residential and Employment Allocation Sites .....	19
5.3	Wind Turbine Allocation Areas .....	24
6	Mitigation .....	29
7	Monitoring .....	30
8	Next Steps .....	32

## 1 Introduction

This Non-Technical Summary (NTS) summarises the findings of the Sustainability Appraisal (SA) Report for the Addendum to the Regulation 19 Draft of the Teignbridge Local Plan Review which has been prepared by Teignbridge District Council. ClearLead Consulting Ltd were commissioned by the Council to undertake the SA of the Regulation 19 version of the Local Plan and prepare the SA Report and this summary.

### 1.1 What is a Sustainability Appraisal?

An SA has been undertaken of the Teignbridge Local Plan as required by the Environmental Assessment of Plans and Programmes Regulations, 2004 (the SEA Regulations). The SA plays an important role in the evolution of the plan and consideration of all reasonable alternatives. SA is used to evaluate Local Plans against a set of objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental, social and economic effects, as well as identifying opportunities to improve the quality of Teignbridge and the quality of life of residents in the district.

This summary sets out the appraisal of the policies and allocation sites within the new Teignbridge Local Plan and the potential impact they could have on the three elements of sustainability: economy, environment and society.

The summary also presents the alternative options assessed as part of the development of the plan.

Another separate assessment called a Habitats Regulations Assessment (HRA) has been undertaken which provides information on potential effects on European designated sites within the area. The findings of the HRA have been incorporated into the SA.

### 1.2 The Teignbridge Local Plan

The Teignbridge Local Plan covers the geographical area of Teignbridge district which is outside the Dartmoor National Park as shown in Figure 1.

The Local Plan sets out the policies, proposals and actions to meet the environmental, social and economic challenges facing the area. It provides a strategy for the distribution and level of development and supporting infrastructure, a set of proposals that meet that strategy, policies to deal with planning applications and proposals for monitoring the success of the plan.

The current Local Plan runs from 2013 - 2033 and was adopted on 6 May 2014 and can be found on the Council's website [here](#). The Local Plan is required by law to be reviewed every 5 years. The review will ensure the Local Plan is up to date and reflects the changing needs of the area. If it were not reviewed, an 'out-of-date' Local Plan could be superseded by National Policy. This would mean that a "presumption in favour" of sustainable development would apply and development could occur on land not identified for development in the Local Plan.

The Draft Local Plan Review 2020-2040 has been prepared in three parts.

1. The Draft Local Plan Review 2020-2040 (Part 1) was available for consultation between 23 March and 13 July 2020. It contained draft policies to guide decisions taken on proposed new development.
2. The Draft Local Plan Review 2020-2040 (Part 2) Site Options was available for consultation between 28 June 2021 and 9 August 2021. It contained possible residential, employment and education development sites.
3. The Draft Local Plan Review 2020-2040 (Part 3) Wind Turbine, Gypsy and Traveller and Small Residential Site Options was available for consultation between 15 November 2021 and 24 January 2022.

The Teignbridge Local Plan Review 2020-2040 provides for approximately 13,502 new dwellings and 65 hectares of development land for business and employment to meet the needs of the Local Plan area between 2020 and 2040.

The vision of the Teignbridge Local Plan is:

Teignbridge will be a leader in tackling climate change and nurture an environment in which both people and nature can thrive. We will provide more homes which are truly affordable and able to meet the needs of each generation. We will encourage a buoyant local economy that is supported by physical and digital infrastructure. High standards of design will create places of quality where residents can lead healthy, happy lives.

The Strategic Objectives of the Teignbridge Local Plan are:

*Quality Environment*

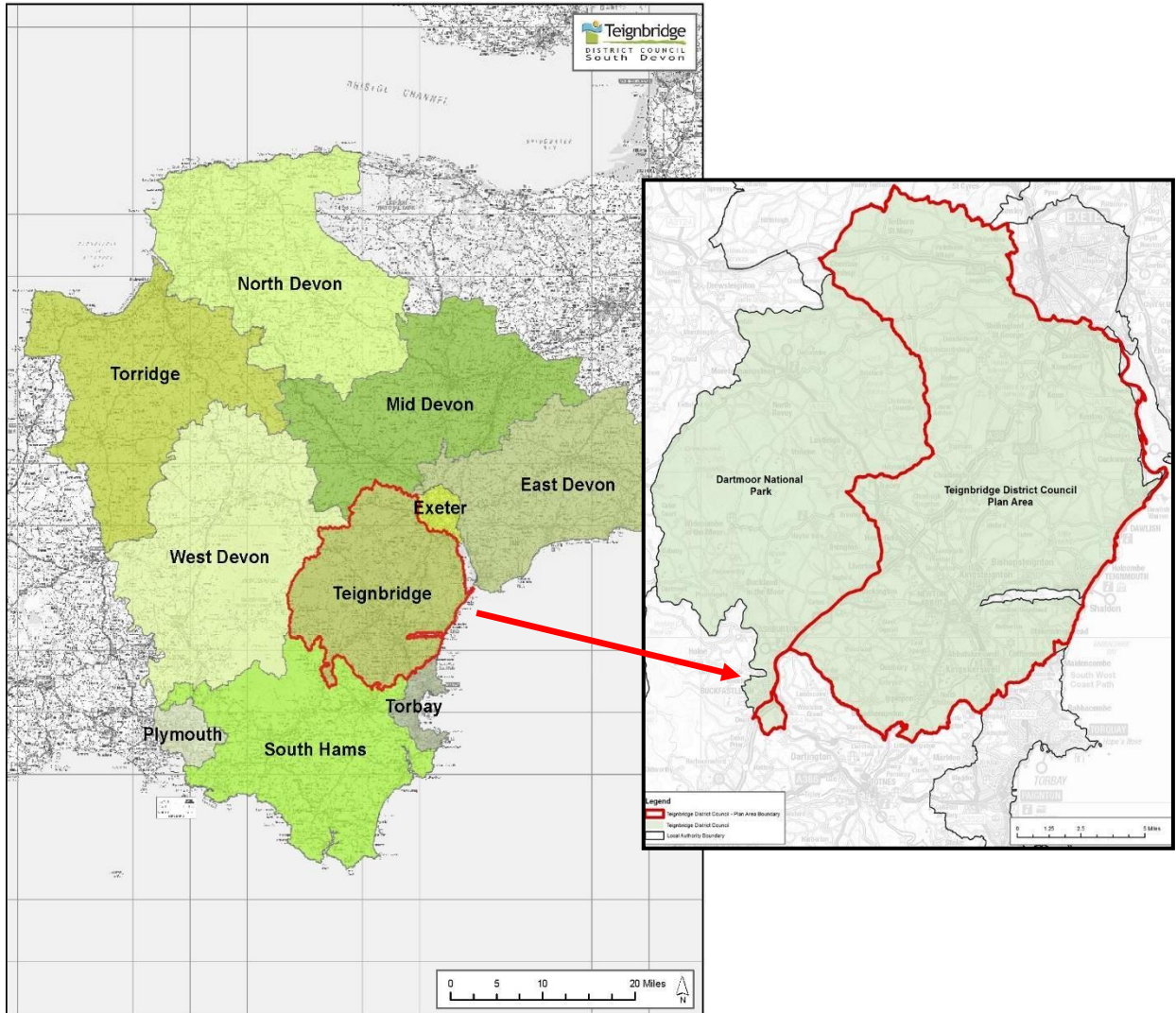
- *Excellent design / Protecting key natural and heritage assets / Biodiversity gain / Reducing waste and carbon emissions / Improved energy security.*

