

Teignbridge Local Plan Sustainability Appraisal Report



Appendix G: Summary of Sustainability Appraisal Performance per Site Allocation

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Quality Management

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Project number	C0325	

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It should be noted that any recommendations identified in this report are based on information provided by the Client and as gathered during the site survey. In some cases access cannot be granted to all areas of the site, in these instances and in the absence of information to the contrary, ClearLead Consulting Limited will use the information provided to complete the report.



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1 Introduction

This appendix presents summarised findings of the site allocations within the Addendum to the Regulation 19 draft Teignbridge Local Plan. Site allocations for housing and employment uses each have their own policy within the Addendum to the Regulation 19 draft Teignbridge Local Plan, as listed below. The allocations for wind turbine development are included within Policy CC6: Wind Turbine Developments within the Local Plan.

Policies for the proposed Newton Abbot Town Centre Sites:

- GC6: Cattlemarket
- GC7: Wolborough Street Car Park
- GC8: Highweek Way
- GC9: Coach Road Nursery
- GC10: Hopkins Lane
- GC11: Forde Close

Policies for the proposed Edge of Newton Abbot Town Sites:

- GC13: Bradmore New Neighbourhood
- GC14: North of Howton Road
- GC15: Undercleave, Canada Hill
- GC16: East of Buckland Road
- GC17: Berry Knowles, A382 Corridor

Policies for the Kingsteignton sites:

- GC18: North of Broadway Road
- GC19: Horsemills Field

Policies for the Strategic Employment Sites:

- GC20: North of Forches & Perry Cross
- GC21: Ilford Park

Policies for the proposed Edge of Exeter Sites:

- EE1: Markham Village
- EE2: Peamore and West Exe
- EE3: West Exe Countryside Park
- EE4: Attwells Farm

The policy for the Coastal Towns Site:

- CT1: Langdon Business Park, Dawlish
- CT2: West of Teignmouth Road, Dawlish

Policies for the Rural Towns Sites:

- RT2: Bradley Bends, Bovey Tracey
- RT3: Inner Bell, Chudleigh

Policies for the proposed Villages Sites:

- V1: Ruby Farm, Abbotskerswell
- V2: Forder Lane, Bishopsteignton
- V3: Bakers Yard, Bishopsteignton
- V4: Adjacent to Easterways, Broadhempston
- V5: Tollgate Farm, Chudleigh Knighton
- V6: Field off Knights Mead, Chudleigh Knighton

- V7: East Street, Denbury
- V8: Adjacent to Burnt Meadow, Doddiscombsleigh
- V9: Zigzag Quarry, Kingskerswell
- V10: Land west of Benedict’s Road, Liverton
- V11: Welcome Stranger Cross, Liverton
- V12: Little Liverton Business Park
- V13: Blackstone Cross, Ipplepen
- V14: Blackberry Hill, Ipplepen
- V14A: Land East of Brooke House, Ipplepen
- V15: Parkhill Cross, Ipplepen
- V16: Lamacroft Farm, Kennford
- V16A: Land at Mamhead Road, Kenton
- V17: Stapelake Road, Starcross
- V18: Lower Uppacott, Tedburn St Mary

In the discussion of key findings in this appendix, the SA Objectives are abbreviated as shown in Table G.1 below. The SA framework detailing the SA objectives in full is presented in Table 2.2 in the main SA Report.

Table G.1: Referencing for SA Objectives	
SA Objective	Reference
SA Objective A: Natural Environment	SA-A
SA Objective B: Landscape	SA-B
SA Objective C: Historic Environment	SA-C
SA Objective D: Built Environment	SA-D
SA Objective E: Climate Change Mitigation	SA-E
SA Objective F: Climate Change Adaptation	SA-F
SA Objective G: Land Resources	SA-G
SA Objective H: Water Resources	SA-H
SA Objective I: Homes	SA-I

Table G.1: Referencing for SA Objectives	
SA Objective	Reference
SA Objective J: Health	SA-J
SA Objective K: Wellbeing	SA-K
SA Objective L: Access to Services	SA-L
SA Objective M: Jobs and Local Economy	SA-M
SA Objective N: Town Centres	SA-N
SA Objective O: Connectivity and Transport	SA-O

The key to the sustainability effect scores is shown in Table G.2.

Table G.2: Key to Sustainability Significance Scores	
Potential Sustainability Effect	Symbol
Significant positive	++
Minor Positive	+
Neutral	0
Uncertain	?
Minor Negative	-
Significant Negative	--

2 Performance of the Residential and Employment Site Allocations

2.1 Newton Abbot Town Centre Sites – Summary of Performance

Table G.3: Summary Performance of Newton Abbot Town Centre Sites															
Site Policy ref	Sustainability 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	+	++	?	+	+	+	+

GC6: Cattlemarket

Key Potential Significant Positive Effects:

- SA-D: Improvements will be made to public realm, by maintaining permeable links through the scheme and tree planting.
- SA-E: The convenient location of the site is likely to significantly minimise resident's use of the private car and provide access to green infrastructure and active travel networks.

- SA-J: The site is located 800m from a major area of public open space and within 400m of cycling and walking networks.
- SA-O: The site is located within 1km from the nearest railway station and 500m from the nearest bus stop which will provide residents with access to networks within and beyond Teignbridge.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is located within 10km of the Dartmoor National Park SAC features. Development of this site has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological mitigation plan must be submitted to the Council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-K: There is little more that the Local Plan can do to improve air quality within Newton Abbot, apart from strengthening policies such as EN7 and CC3 to place stricter requirements on developments such as to be air quality neutral or negative and to demand EV charging points in all new developments (Enhancement).

GC7: Wolborough Street Car Park

Key Potential Significant Positive Effects:

- SA-J: The site is located within 800m from a major area of public open space and within 400m from cycling and walking networks.

- SA-O: The site is located within 1km of the nearest train station and within 500m of a bus stop, which allows good access to transport links. The site is expected to have good access to fast broadband, supporting online connectivity.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is located in close proximity to the River Lemon, River Teign and a reasonable distance from the Teign Estuary. The development therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. The potential for traffic generated from this development to affect habitats is also currently unknown.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-K: There is little more that the Local Plan can do to improve air quality within Newton Abbot, apart from strengthening policies such as EN7 and CC3 to place stricter requirements on developments such as to be air quality neutral or negative and to demand EV charging points in all new developments (Enhancement).

GC8: Highweek Way

Key Potential Significant Positive Effects:

- SA-D: The site is in a prominent location for visitors coming into Newton Abbot and is currently seen to be detracting from the quality of the wider town centre. Policy GC9 maintains that proposals should make a positive contribution to the street scene and public realm.
- SA-J: The site is located within 800m from a key area of public open space and within 400m from cycling and walking networks.

- SA-O: The site is located within 1km of the nearest train station and within 500m of a bus stop, which allows good access to transport links within and beyond the district. The site is expected to have good access to fast broadband, supporting online connectivity.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is located in very close proximity to the River Lemon, River Teign and a reasonable distance from the Teign Estuary. The development therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological mitigation plan must be submitted to the Council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation).
- SA-K: There is little more that the Local Plan can do to improve air quality within Newton Abbot, apart from strengthening policies such as EN7 and CC3 to place stricter requirements on developments such as to be air quality neutral or negative and to demand EV charging points in all new developments (Enhancement).

GC9: Coach Road Nursery

Key Potential Significant Positive Effects:

- SA-L: The site lies within Newton Abbot town centre which has a good access to a wide range of services and facilities but is over 1km from a primary and

secondary school. The allocation policy GC10 requires a safe pedestrian crossing, footpath and/or pavement connection to enable safe access to Decoy Primary School and the town centre, and a connection to the allotments and local green space. The site has access to ultrafast broadband connection.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site lies within the South Hams SAC Landscape Connectivity Zone and contains Priority Habitats which support protected species. The potential for traffic generated from this development to affect habitats is currently unknown. Development has the potential to negatively effect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).

GC10: Hopkins Lane

Key Potential Significant Positive Effects:

- SA-G: The site consists of brownfield land within the town centre therefore development of this site will be an efficient use of the land.
- SA-J: The site is within 800m of significant open space and within 400m of a walking and cycling route, both of which are likely to contribute to resident's healthy lifestyles.

- SA-L: The site lies within the town and would have good access to a wide range of services and facilities. The site has access to ultrafast broadband and lies within 500m of a primary school and within 1km of a secondary school.
- SA-N: The site lies within the main town of Newton Abbot and new development will be part of a town centre improvement project and is expected to support the vitality and viability of the town centre.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site lies within the South Hams SAC Landscape Connectivity Zone. The development of this site therefore has the potential to negatively affect protected habitats and species. Until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. Development on this site will include specific ecological mitigations informed by a site level HRA to protect the integrity of the South Hams SAC.
- SA-K: The site lies within an area of higher than average deprivation compared to Devon as a whole. 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. The site is also within the Newton Abbot AQMA, and new development may negatively impact air quality as a result in an increase in traffic. Mitigation measures will be put in place through policy EN7 Air Quality to ensure that the development on this site will reduce their effect on air quality, but it is uncertain whether avoidance of increases in air pollution in the AQMA are achievable.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the Council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).

- SA-K: A transport plan and air quality assessment should be prepared prior to development being given consent to ensure that the development does not contribute to a worsening situation in the AQMA (Mitigation).

GC11: Forde Close Opportunity Area

Key Potential Significant Positive Effects:

- SA-E: The site is located in the centre of town which should reduce the need for residents to use private vehicles due to the proximity of active travel and public transport routes. New development will include the provision of green infrastructure which will support active travel networks and will include contributions to ensure safe connectivity to the town centre, preferably with a cycle and footbridge over the railway line at Newton Abbot station.
- SA-G: The site is not subject to any land resource constraints and development on this site is considered to be an efficient use of land.
- SA-J: Development on this site will include a pedestrian crossing on Brunel Road to give residents safe access towards the grounds of Old Forde House. If a pedestrian and cycle bridge is not brought forward, development should ensure safe access to the town centre and secondary schools which could include new widened footways and cycle routes under the rail tunnel at Quay Road, with improved lighting. The site is within 800m of an area of public open space and within 400m from a cycle and footway. The site is expected to deliver a significant positive effect on health by providing access to public open space and active travel routes.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is in close proximity to the Teign Estuary and the potential for traffic generated from this development to affect habitats is currently unknown. The development therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-B: Development on this site will involve the redevelopment of existing buildings on brownfield land in the town centre which may be high-density 4-

storey buildings that could alter the visual landscape of the nearby Teign Valley. Mitigation from local plan policies should prevent this, and careful consideration will be required to seek positive landscape improvements, although there are many uncertainties at this stage.

- SA-K: The site is within an area which is considered more deprived compared to the average for the county. Where development is within an area of higher levels of deprivation, development may have a positive effect on wellbeing locally as a result of increased investment, creation of new jobs, services and facilities. The site is also adjacent to the A380, and occupants may be negatively affected by noise and air pollution.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-B: Whilst development density is optimised the development also should avoid having negative landscape and visual impacts. This should be implemented through landscape and visual impact assessment and the incorporation of mitigation measures within the design of the development. Suggest this is added to the allocation policy requirements (Mitigation).
- SA-K: Air quality and noise assessment should be undertaken prior to consent and any mitigation incorporated into the development design. Suggest this is added to the allocation policy requirements as Policy GC11 does not specifically mention requirements in relation to noise and air quality effects. (Mitigation).