*Personal Wellbeing*

- *Meeting the need for affordable homes and aspirations for home ownership / Clean air & water / Increasing safety and reducing crime / Specific consideration of young people and the elderly / Improving mental and physical health / Resilience to climate change and energy shortages / Improving the infrastructure, facilities and services.*

*Economic Prosperity*

- Successful, growing local businesses providing a good range of jobs / Sustainable transport / All year round quality tourism / Vital, viable and attractive town centres.



**Figure 1: The Teignbridge Local Plan Area**

### 1.3 How to comment on this document

This SA Report is being consulted on with the statutory consultees<sup>1</sup> and the public alongside the Addendum to the Regulation 19 draft Local Plan.

The consultation period will be from Monday XXXX to Monday XXXX. We welcome your views on this SA Report. A series of questions are set out below in order to guide responses.

#### **Questions to guide responses:**

Do you agree that all of the reasonable alternatives have been identified?

Do you agree that the potential significant effects identified in the assessment and the alternative options are correct?

Do you agree with the proposed mitigation?

Do you agree with the proposed monitoring schedule?

#### **How to comment:**

Please complete and return the standard form online at [www.teignbridge.gov.uk/localplanreview](http://www.teignbridge.gov.uk/localplanreview)

no later than 12 noon on Monday XXXX.

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<sup>1</sup> Environment Agency, Historic England and Natural England.

## 2 How the Plan and its Alternatives Were Assessed

SA is a staged process that runs alongside the plan making process. The stages in SA are:

- Stage A setting the scope of the appraisal;
- Stage B testing the sustainability of the plan and its alternatives, identifying ways to mitigation (offset) potential negative effects and develop proposals for monitoring;
- Stage C documenting the process in the SA Report;
- Stage D consulting on the plan and SA Report;
- Stage E post-adoption reporting and monitoring the effects of the plan.

The current stage of the SA is Stage D. This version of the NTS SA Report accompanies an addendum to the Regulation 19 version of the Local Plan.

Detailed baseline information about the Teignbridge area has been compiled as part of SA Stage A and can be found in Appendix B of the SA Report.

As well as setting out the baseline context of the plan area, Stage A also requires a review of the context in which the plan and SA are being prepared. This is done by considering the Policies, Plans, Programmes, Strategies and Initiatives (PPPSIs) which influence the Local Plan and / or could be affected by the Local Plan and which include environmental protection objectives relevant to the plan.

The baseline data collation and the review of PPPSIs helped develop an understanding of what the key issues for Teignbridge are. Gaining an understanding of the key sustainability issues for Teignbridge then led to the development of an SA Framework of sustainability objectives against which the plan and its alternatives have been tested. This is presented in Table 1.

Table 1: Sustainability Objectives in Teignbridge District	
Sustainability Objective	Factors
<p><b>SA-A) NATURAL ENVIRONMENT</b> To conserve and enhance the habitat, wildlife and green infrastructure of our natural environment</p>	<p>Natural habitats and biodiversity; geodiversity, flora and fauna Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure Coast Air Quality (including nitrogen dioxide and ammonia) affecting habitats</p>
<p><b>SA-B) LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment</p>	<p>Landscapes (including AONBs and National Parks) and landscape character Coast and seascape</p>