2.2 Edge of Newton Abbot Town Centre Sites – Summary of Performance

Table G4: Summary Performance of Edge of Newton Abbot Town Centre Sites

Policy ref	Sustainability Objectives														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change	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
GC13	?	0	0	+	+	0	--	-	++	++	-	++	++	++	++
GC14	?	0	+	+	0	0	-	0	+	++	-	+	+	+	-
GC15	?	0	0	0	+	0	-	0	+	+	0	++	++	++	+
GC16	?	?	+	+	+	+	--	0	+	+	-	++	+	+	+
GC17	?	0	?	+	+	0	--	0	+	+	0	?	+	+	++

GC13: Bradmore New Neighbourhood

Key Potential Significant Positive Effects:

- SA-I: Approximately 1050 homes will be provided, delivering a housing mix which meets the affordable housing target and a wide range of housing needs, including a 50-bed extra care housing scheme. According to Policy H3, 20% of homes will be affordable.
- SA-J: This development will provide at least 15ha of public open space across the site to include a children's play area, informal sports pitches, and recreation area. The site will be within 800m of structural green infrastructure and within 400m of pedestrian and cycle routes. The site has good access to open space and will provide new space which will contribute to the health of communities.
- SA-L: The site is adjacent to Newton Abbot town where there are a wide range of services accessible by bus. The development will include a new two form entry primary school or contributions to the primary education provision at NA1 and will provide at least 7ha of flat land in the eastern side of the site for a secondary school.

- SA-M: The site will provide new employment space and is also adjacent to Newton Abbot, where there is a wide range of employment opportunities, scoring a potential significant positive effect.
- SA-N: The site lies adjacent to Newton Abbot and development could have a positive effect on the vitality and viability of the town centre.
- SA-O: Development on this site will include a safe and integrated network of cycling and walking routes and a mobility hub. The development will support Phase 3 of the A382 improvements to support northbound journeys. New highways will be provided of suitable widths to accommodate traffic and any on-street parking, with through routes to Ingsdon.

Key Potential Significant Negative Effects:

- SA-G: Development would utilise more than 5ha of Grade 2 agricultural land but is not affected by a Minerals Safeguarding Area. It is not possible for the negative effects associated with the loss of high-quality agricultural land to be mitigated.

Uncertain Effects:

- SA-A: The site is within the South Hams SAC Landscape Connectivity Zone and lies within 10km of Dartmoor and South Dartmoor Woods SAC. The development of this site therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. Furthermore, the potential for traffic generated from this development to affect habitats is currently unknown.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).

Key Potential Significant Positive Effects:

- SA-J: Proposals for new development on this site should include at least 1 ha of green infrastructure and should enable or contribute towards off site safe cycle and walking links towards Newton Abbot along Howton Road, Seale Hayne and NA1. New development would be within 800m of an area of open space.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site lies within 10k of Dartmoor and South Dartmoor Woods SAC. It is also within 250m of Blachford Brook UWS which contains priority habitats and features that supported protected species including bats and dormice. The development therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. The potential for traffic generated from this development to affect habitats is currently unknown.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).

GC15: Undercleave, Canada Hill

Key Potential Significant Positive Effects:

- SA-L: The site is adjacent to Newton Abbot town centre where there are a range of services. The site also has access to superfast broadband, facilitating access to online services.

The site is adjacent to a primary school and 3km from Newton Abbot Technical College, however the capacity of the schools is uncertain and the site does not have space to provide a new school on site. With mitigation from other policies within the Local Plan, such as GP7, CC4 and GP1, which will ensure necessary schools infrastructure is put in place.

- SA-M: The site lies within 1km of an existing employment site and adjacent to Newton Abbot town centre where there is a wide range of employment opportunities.
- SA-N: The site lies adjacent to the existing settlement of the town, so development is likely to have a significant positive effect in relation to the vitality and viability of the town centre and is likely to provide additional support for its services and facilities.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The site is located within the South Hams SAC Landscape Connectivity Zone and within 10km of Dartmoor and South Dartmoor Woods SAC. The development of this site has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-G: The loss of greenfield land to development cannot be mitigated (Enhancement).

Key Potential Significant Positive Effects:

- SA-L: This site benefits from good connections to the town via Drake Road and the A380 pedestrian bridge and new development on this site will include a safe pedestrian crossing, footpath and/or pavement connection to enable safe access to Haytor View (Buckland) Primary school and the town centre. The site has access to ultrafast broadband which would provide residents with access to online services. The site lies within 1km of a primary school and within 3km of further education opportunities.

Key Potential Significant Negative Effects:

- SA-G: Development of this site would utilise between 1 and 5 ha of Grade 2 agricultural land. It is expected that development on this site would have a potential significant negative effect against the achievement of this objective as it would result in the loss of very good quality agricultural land.

Uncertain Effects:

- SA-A: The site lies within the South Hams SAC and contains protected habitats. Specific ecological mitigations informed by a site level HRA to protect the integrity of the South Hams SAC will need to be delivered. The development of this site therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
The potential for traffic generated from this development to affect habitats is currently unknown.
- SA-B: The site has been assessed as having high landscape sensitivity as a result of its position on steeply sloping land within the Teign Estuary, it is likely to be viewed from the wider landscape making mitigation difficult. Mitigating policies may be able to mitigate against the negative effects of new development on this site on the landscape, however this is currently uncertain.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the

potential for cumulative effects on air quality which could affect important habitats (Mitigation).

- SA-B: Specific landscape and design measures are required to mitigate impacts on the landscape of the Teign Estuary, as informed by a Landscape and Visual Impact Assessment.
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity (Enhancement).

GC17: Berry Knowles, A382 Corridor Newton Abbot

Key Potential Significant Positive Effects:

- SA-O: The site is over 1km from Newton Abbot railway station but within 500m from a bus stop served by a frequent service. Development on this site will include a movement network which will involve suitable road access and highway improvements onto the A382, cycling and walking routes within the allocation which link to existing networks.

Key Potential Significant Negative Effects:

- This site is located within the Mineral Safeguarding Area for Industrial Minerals. The likelihood of ball clay being extracted in the future is unknown. The site contains a mix of Grades 2, 3 and 4 agricultural land, including more than 5 ha of Grade 2 land. Due to the loss of high-quality agricultural land, a potential significant negative effect is identified.

Uncertain Effects:

- SA-A: The site lies within 10km of the South Dartmoor and South Dartmoor Woods SAC and within 1km of the Newton Abbot and Kinstington AQMA. The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-C: The site is located within 3km of Grades I and II* Listed Buildings, a Registered Park and Garden, Ancient Monument or Conservation Areas in Newton Abbot. Development on this site will include design and layout solutions which conserve and enhance the heritage significance of the Grade II Listed Blatchford Farm.

Planning applications will be supported by details of archaeological investigation, evaluation and mitigation. Until this work is undertaken an uncertain effect is identified.

- SA-L: There are a good number of services and facilities which are within a reasonable commuting distance of this site. The site is within 1km from a secondary school but not a primary school and 3km from Newton Abbot Technical College. Although the site has very good access to a wide range of services, the access to education for all ages is uncertain.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-C: A programme of archaeological works to determine the potential impact is recommended. It is not possible to mitigate the uncertain effect identified until this investigation has been carried out. (Mitigation)
- SA-F: The policy wording could be stronger and insist that the land in flood zones 2 and 3 must not be built on which would provide more certainty that increasing flood risk would be avoided. (Enhancement)
- SA-G: The developer should seek to abstract the minerals on the site prior to development (Ball clay resource). The loss of high-quality agricultural land cannot be mitigated. (Mitigation)
- SA-L: More certainty is needed with regards to the delivery of adequate education infrastructure / places to meet the needs of new residents. (Mitigation).

2.4 Kingsteignton Sites – Summary of Performance

Table G.5: Summary Performance of Kingsteignton Sites															
Policy ref	Sustainability 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
GC18	?	+	0	+	+	0	+	0	+	+	-	+	0	+	+
GC19	?	0	0	+	-	0	-	0	0	-	0	-	+	0	-

GC18: North of Broadway Road

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is on the opposite side of the road from a CWS woodland area which hosts multiple protected species. The development of this site therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being

granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).

- SA-G: Seek clarity that the relocated business will not require development of greenfield land as a result of the relocation (Mitigation).

GC19: Horsemills Field, Kingsteignton

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is more than 10km from the Exe, Dawlish and Dartmoor SACs but is within the SAC landscape connectivity zone and the SAC Sustenance Zone. It also has bat flyways bordering the site. Development of this site has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-G: Seek clarity that ball clays have been extracted and whether there is further resource on site which could be extracted prior to consent (Enhancement).

2.5 Strategic Employment Sites – Summary of Performance

Table G.6: Summary Performance of Strategic Employment Sites															
Policy ref	Sustainability 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
GC20	?	0	0	0	+	0	--	0	0	++	0	++	++	+	+
GC21	?	0	0	+	++	0	--	0	+	++	0	-	++	0	++

GC20: North of Forches & Perry Cross, Newton Abbot

Key Potential Significant Positive Effects:

- SA-J: The site lies within 800m of major open space and within 400m of a footpath/cycle route.
- SA-L: The site is located adjacent to the town centre so is expected to have good access to services and facilities. The site also has access to superfast broadband which supports access to online services.
- SA-M: Proposals for new development at this site should provide a mix of employment uses, including B2, B8 and E (g) uses..
The site is likely to perform well against this SA objective because it will provide opportunities for the creation of jobs which is likely to help to boost the economy.

Key Potential Significant Negative Effects:

- SA-G: The site is located within a mineral safeguarding area for ball clay, however the impact of development on this area is unclear and there may be an opportunity to extract the ball clay prior to development. Development of the site would utilise more than 5ha of Grade 3 agricultural land, whether it is in Grade 3a or Grade 3b land is uncertain, although any loss of agricultural land at this grade is a significant negative effect.

Uncertain Effects:

- SA-A: The site is located between 250m and 10k from Dartmoor and Dartmoor Woods SACs and within the South Hams SAC Landscape Connectivity Zone. The site is within 250m of two CWSs and also contains priority habitats. The potential for traffic generated from this development to affect habitats is currently unknown. The development therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-G: The allocation policy should encourage any ball clay deposits to be extracted prior to development. The loss of grade 3 agricultural land cannot be mitigated (Mitigation).
- SA-H: The allocation policy could be strengthened through inclusion of a specific requirement to protect nearby watercourses, particularly during construction of the development (Enhancement).

GC21: Ilford Park, Drumbridges

Key Potential Significant Positive Effects:

- SA-E: As well as the generation of new employment space, this site is expected to provide access to a safe and integrated network of cycling and walking routes which link to existing routes, including access points linking towards Newton Abbot, Liverton and Bovey Tracey; and mobility hubs, including EV charging points, shared mobility spaces for car share, bike share, e-scooters and bike parking.
 New development will also strive to maximise opportunities for the generation of on-site renewable energy and provision of an electrical sub-station.

- SA-J: The site lies within 800m of major open space and within 400m of a footpath/cycle route. Proposals for new development will include a HSE compliant safety buffer from the large-scale overhead power lines to new employment premises. Green infrastructure in the form of a movement network which contains a safe and integrated cycling and walking networks and mobility hubs with bike parking spaces is expected to support the healthy and active lifestyles of those who use the employment space.
- SA-M: Proposals for new development at this site over 10ha in size should provide a mix of employment uses, including B2, B8 and E (g) uses. The site is likely to perform well against this SA because it will provide opportunities for the creation of jobs which is expected to help to boost the economy.
- SA-O: New development at this site would create an effective and integrated movement network. The site is also located within 500m from a bus stop.