**Table 1: Sustainability Objectives in Teignbridge District**

Sustainability Objective	Factors
<p><b>SA-C) HISTORIC ENVIRONMENT</b> To conserve and enhance our historic assets</p>	<p>Conservation of the significance of heritage assets and their settings, including Listed Buildings, Conservations Areas, Archaeological Sites, Scheduled Monuments, historic landscapes, streetscapes and townscapes. Addressing Heritage at Risk.</p>
<p><b>SA-D) BUILT ENVIRONMENT</b> To promote high quality architecture, design and accessibility in new build development</p>	<p>Safeguard cultural heritage and local character by conserving and enhancing existing built environment, and creating new high-quality built environment, including streets, spaces, public realm and detailing of new buildings</p>
<p><b>SA-E) CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions</p>	<p>Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of the private car Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation Multi-use green infrastructure which supports or creates transport networks</p>
<p><b>SA-F) CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change</p>	<p>Flood risk and the threat to people and property, and coastal change and adaptation</p>
<p><b>SA-G) LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation</p>	<p>Soil quality Safeguard mineral resources Reuse of previously developed land Minimise waste (reuse, recycle, recover)</p>
<p><b>SA-H) WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation</p>	<p>Water quality and quantity</p>
<p><b>SA-I) HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge</p>	<p>Supply of housing Housing mix and affordability Housing delivery and diversity of supply</p>
<p><b>SA-J) HEALTH</b> To support healthy and active communities with access to attractive environments and opportunities to enjoy and experience them.</p>	<p>Cycle and walking networks Open space and green space infrastructure in new developments and existing settlements Public recreational, play and leisure opportunities</p>

Table 1: Sustainability Objectives in Teignbridge District	
Sustainability Objective	Factors
<p><b>SA-K) WELLBEING</b> To support positive, safe and healthy communities</p>	<p>Social deprivation Air quality, noise and light pollution Safe and secure environment with reduced fear of crime</p>
<p><b>SA-L) ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests</p>	<p>Access to area wide services (education, healthcare etc) Community facilities Cultural buildings and facilities Access to high speed broadband</p>
<p><b>SA-M) JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge</p>	<p>Employment land supply Economic generating uses (including housing and population growth) Improved and mixed employment offer Tourism/commercial cultural and leisure provision Access to education and skills training</p>
<p><b>SA-N) TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our town centres</p>	<p>Diverse town centre economy Strengthen and safeguard the vitality and viability of centres Relationship between new development and existing centres Access to existing centres</p>
<p><b>SA-O) CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond</p>	<p>Access to major networks within and beyond Teignbridge Access to public transport, footpaths and cycleways Links between homes, services and businesses Reduction in congestion</p>

Stage B of the SA process consists of developing and refining reasonable alternatives and assessing effects. This includes developing the plan options, predicting the effects, evaluating these and providing measures for mitigation.

Various alternatives to the draft Local Plan have been considered as the plan has been developed since 2020 (when the Greater Exeter Strategic Plan was abandoned). Section 3 of this summary sets out the alternatives which have been considered, relating to the type and distribution of development in the district, approach to settlement boundaries, and site allocation options.

Results of options assessments were reported and consulted upon by Teignbridge District Council in the following reports:

- *Sustainability Appraisal and Strategic Environmental Assessment Teignbridge Local Plan Part 1 Stage B Report Consultation Draft March 2020* (reporting on policy options assessment findings) available on the Council’s website [here](#);
- *Stage B Report Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) For the Teignbridge Local Plan 2020 - 2040 Part 2 – Site Options Consultation Draft June 2021* and SA /SEA Appendices (reporting on site allocation options assessment findings) available on the Council’s website [here](#); and
- *Stage B Report Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) For the Teignbridge Local Plan 2020 – 2040 – Part 3 (Site Options for Renewable Energy sites, Gypsy & Traveller sites and small residential sites) Consultation Draft November 2021* (reporting on site options assessment findings for Renewable Energy sites, Gypsy & Traveller sites and small residential sites) available on the Council’s website [here](#).

Table 3 explains how the nature of potential sustainability effects informs the significance scores (e.g. magnitude, duration etc.) identified in the assessments.

Table 3: Definitions of Significance Scores		
Symbol	Definitions of Significance of Effects Against the SA Objectives	Assumptions on the nature of effects
++	<b>Significant Positive Effect:</b> the policy option supports the achievement of this objective; it addresses all relevant sub-objectives and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre	Permanent Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to: enhance and redefine the location in a positive manner, making a contribution at a national or international scale; enhance and redefine the location in a positive manner; repair or restore receptors badly damaged or degraded through previous uses; and/or improve one or more key elements/features/ characteristics of a receptor with recognised quality such as a specific regional or national designation.
+	<b>Minor Positive Effect:</b> the policy option supports the achievement of this objective; it addresses	Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected.

**Table 3: Definitions of Significance Scores**

Symbol	Definitions of Significance of Effects Against the SA Objectives	Assumptions on the nature of effects
	some relevant sub-objectives, although it may have only a minor beneficial effect	The size, nature and location of a proposed scheme would: improve undesignated yet recognised receptor qualities at the neighbourhood scale; fit into or with the existing location and existing receptor qualities; and/or enable the restoration of valued characteristic features partially lost through other land uses.
0	<b>Negligible / Neutral Effect:</b> the policy option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant	N/A
?	<b>Uncertain Effect:</b> Uncertain or insufficient information on which to determine the assessment this stage	N/A
-	<b>Minor Negative Effect:</b> the policy option appears to conflict with the achievement of this objective; it does not address relevant sub-objectives and may result in minor adverse effects	Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would: be out of scale with the location; or leave an adverse impact on a receptor of recognised quality such as a specific district or county designation.
--	<b>Significant Negative Effect:</b> the policy option works against the achievement of this objective; it could exacerbate relevant sub-objectives and may result	Permanent Irreversible Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to:

**Table 3: Definitions of Significance Scores**

Symbol	Definitions of Significance of Effects Against the SA Objectives	Assumptions on the nature of effects
	<p>in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.</p>	<ul style="list-style-type: none"> <li>• permanently degrade, diminish or destroy the integrity of the receptor;</li> <li>• cause a very high quality receptor to be permanently changed and its quality diminished;</li> <li>• cannot be fully mitigated and may cumulatively amount to a severe adverse effect;</li> <li>• be at a considerable variance to the location, degrading the integrity of the receptor; and/or</li> <li>• will be substantially damaging to a high quality receptor such as a specific regional or national designation.</li> </ul>

Table 4 provides definitions of the nature of potential effects.

<b>Table 4: Description of the Nature of Effects</b>	
<b>Criterion</b>	<b>Description</b>
<b>Significance</b>	An assessment of the significance of the potential effects identified. This could be a positive effect, negative effect, neutral effect, significant positive effect or significant negative effect. The definitions for these effects are detailed in Table 2.4.
<b>Permanent/temporary</b>	An assessment of whether the predicted effects would be permanent (P), or temporary (T).
<b>Reversible/irreversible</b>	An assessment of whether or not the identified effect can be reversed (R) e.g. the loss of greenfield land to development would be irreversible (I).
<b>Spatial extent</b>	How far the effect is predicted to be spread geographically. Low (L) = A specific area within WBC boundary Medium (M) = Across the entire WBC boundary, possibly reaching to neighbouring boroughs High (H) = Beyond the WBC Local Plan Boundary, with national or international ramifications
<b>Magnitude</b>	An assessment of the proportion of the receptor affected by the identified effect. Low (L) = 20-40% of receptor or capacity affected Medium (M) = 40-80% of receptor affected High (H) = 80+% of the receptor affected
<b>Duration</b>	An assessment of the time period the predicted effects are likely to last. This could be: Short (S)= 0-5 years Medium (M) = 5-10 years Long (L)= 10 years or more, up to the end of the Local Plan period (2036)
<b>Direct/Indirect</b>	An assessment of whether the predicted effect will be directly (D) as a result of option implementation, or indirectly (I) caused by the policy option.
<b>Likelihood</b>	An assessment of how likely it is that the implementation of the policy option will lead to the predicted effect. This could be low (L), moderate (M) or high (H).
<b>Cumulative effect</b>	An assessment of whether or not there is potential for a cumulative effect to occur on the Sa objective as a result of the policy option

Table 4: Description of the Nature of Effects	
Criterion	Description
	working in combination with other circumstances, policies or factors. Y= potential cumulative effect. No potential cumulative effect identified.

### 3 What is the District like now and how may it change in the future?

Teignbridge District benefits from a high-quality environment with an exceptional landscape, great biodiversity resources and outstanding heritage assets.

The 'best and most versatile' agricultural land is defined as Grades 1, 2 and 3a with Grades 3b, 4 and 5 representing poorer quality agricultural land. In broad terms, there is very little Grade 1 land in the District. Areas of Grade 2 land exist to the North of Dawlish and of Kingskerswell and to the east of Newton Abbot. Grade 3 and 4 land occurs around the fringes of Dartmoor and around the edge of the district's main settlements. The ecological status or potential for surface freshwaters, estuaries and coastal water bodies varies across the area. Common reasons for less than good status include: impacted fish and diatom communities; physical modification; high levels of copper and zinc, which can be linked to natural geology and historic mining activity, and phosphate, which can be linked to fertilisers used in farming. Groundwater quality also varies.

Many sites and land areas are protected by national and EU legislation. The exceptional wildlife and biodiversity of the Teignbridge area is important in its own right but also it provides a highly appealing asset and attraction that enhances the quality of people's lives, and supports many jobs, for example in tourism and conservation land management. The area supports internationally and nationally protected species.

Teignbridge is predominantly rural, characterised by a land cover of fields, hedges, copses and woodland with a settlement pattern of distinct smaller towns, villages, hamlets and isolated dwellings and farmsteads. Many settlements have distinct relationships with their landscape. The rural setting and identity of some settlements is valued and protected. Teignbridge also has an impressive coastline. This dominant landscape feature is of fundamental importance to the history, economy and culture of the District. The coast has varied and interesting geology and a diverse coastal topography has resulted from the erosive ability of wave energy and climatic conditions more generally. Rising sea levels and other impacts arising from climate change will have a physical impact on the coast and its communities.

Heritage forms a fundamental feature of the physical fabric and cultural identity of the district. A significant proportion of historic buildings and areas of the district, town and local centres are valued and protected as Listed Buildings, Conservation Areas, Registered Historic Parks and Gardens or Scheduled Monuments.

In Teignbridge, parts of the district are underlain by geology which may contain significant concentrations of naturally occurring contamination, such as arsenic and lead. There are a range of minerals that are or have been worked across the Teignbridge area which include Limestone, Ball Clay, Chalk, Igneous Rock and Sand and Gravel.



Some areas within Teignbridge are at risk from both fluvial (river), pluvial (surface water) and coastal (tidal) flooding. The greatest risk of fluvial flooding comes from the River Exe and its tributaries. However, other main rivers and ordinary watercourses across Teignbridge also present a risk of flooding.

Air Quality Management Areas (AQMA) exist in Newton Abbot and Kingsteignton; and Teignmouth ( A379 along Bitton Park Road).

The city in closest proximity to Teignbridge is Exeter. The city acts as the region's main employment and economic centre and sees residents from all across the area commute in for work and leisure. The main towns in Teignbridge (Newton Abbot, Teignmouth and Dawlish) are connected to Exeter through road and rail, though due to the rural geography of a large portion of the District, the connectivity of many smaller villages and parishes is poor.