Key Potential Significant Negative Effects:

- SA-G: The site is located within a mineral safeguarding area for ball clay, however the impact of development on this area is unclear and there may be an opportunity to extract the ball clay prior to development. Development of the site would utilise more than 5ha of Grade 3 agricultural land.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The site is partly within a UWS and is within 250m of an SSSI and a CWS. The site also contains a number of protected habitats. Development of this site therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Proposals for new development at this site must be informed by a site level HRA to protect the integrity of the South Hams SAC. A greater horseshoe bat mitigation plan for Ilford Park must be submitted and approved before planning permission will be granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on

the district’s road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).

- SA-G: The allocation policy should encourage any ball clay deposits to be extracted prior to development. The loss of grade 3 agricultural land cannot be mitigated (Mitigation).

2.6 Edge of Exeter Sites – Summary of Performance

Table G.7: Summary Performance of Edge of Exeter Sites

Policy ref	Sustainability 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
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	++

EE1: Markham Village

Key Potential Significant Positive Effects:

- SA-D: It is expected that larger greenfield sites will have space to accommodate well-designed buildings which would contribute to a new high quality built environment. Policy EE1 requires specific landscaping measures to minimise potential landscape impacts to retain and reinforce the setting of Exeter, as informed by a Landscape and Visual Impact Assessment and design and layout solutions which conserve and enhance the significance of heritage assets and their settings.
- SA-E: The site lies less than 1km from Exeter and is more than 1 km of a railway station but within 500 m of a bus stop with an infrequent service. Policy EE1 sets out requirements to ensure that sustainable transport options are provided for residents such as bus services on the site and walking and cycling access coupled with green infrastructure as a minimum requirement.
- SA-J: The site lies more than 800 m from an area of major open space but is within 400m of walking and cycle paths. The site can deliver 500+ homes and will therefore deliver open space and active transport links. The site will also be required to deliver allotments which will help support healthy lifestyles for new residents.
- SA-L: The site is adjacent to the Exeter City boundary and is more than 1km from an existing primary school and but has superfast broadband (30-300mbps) in the vicinity. There are requirements within the site policy for bus routes to be diverted into the development and walking and cycling routes accessible to the site. Green infrastructure, a primary school and a shop are also required by the policy. Other policies within the Local Plan (such as GP7, CC4 and GP1) will ensure that necessary infrastructure or contributions towards infrastructure delivery are made in order to meet the needs of the new residents.
- SA-N: The site is adjacent to Exeter and the allocation policy requires sustainable transport links to be provided as part of the development.
- SA-O: The site is more than 1 km of a railway station and within 500 m of a bus stop with an infrequent service, however, policy EE1 requires bus routes to be diverted into the centre alongside the development of walking and cycling routes and green infrastructure. Mitigating policies GP7: Infrastructure & Transport Networks and CC4: Sustainable Transport will further help to improve connectivity in the area improved green infrastructure and the promotion of public transport, cycling and walking as transport modes of choice.

Key Potential Significant Negative Effects:

- SA-G: The site is not within a Minerals Consultation Area, or a Minerals Safeguarding Area. but the site does contain more than 5ha of Grade 2 agricultural land (very good quality) which it is assumed would be lost as a result of development.

Uncertain Effects:

- SA-A: The site lies within the Exe Estuary SPA and the Dawlish Warren SAC 10km Zone. The site contains habitats for various protected species. Despite the provision of green infrastructure, the development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the Council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-F: A surface water strategy should be submitted to the council prior to planning permission being granted (Enhancement).
- SA-G: Loss of agriculture land cannot be mitigated (Mitigation).

EE2: Peamore and West Exe

Key Potential Significant Positive Effects:

- SA-D: It is expected that larger greenfield sites will have space to accommodate well-designed buildings which would contribute to a new high quality built environment. Policy EE2 requires landscaping measures to retain and reinforce the setting of Exeter, as informed by a Landscape Visual Impact Assessment and design and layout solutions which reinforce the setting of the site as a prominent gateway to Exeter.
- SA-J: The site is within 800m of an area of major open space. Policy EE2 requires delivery of a segregated pedestrian and cycle route along A379 between Marsh Barton/SWE development linked to Kennford, a central mobility hub, safe walking, cycling and bridleway routes within the development.

Key Potential Significant Negative Effects:

- SA-G: The site does not contain either a Minerals Consultation Area (MCA) or Minerals Safeguarding Area (MSA) but does contain over 5ha of Grade 2 and 3 agricultural land. The loss of this good quality agricultural land cannot be mitigated.

Uncertain Effects:

- SA-A: The site lies within the Exe Estuary SPA, Dawlish Warren SAC 10km Zone and the Dawlish Warren SAC 10km Recreation Zone. The southern tip of the site lies within the South Hams SAC Greater Horseshoe Bat Landscape Connectivity Zone. The site contains two ancient woodlands, and an OSWI. Trood OSWI lies adjacent to the site and an UWS lies within the site. The site contains habitats for various protected species. The development of this site therefore has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-C: The site contains a nationally important designated heritage asset protected as a Scheduled Monument (listed as Enclosures NE of Peamore Cottage). In addition, records indicate that the landscape contains a concentration of prehistoric heritage assets, Roman Scheduled Monument, Pond Farm Roman settlement and Peamore House Parkland. A small portion of the south-east corner of the site lies within buffer of Grade I or II* Listed

Building. The implementation of Policy EN17: Heritage Assets will protect the historic environment, however, until a comprehensive programme of archaeological work is undertaken, it will be difficult to know the significance of any heritage assets close to the site.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-C: Undertake a comprehensive programme of archaeological work prior to development consent to enable the significance of the heritage asset to be understood and a package of mitigation to be submitted (Mitigation).
- SA-F: A surface drainage strategy will be required for site EE2 due to the presence of the pond and drainage for A38 (Enhancement).
- SA-G: The loss of agricultural land cannot be mitigated (Mitigation).