The Teignbridge economy is diverse, with significant agriculture and hospitality sectors. Manufacturing and construction is particularly strong in comparison to neighbouring areas and the national average. There are some large high quality businesses and manufacturers around Newton Abbot providing a number of exceptionally skilled jobs. Compared to other areas, Teignbridge appears to follow the local and regional distribution of enterprises, with a marginally higher distribution of enterprises in production, construction, motor trades and wholesale. The local economy is significantly influenced by activity in Exeter and Torbay.

There is potential to develop a stronger and more resilient economy. In particular, there is potential to increase the retention of people aged between 25 and 39; the age group which is often considered to be the biggest driver of innovative growth.

Using the analysis of the baseline information, the key sustainability issues for the area have been identified as listed below which also provides an indication of whether the situation is likely to improve or worsen without the Local Plan:

- Pressure on protected species' habitats – worsening trend;
- Flood risk – worsening trend;
- Loss of mineral resources – unlikely to change;
- Degradation of water environment – unlikely to change;
- Threat to soil quality – unlikely to change;
- Worsening of air quality – remain the same or worsen;
- Risk to coastline – worsening trend;
- Threats to the historic environment – worsening trend;
- High house prices – remain the same or worsen;
- Shortage of affordable homes – remain the same or worsen;
- Deprivation – remain the same or worsen;
- Dependant population – remain the same;
- Low average wages – remain the same;
- Low average productivity/GVA – remain the same;
- Lack of high skilled employment opportunities – remain the same;

- Limited delivery of employment land – remain the same;
- Diverse job types – remain the same; and
- Transport, accessibility and connectivity issues – remain the same or worsen.

## 4 Assessment of Alternatives and the Reasons for Choosing the Plan

Alternatives to the Addendum to the Regulation 19 Draft Local Plan have been considered throughout the plan preparation process. Section 6 of the main SA Report discusses the alternatives considered, how alternatives have been identified and the reasons why the draft Local Plan has been selected in light of identified alternatives. The alternatives considered relate to:

- Policy approaches;
- Spatial distribution of development;
- Quantum of development
- Settlement boundaries; and
- Site allocations.

In most cases, the only alternative to a policy in the Local Plan is to not have a policy, or to have to have a slightly more or less restrictive policy. The Council has provided reasons why having policies in these cases is preferred, usually in order to ensure that potential effects of development are minimised and controlled, and in order to maximise benefits to the people and businesses in the district.

There is not considered to be an alternative to the amount of development proposed within the draft Local Plan because it has been identified to meet the needs of the district.

Eight scenarios for the distribution of development were considered and subject to SA:

1. Business as usual (i.e. the adopted Local Plan strategy);
2. Town centre intensification;
3. Mainly rural distribution;
4. Proportionate growth of all settlements;
5. Areas with greatest public transport infrastructure;
6. Areas with access to greatest employment opportunities;
7. Development away from international wildlife sites; and
8. Market led.

By combining positive elements of different scenarios, the chosen strategy is considered to represent a pattern of development which takes the best opportunities and seeks to avoid those which have potential for significant negative effects.

Three options for settlement boundaries have been considered:

- Option 1 – No change (business as usual)
- Option 2 – Revise and update boundaries to ensure consistency, reflect physical changes and include proposed Local Plan allocations.
- Option 3 – Remove boundaries

Option 2 was selected by TDC to take forward into the draft Local Plan. This option provides a much-needed opportunity to update settlement limits and bring them in line with physical changes on the ground as well as enable small, organic changes, to existing settlements. The settlement limits are accompanied by a Development Management policy (GP3) which provides very clear criteria and circumstances under which development can take place within and outside of settlement limits. This provides certainty for both prospective developers and the community.

Extensive exercises to identify and assess site allocation options for residential, employment, education, Gypsy and Traveller sites and wind turbine development have been undertaken by TDC, supported by the Housing and Economic Land Availability Assessment (HELAA) process, consultations, site visits and evidence studies.

All reasonable options for allocation sites have been subject to SA and the details can be found within Section 6 of the main SA Report and in the SA Stage B reports prepared by TDC which can be found on the Council's website [here](#).

86 sites considered for residential or employment use and two sites considered for wind energy development have been rejected. The rejected sites and the reasons for their rejection are detailed within Appendix C of the SA Report.

Sites have been selected through the consideration of ecological impacts as advised by HRA, landscape evidence, heritage evidence, accessibility to services, local infrastructure capacity, SA findings and a consideration of community responses and preferences. The two rejected wind energy site options have been discounted due to significant environmental constraints.

## 5 Sustainability Performance of the Teignbridge Local Plan Review

The summary tables in this section present the sustainability performance of the policies and site allocations of the draft Teignbridge Local Plan. Table 5 provides a key to the symbols.

Table 5: Key to Sustainability Significance Scores	
Potential Sustainability Effect	Symbol
Significant positive	++
Minor Positive	+
Neutral	0
Uncertain	?
Minor Negative	-
Significant Negative	--

### 5.1 Local Plan Policies

The policies have been assessed together in their chapters, e.g. there is one score for the climate change policies which have been assessed together.