EE3: West Exe Countryside Park SANGS Opportunity Area

Key Potential Significant Positive Effects:

- SA-A: West Countryside Parks SANGS will deliver high quality open space for recreation and leisure opportunities and attractive corridor connections for residents and wildlife. The SANG provision will avoid potential negative effects from recreation on European habitats sites.
- SA-G: Devoting this area of land to SANGS will help to prevent the loss of soil quality and safeguard mineral resources.
- SA-J: Policy EE3 SANGS will improve cycle and walking networks and provide open spaces for informal recreation, helping to support healthy and active communities.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

None identified.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

None identified.

EE4: Attwells Farm

Key Potential Significant Positive Effects:

- SA-D: It is expected that larger greenfield sites with 300 dwellings will have space to accommodate well-designed buildings which would contribute to a new high quality-built environment. Policy EE4 requires specific landscaping measures to minimise potential landscape impacts to retain and reinforce the setting of Exeter, as informed by a Landscape and Visual Impact Assessment and design and layout solutions which conserve and enhance the significance of heritage assets and their settings.
- SA-O: The site is more than 1km from a railway station but within 500m of a bus stop served by frequent services. Policies CC2 and CC4 will help to promote energy efficiency and low carbon modes of transport including cycling, walking and public transport. In addition, policy EE4 requires the provision of a mobility hub, which at a minimum should provide space to enable buses to turn and wait and space for a new public stop. It should also consider incorporating secure and covered bicycle parking, car club space, and e-bike/e-scooter hire.

Key Potential Significant Negative Effects:

- SA-G: Site EE4 will result in the loss of more than 5ha of Grade 3 agricultural land but does not lie within either a Minerals Consultation Area or Minerals Safeguarding Area.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The site is within the Exe Estuary SPA and part of the site is within the Kinnerton Way County Wildlife Site. Immediately adjacent is grassland and woodland priority habitat, situated just north of Whitycombe Way. The site contains habitats for various protected species. The

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

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects):

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats (Mitigation).
- SA-G: The loss of agricultural land cannot be mitigated (Mitigation).

2.7 Coastal Towns Site – Summary of Performance

Table G.8: Summary Performance of Coastal Town Site															
Policy ref	Sustainability 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	++	++	-	+	+	+	+

CT1: Langdon Business Park, Dawlish

Key Potential Significant Positive Effects:

- SA-M: The site has existing planning permission for employment development including B2, B8 and E (g) uses. The development will provide a mix of unit size and tenures to allow for rented and freehold properties. The site has capacity for 3ha of employment land and would contribute towards the achievement of this objective.

Key Potential Significant Negative Effects:

- SA-G: Site is comprised of 13ha of Grade 1 and 4 agricultural land. Grade 1 agricultural land is excellent quality agricultural land, the loss of which cannot be mitigated.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively

affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. (Mitigation)
- SA-G: the loss of agricultural land cannot be mitigated. (Mitigation)
- SA-H: A site flood risk assessment and surface water management proposals should be submitted prior to development consent being granted. (Enhancement)

CT2: West of Teignmouth Road, Dawlish

Key Potential Significant Positive Effects:

- SA-I: The site is expected to provide 160 new homes. Policy H2 states that for settlements in Dawlish, 20% of housing should be affordable. Policy CT2 states that the site will include a maximum area of 1ha for the delivery of custom build homes. The site would contribute a towards meeting the district's housing target, therefore a potential significant positive effect is recorded.
- SA-J: The site is expected to provide 160 new homes. Policy H2 states that for settlements in Dawlish, 20% of housing should be affordable. Policy CT2 states that the site will include a maximum area of 1ha for the delivery of custom build homes. The site would contribute a towards meeting the district's housing target, therefore a potential significant positive effect is recorded.

Key Potential Significant Negative Effects:

- SA-G: Site CT2 does not lie within a Minerals Consultation Area of a Minerals Safeguarding Area (MCA). Policy DW2 requires new developments to reduce their resource requirements including land, water and energy. The site contains 10.25ha of Grade 2 agricultural land (very good quality) and therefore a potential significant negative effect is identified.

Uncertain Effects:

- SA-A: The site is within 10km from the Exe and Dawlish SAC/SPA sites and within the SAC landscape connectivity zone, but not the sustenance zone.

There are no other designated sites within 250m, although the area is close to Cirl Bunting territory. The potential for traffic generated from this development to affect habitats is currently unknown. Policy CT2 requires the provision of at least 5ha of green infrastructure which includes mitigation measures for the Exe and Dawlish SAC/SPA to ensure no adverse effects on the integrity of the European Wildlife Sites, an ecological mitigation plan and a green infrastructure network across the site. Mitigation is also required by several local plan policies (EN10 Biodiversity and Geodiversity, EN11 Important Habitats and Features and EN12 Legally Protected and Priority Species) to protect the natural environment. The provision of green infrastructure is expected to positively enhance the natural environment, however the development has the potential to negatively affect protected habitats and species and the terrestrial and marine water environment, if drainage from the site is not carefully managed through flood risk mitigation measures. Until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. An uncertain effect is therefore identified.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological mitigation plan must be submitted to the Council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-G: The loss of agricultural land cannot be mitigated. (Mitigation)
- SA-O: Ensure the site has sufficient internet connection available to all homes.