Table 6: Summary Performance of the draft Local Plan Policies															
Policy name	SA Objective														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
General Policies	++	+	+	+	++	++	++	0	0	++	+	++	+	+	++
Climate Change	+	0	0	0	++	+	0	+	0	+	+	0	0	0	0
Design and Wellbeing	+	0	+	++	+	++	?	?	+	+	+	+	0	0	+
Homes	0	0	+	+	+	0	0	0	++	+	+	?	0	0	++
Economic	+	++	++	++	+	0	0	0	0	0	+	++	++	++	+
Environment	++	++	++	0	0	++	+	++	+	++	+	0	0	0	0
Garden Community Policies	++	0	0	0	++	+	0	0	0	+	+	?	0	++	++

As can be seen in Table 6, the policies within the draft Local Plan perform positively. No potential significant negative effects have been identified in the assessments. Only four uncertain effects have been identified:

- SA-L Access to Services: The Local Plan Homes policies do not define what is meant by the terms 'good' and 'adequate' in relation to accessibility to services, neither does it outline what is meant by a 'safe' cycling or walking journey. There is potential for the Homes policies to be interpreted and applied in a variety of ways, therefore an uncertain effect has been recorded.
- SA-L Access to Services: The Garden Community policies include a need for improved active travel links to services and community facilities, however, it is unclear if further facilities will be developed as a result of development in the area.
- SA-G Land Resources: Policy DW2 in the Design and Wellbeing chapter states that proposals will have a layout, form and mix of uses that reduces their land resource requirement. Whilst this policy is likely to positively impact this SA objective, the scale in the reduction of land resources is uncertain, therefore an uncertain effect is recorded.
- SA-H Water Resources: Policy DW2 in the Design and Wellbeing chapter states that proposals will have a layout, form and mix of uses that reduces their water resource requirement. Whilst this policy is likely to positively impact this SA objective, the scale in the reduction of water resources is uncertain, therefore an uncertain effect is recorded.

## 5.2 Residential and Employment Allocation Sites

Proposed site allocations have been assessed individually. As seen in Table 7, a number of potential significant positive effects have been identified in relation to the residential and employment site allocations, in particular in relation to SA-D Built Environment, SA-E Climate Change Mitigation, SA-J Health, SA-L Access to Services, SA-M Jobs and Local Economy, SA-N Town Centres, SA-O Connectivity and Transport.

Uncertain effects have been identified for all proposed allocations with the exception of the proposed SANGS site EE3: West Countryside Park SANGs with respect to SA Objective SA-A Natural Environment. Many of the proposed sites contain protected species and habitats and have also been identified as requiring mitigation to be delivered to avoid potential adverse effects on European designated sites. Until surveys and site assessments are undertaken it is not certain the exact mitigation which will be required or that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. Uncertain effects have been identified for SA-A in these cases.

There are six proposed allocation sites which have the potential to negatively affect heritage assets (SA-C) and an uncertain effect has been identified until a programme of archaeological investigation has been completed and mitigation measures put forward with a planning application. The six sites are:

- GC17: Berry Knowles/A382 Corridor, Newton Abbot;
- EE2: Peamore and West Exe;

- RT2: Bradley Bends, Bovey Trace;
- V1: Ruby Farm, Abbotskerswell;
- V13: Blackstone Cross, Ipplepen; and
- V14: Blackberry Hill, Ipplepen.

15 potential significant negative effects and seven uncertain effects have been identified in relation to SA Objective G: Land Resources (SA-G). This is due to the loss of agricultural land and sites being located within Mineral Safeguarding Area or Minerals Consultation Zones. The assessments of four of the allocation sites (V13, V15, V16 and V17) note that the allocation policy wording mentions retaining agricultural land for future use, but it is not clear how effective this mitigation will be. Some sites have not performed well with regards to Climate Change Mitigation (SA-M). Three potential significant negative effects are identified and one uncertain effect. This is generally because a site is not well connected to existing facilities and services and could therefore generate emissions from transport.

The assessments have identified uncertain effects for sites G10 and G11 in relation to SA-K Wellbeing because they could lead to air and noise pollution on receptors due to their locations.

Uncertain effects have been identified for Sites G17, V1, V4 and V9 in relation to SA-L access to services because there is some uncertainty over access to some services or facilities, particularly new facilities required to support development, such as education.

One potential significant negative effect is identified in relation to SA-I Homes because implementation of Policy V1 would explicitly remove the potential for conversion of buildings at the site to residential use, thus removing approximately 10ha of potential residential space from within the district.

Two potential significant negative effects and two uncertain effects have been identified in relation to SA-O Connectivity and Transport for sites V1, V4, V12 and V15 due to lack of connectivity.

**Table 7: Summary Findings of the Residential and Employment Site Allocations Assessment**

Site Policy	SA Objectives														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
GC6	?	0	0	++	++	0	+	0	+	++	-	+	+	+	++
GC7	?	0	+	0	+	0	+	0	+	++	-	+	+	+	++
GC8	?	0	+	++	+	0	+	0	+	++	-	+	+	+	++
GC9	?	0	+	0	0	0	+	0	+	+	0	++	0	+	+
GC10	?	+	+	+	+	0	++	0	+	++	?	++	+	++	+
GC11	?	?	+	+	++	+	++	0	+	++	?	+	+	+	+
GC13	?	0	0	+	+	0	-	-	++	++	-	++	++	++	++
GC14	?	0	+	+	0	0	-	0	+	++	-	+	+	+	-
GC15	?	0	0	0	+	0	-	0	+	+	0	++	++	++	+
GC16	?	?	+	+	+	+	--	0	+	+	-	++	+	+	+
GC17	?	0	?	+	+	0	--	0	+	+	0	?	+	+	++
GC18	?	+	0	+	+	0	+	0	+	+	-	+	0	+	+
GC19	?	0	0	+	-	0	-	0	0	-	0	-	+	0	-
GC20	?	0	0	0	+	0	--	0	0	++	0	++	++	+	+
GC21	?	0	0	+	++	0	--	0	+	++	0	-	++	0	++
EE1	?	0	0	++	++	-	--	0	+	++	0	++	+	++	++
EE2	?	0	?	++	+	0	--	0	+	++	0	+	+	0	+
EE3	++	+	+	0	+	0	++	0	0	++	+	+	0	0	+
EE4	?	0	0	++	+	-	--	0	+	+	0	0	+	0	++



**Table 7: Summary Findings of the Residential and Employment Site Allocations Assessment**

Site Policy	SA Objectives														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
CT1	?	0	0	+	+	-	--	-	0	0	+	+	++	+	+
CT2	?	-	0	-	-	0	--	0	+	++	-	+	+	+	+
RT2	?	0	?	+	-	0	0	0	+	+	0	-	+	++	+
RT3	?	0	0	0	++	0	?	0	+	+	-	++	+	++	+
V1	?	0	?	+	--	0	--	0	--	?	-	?	++	-	?
V2	?	?	0	++	++	0	?	0	+	++	-	+	+	0	+
V3	?	0	0	+	0	0	+	0	+	+	-	+	+	0	+
V4	?	0	0	+	--	0	--	0	+	++	-	?	-	0	--
V5	?	0	0	+	-	0	-	0	+	+	-	+	0	0	+
V6	?	0	0	+	0	+	-	0	+	+	-	+	-	0	0
V7	?	0	0	+	+	0	-	0	+	+	-	+	+	0	0
V8	?	0	0	+	0	0	-	0	+	+	-	0	0	0	0
V9	?	0	+	+	-	0	++	0	+	+	-	?	+	+	0
V10	?	0	0	+	-	0	?	0	+	++	-	+	+	0	+
V11	?	0	0	0	0	0	-	0	+	+	-	0	0	0	0
V12	?	0	0	+	--	-	--	0	0	+	0	-	+	-	--
V13	?	?	?	0	+	0	?	0	+	+	-	-	+	0	+
V14	?	0	?	+	-	0	-	0	+	+	0	+	0	0	-
V14A	?	0	0	+	0	0	--	0	+	+	0	+	+	0	+
V15	?	0	0	+	?	0	--	0	0	-	-	-	+	0	?
V16	?	0	0	+	-	0	?	0	+	++	0	+	+	0	+

**Table 7: Summary Findings of the Residential and Employment Site Allocations Assessment**

Site Policy	SA Objectives														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
V16A	?	-	0	+	+	0	-	0	+	+	0	+	+	0	+
V17	?	0	0	+	++	?	?	0	+	++	-	+	+	0	+
V18	?	0	0	+	-	+	?	0	+	++	0	+	-	0	+

### 5.3 Wind Turbine Allocation Areas

As can be seen in Table 8, potential significant positive effects are identified for all of the proposed wind turbine areas in relation to SA-E Climate Change Mitigation. The areas will support the minimisation of greenhouse gas emissions in the district.

The proposed wind turbine development areas perform similarly in most cases. Most of the areas bar Area 24: North West of Tedburn St Mary have an uncertain effect in relation to SA-A Natural Environment. This is due, for example, to the proximity of a site to designated nature conservation areas, a lack of information about protected species which may be present in each area and lack of details of the technology which would be installed within each area.

Uncertain effects are identified for most of the proposed wind turbine areas apart from Area 3: North East of Holcombe Burnell in relation to SA-J Health. There is an assumption that larger areas close to existing settlements are more likely to be able to provide useful active travel routes or open space, which can encourage active travel and outdoor recreation. Development of these areas could have a positive effect in relation to public health for this reason, however, at this stage there is no guarantee that the provision of open space or sustainable travel routes will be provided, and therefore potential effects are uncertain.

A number of potential significant negative effects have been identified for each of the proposed wind turbine areas in relation to SA-B Landscape, SA-C Historic Environment, SA-G Land Resources and SA-K Wellbeing. Some areas could affect landscape character, particularly sensitive landscapes. Some areas could also negatively affect historic assets and their settings, agricultural land and wellbeing due to the proximity of residential properties.

Further details of the assessments can be found in Section 7 of the main SA Report which is also supported by detailed appendices.

**Table 8: Summary Findings of the wind energy areas policies**

Area Reference	SA Objective														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Area 3: North East of Holcombe Burnell	?	--	--	0	++	0	--	0	0	0	--	0	+	0	?
Area 13: East of Fordland Farm, Ide	?	--	--	0	++	0	--	0	-	?	--	0	+	0	0
Area 15: West of Tedburn St Mary	?	--	--	0	++	0	--	0	-	?	--	0	+	0	?
Area 16: South West of Ide	?	--	--	0	++	0	--	0	-	?	--	0	+	0	0
Area 17: West of Downhouse Farm, Holcombe Burnell	?	--	--	0	++	0	--	0	0	?	--	0	+	0	0
Area 18: Land by Exwick Woods, Exeter	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0
Area20: Ducks Brook – Tedburn St Mary	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0
Area 21: Land North of West View Farm	?	--	--	0	++	0	--	0	0	?	--	0	+	0	0
Area 24: North West of Tedburn St Mary	0	--	--	0	++	0	--	0	-	?	--	0	+	0	0
Area 27: Upper Old Wheatley Farm, Exeter	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0

**Table 8: Summary Findings of the wind energy areas policies**

Area Reference		SA Objective														
Area Reference	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport	
Area 3: North East of Holcombe Burnell	?	--	--	0	++	0	--	0	0	0	--	0	+	0	?	
Area 13: East of Fordland Farm, Ide	?	--	--	0	++	0	--	0	-	?	--	0	+	0	0	
Area 15: West of Tedburn St Mary	?	--	--	0	++	0	--	0	-	?	--	0	+	0	?	
Area 16: South West of Ide	?	--	--	0	++	0	--	0	-	?	--	0	+	0	0	

**Table 8: Summary Findings of the wind energy areas policies**

Area Reference		SA Objective														
		Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Area 17: West of Downhouse Farm, Holcombe Burnell	?	--	--	0	++	0	--	0	0	?	--	0	+	0	0	
Area 18: Land by Exwick Woods, Exeter	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0	
Area20: Ducks Brook – Tedburn St Mary	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0	
Area 21: Land North of West View Farm	?	--	--	0	++	0	--	0	0	?	--	0	+	0	0	
Area 24: North West of Tedburn St Mary	0	--	--	0	++	0	--	0	-	?	--	0	+	0	0	
Area 27: Upper Old Wheatley Farm, Exeter	?	--	--	-	++	0	--	0	-	?	--	0	+	0	0	

Potential cumulative effects, both positive and negative, have also been identified in the assessment of the draft Local Plan. These may be caused by:

- the potential effects of different elements of the Local Plan (e.g. site allocations) combining to create a different or greater effect;
- parts of the Local Plan combining with site allocations in neighbouring areas, such as Exeter;
- growth in Teignbridge combining with growth in a neighbouring area, e.g. Torbay potentially contributing to increased traffic and air pollution; and
- parts of the Local Plan (e.g. site allocations) combining with a project (the A382 road improvement scheme outside Newtown Abbot) causing cumulative impacts from construction happening at the same time.

Potential positive cumulative effects have been identified in relation to overall housing delivery and access to services and facilities in some locations, such as Newton Abbot.

Details of the potential cumulative effects of the draft Local Plan with other relevant plans and projects can be found within Section 8 of the main SA Report.

## 6 Mitigation

Mitigation has been put forward for potential significant negative effects, negative cumulative effects and uncertain effects identified within the assessment of policies and the inter-plan cumulative effects assessment. Some mitigation has been taken on board by Council officers and policies have been amended in response. The findings of the SA take into account the changes to policies.

Some suggested mitigation measures remain and are detailed within the main SA Report. The mitigation measures suggested include:

- the undertaking of surveys and preparation of mitigation plans (such as traffic, project level HRA, ecology, minerals, soils, landscape and visual and archaeological) for developments prior to planning permission being granted;
- consideration of potential cumulative effects of developments by developers;
- the addition of some requirements to Local Plan policies;
- more certainty is needed with regards to the delivery of adequate education infrastructure / places to meet the needs of new residents;
- planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity where development sites are close to existing residential areas.



## 7 Monitoring

The SEA Regulations require monitoring of the significant environmental effects of a plan. SA monitoring should cover the significant economic and social effects, as well as the environmental ones.

The monitoring framework presented in Table 9 presents indicators for the monitoring of potential significant negative and uncertain effects which could result from the Local Plan. The provisions on monitoring apply after the Local Plan has been adopted, and therefore the monitoring proposals set out in the following table are a draft framework. The final SA monitoring programme will be refined to focus specifically on the monitoring of residual significant negative and uncertain effects and will be included in the SA adoption statement (once the Local Plan is adopted).

Table 9: SA Monitoring Indicators		
SA Objective Heading	Monitoring Indicators	Source
A. Natural environment	Condition of European Sites Condition of SSSIs Air quality monitoring Water quality chemical status Biodiversity Net Gain Delivery of natural infrastructure Condition and quality of natural infrastructure/green space	Natural England Natural England Local Planning Authority (LPA) Environment Agency (EA) LPA LPA
B. Landscape	Number of trees planted Delivery of natural infrastructure	LPA LPA
C. Historic environment	Number of assets on the Heritage at Risk Register	Historic England (HE)
D. Built environment	Number of Building for Life accredited schemes Number of schemes put through Design Review Panel process	LPA LPA
Climate change mitigation	Per capita carbon emissions Planning permissions for non-domestic renewable energy installations % dwellings built on previously developed land Number of trees planted	Department of Energy and Climate Change (DECC) LPA LPA LPA
Climate change adaptation	Number of applications approved contrary to Environment Agency advice	LPA

**Table 9: SA Monitoring Indicators**

SA Objective Heading	Monitoring Indicators	Source
G. Land resources	% development of previously developed land	LPA
H. Water resources	Water quality	EA
I. Homes	Number of new homes built Number of affordable homes built Average house price	LPA LPA Land Registry/Office for National Statistics (ONS)
J. Health	Levels of deprivation Average male and female life expectancies Crime levels	Department for Levelling Up, Housing and Communities (DLUHC) ONS Joint Strategic Needs Assessment (JSNA) Devon County Council (DCC)
K. Wellbeing	Delivery of natural infrastructure Levels of deprivation	LPA DLUHC
Access to services	Access to open space Qualifications at age 19 Number of school places	DCC ONS DCC
Jobs and local economy	Areas of land developed for employment use Weekly wages Numbers employed in skilled/professional jobs Area GVA	LPA ONS ONS
N. Town centres	Net square metre increase in retail floorspace in town centres Vacancy rates	LPA LPA
Connectivity and Transport	Modal split of trips for work, shopping and leisure % of premises with superfast broadband connections Increase in rail patronage	National Traffic Survey DCC Office of Rail Regulation

## 8 Next Steps

The SA Report and this summary are being published for consultation alongside the Addendum to the Regulation 19 Draft Local Plan between XXX 2023 and XXX 2023 for X weeks.

Following consultation, comments received on both the plan and the SA will be considered. Should modifications be required following consultation, these will be submitted to the Secretary of State with the Local Plan and the SA Report.

The timetable for the Local Plan is presented in Table 10.

<b>Table 10: Teignbridge Local Plan Timetable</b>	
<b>Local Plan Activity</b>	<b>Timeframe</b>
Regulation 19 Local Plan Consultation	Dates needed from TDC
Consultation comments considered	Dates needed from TDC
Submission of Local Plan with Proposed Modifications	Dates needed from TDC