2.8 Rural Towns Sites – Summary of Performance

Table G.9: Summary Performance of Rural Towns Sites															
Policy ref	Sustainability 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
RT2	?	0	?	+	-	0	0	0	+	+	0	-	+	++	+
RT3	?	0	0	0	++	0	-	0	+	+	-	++	+	++	+

RT2: Bradley Bends, Bovey Tracey

Key Potential Significant Positive Effects:

- SA-N: RT2 is located adjacent to or within Bovey Tracey, where new development could support the vitality and viability of the town centre.

Key Potential Significant Negative Effects:

None identified

Uncertain Effects:

- SA-A: The potential for traffic generated from this development (Site RT2) to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-C: Site RT2 lies within 3km of various grade II listed buildings and an area of potential archaeological prehistoric and post-medieval significance. EN17:

Heritage Assets will help to mitigate the effects but until a programme of archaeological works is carried out, the effect of developing here is uncertain.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-C: A programme of archaeological works to determine the potential impact is recommended. It is not possible to mitigate the uncertain effect identified until this investigation has been carried out.

RT3: Inner Bell, Chudleigh

Key Potential Significant Positive Effects:

- SA-E: Site RT3 lies adjacent to a main town. The site is more than 1km from a railway station but is within 500m of a bus stop with a frequent service. Walking and cycling route improvements along Exeter Road to provide safe connections between the site and the town are required as part of development and allotment access is recommended.
- SA-L: Site lies adjacent to a main town and has access to superfast broadband connections and is within 1km of Chudleigh primary school. Policy GP7: Infrastructure and Transport will ensure development continues to benefit access to community facilities and travel networks, whilst policy RT3 ensures safe cycling and walking routes are integrated into the plan.
- SA-N: The site lies adjacent to a main town, where new development could support the vitality and viability of the town centre. However, due to the sites small size, the potential effect is expected to be of medium magnitude.

Key Potential Significant Negative Effects:

None identified

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The policy requires specific ecological mitigations informed by a site level HRA to protect South Hams SAC integrity. An uncertain effect has been identified until an assessment has been undertaken to investigate the effectiveness of the mitigation plans and the effects on air quality.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)

2.9 Villages Sites – Summary of Performance

Policy ref	Sustainability 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
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	+
V16A	?	-	0	+	+	0	-	0	+	+	0	+	+	0	+
V17	?	0	0	+	++	?	?	0	+	++	-	+	+	0	+
V18	?	0	0	+	-	+	?	0	+	++	0	+	-	0	+

V1: Ruby Farm, Abbotskerswell

Key Potential Significant Positive Effects:

- SA-M: Site V1 is more than 10 ha and will provide a mix of employment tenures.

Key Potential Significant Negative Effects:

- SA-E: The development site is not well connected to existing facilities and services. The site is more than 1km from the rail station and has an infrequent bus service nearby. Whilst policy CC4: Sustainable Transport could help to ensure access to public transport, walking and cycling routes are provided, it is unclear how achievable this will be. Policy V1 also requires safe pedestrian and cycle/walking connection towards Abbotskerswell, however, there are currently no existing pavements as access is via single track lanes. This could encourage the use of cars to access the site.
- SA-G: V1 includes more than 5ha within Grade 2 agricultural land.
- SA-I: The implementation of Policy V1 would explicitly remove the potential for conversion of buildings at the site to residential use, thus removing ~10ha of potential residential space from within the district. Although negative it is noted that this is of low magnitude and reversible if future Local Plan iterations remove this clause.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. Site V1 lies within 250m of UWSs at Woodlane Wood and Court Grange Meadow and an OSWI at Dornafield Cross (East). Site V1 contains Priority Habitats and habitats and features that support Protected Species including bats, curlew, dormice, and Great Crested Newts. However, without further investigation, potential effects are unknown. Mitigating LP policy EN11: Important Habitats and Features will limit the negative effects of development on this site, whilst policy V1 requires specific ecological mitigations informed by a site level HRA to protect the integrity of the South Hams SAC. As the outcomes of the HRA are not yet known, an uncertain effect has been identified.
- SA-C: Site V1 is within 3km of a Grade I or II* Listed Building, a Registered Park and Garden, a Scheduled Monument, or a Conservation Area. Effects on the historic environment are unknown in the absence of detailed assessment.
- SA-J: Site V1 is not within 800m of a major open space but is within 400m of walking path. Policy V1 requires safe pedestrian and cycle/walking connection

towards Abbotskerswell, requiring improvements to footways if necessary. It is unclear if this is achievable at the site.

- SA-L: Site V1 is in an isolated position, away from other settlements. Whilst the site is close to superfast broadband, significant improvements are required to site access. It is currently unclear if this will be practicable.
- SA-O: Site V1 is more than 1km from the rail station and has an infrequent bus service nearby. Policy V1 requires Suitable highway access into the site and safe pedestrian and cycle/walking connection towards Abbotskerswell. Policy CC4: Sustainable Transport and GP7: Infrastructure & Transport Networks will help to improve the connectivity of the site through the provision of transport networks. However, it is currently unclear if this will be practicable, as this would require development across surrounding fields.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: A site specific HRA will be required for the South Hams SAC to determine the precise nature of potential effects for V1. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-E, SA-L, SA-J and SA-O: Detailed public and active transport plans for the site will be required to determine the precise nature of effect. (Mitigation)
- SA-C: An assessment is required of the potential for development to have a negative effect on heritage assets and their settings and any required mitigation identified should be incorporated into the proposals.
- SA-G: The loss of agricultural land cannot be mitigated. (Mitigation)
- SA-I: The removal of planning conditions which would prevent future conversions of space to residential use would mitigate the potential significant negative effect identified. This could allow for mix employment and residential space in the future. (Mitigation)

V2: Forder Lane, Bishopsteignton

Key Potential Significant Positive Effects:

- SA-D: It is expected that larger greenfield sites will have space to accommodate well-designed buildings which would contribute to a new high quality-built environment. V2 will require appropriately designed parkland and natural green space, including SANGS, in the western half of the site, which helps to obscure views of the site access road. Specific landscape and design measures to mitigate impacts on the Undeveloped Coast, informed by a Landscape Visual Impact Assessment.
- SA-E: Site V2 lies on the outskirts of Bishopsteignton and within 5km of Teignmouth and Kingsteignton. Provision of additional sustainable travel links could help improve this position. In addition, the site is within 500m of a bus stop, with frequent bus services. The site is less than 5km from a railway station at Teignmouth. Policy V2 requires the site to have suitable road access from Forder Lane, designed in a way which minimises landscape impact and safe cycling and walking routes to include routes allowing safe access to Bakers Yard and a connection into the village.
- SA-J: Bishopsteignton has no recreational field for outdoor leisure pursuits, the nearest public recreation facility is more than 800m from each of the sites. Site V2 is within 400m of a public footpath link. There are no present cycle routes for the site, but the forthcoming Teign Estuary Cycle Trail will provide a link from the southern side of the village providing a new leisure and access within 400m of the Forder Lane site. In addition, the site has sufficient capacity to deliver a moderate level of open space. Policy V2 could provide safe cycling and walking routes to include routes allowing safe access to Bakers Yard and a connection into the village. It also requires access to appropriately designed parkland and natural green space, including SANGS.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be

required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

- SA-B: Site V2 lies within undeveloped coast and has a highly visually prominent location. It is currently unclear how achievable the mitigation measures set out within the policy will be in such a prominent location.
- SA-G: Site V2 would utilise less than 5ha of Grade 3 agricultural land. However, this effect would be uncertain as safeguards during construction may retain the quality of the agricultural land for future use. Whilst mitigating LP policy DW2: Development Principles is designed to limit site resource requirements, including land, it is uncertain whether this will be enough to mitigate the effect of developing this site.
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Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-G: Ensure safeguards during construction retain the quality of the agriculture land for future use.

V3: Bakers Yard, Bishopsteignton

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: Site V3 lies within the Landscape Connectivity Zone associated with the South Hams SAC. Development could increase car travel into Teignmouth, where roads such as Bitton Park Road and Bishopsteignton Road are within an

AQMA. The potential for traffic generated from this development to affect habitats is currently unknown. Policy V3 requires the site will be required to provide 0.5Ha of green infrastructure. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats.

V4 Adjacent to Easterways, Broadhempston

Key Potential Significant Positive Effects:

- SA-J: The site is within 100m of a playing field and within 400m of a walking path and development will provide suitable and safe access into and around the site for pedestrians, cyclists and vehicles. The site will support the health of new occupants of the site, and those who live nearby.

Key Potential Significant Negative Effects:

- SA-E: The site is not within 1km of a railway station and is more than 500m from a bus stop. Although there are some local facilities within the village of Broadhempston, new residents will likely rely on private vehicles in order to access high-level services in Newton Abbot and Totnes.
- SA-G: The site would utilise between 1ha and 5ha of Grade 2 Agricultural Land and therefore result in the loss of good quality agricultural land.
- SA-O: The site is not within 1km of a railway station and is more than 500m from a bus stop. A potential significant negative effect is recorded due to the lack of proximity to public transport, walking and cycling networks.

Uncertain Effects:

- SA-A: The site lies within the South Hams SAC Landscape Connectivity Zone and Dartmoor and Dartmoor Woods SACs. The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-L: Although there is good access to a primary school there is uncertainty over how additional capacity in schools will be delivered here.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-B: Development would perform more positively if it reflected the pattern, form and arrangement of development character found in Broadhempston with dwellings facing on to the street. (Enhancement)
- SA-E: Even with the mitigation provided by local plan policies such as CC2 Carbon Statements and CC4 Sustainable Transport, it is difficult to put in place more measures to reduce the carbon emissions from private transport and improve connectivity on a village development site as not all residents will be able to use electric vehicles. (Mitigation)
- SA-G: The loss of good quality agricultural land cannot be mitigated. (Mitigation)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)
- SA-L: More certainty is needed on the provision of additional schools' places to meet the needs of new residents resulting from the local plan.
- SA-O: Even with the mitigation provided by local plan policies such as CC2 Carbon Statements and CC4 Sustainable Transport, it is difficult to put in place more measures to reduce the carbon emissions from private transport and improve connectivity on a village development site. (Mitigation)

V5: Tollgate Farm, Chudleigh Knighton

Key Potential Significant Positive Effects

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

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

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-D: It is recommended that policy wording is included within the allocation policies V5 and V6 to recognise this potential negative effect and ensure that the new developments are designed to reflect and complement the local character. (Enhancement)
- SA-E: Even with the mitigation provided by local plan policies such as CC2 Carbon Statements and CC4 Sustainable Transport, it is difficult to put in place more measures to reduce the carbon emissions from private transport and improve connectivity on a village development site as not all residents will be able to use electric vehicles. (Enhancement)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)

V6: Field off Knights Mead, Chudleigh Knighton

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site lies within the South Hams SAC Sustainance Zone and Landscape Connectivity Zone. The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC). The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-D: It is recommended that policy wording is included within the allocation policies V5 and V6 to recognise this potential negative effect and ensure that the new developments are designed to reflect and complement the local character. (Enhancement)
- SA-G: Extract ball clay prior to development. The loss of agricultural land cannot be mitigated. (Enhancement)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)

- SA-M: Consider whether this site could provide any employment space or live/work units. (Enhancement)

V7: East Street, Denbury

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

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

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-E and SA-O: The site would benefit from access to active travel routes, for example cycling and walking routes which are currently over 1km from the site. (Enhancement)
- SA-G: Suggest that investigation is carried out into the presence of and potential for minerals to be extracted prior to development. (Enhancement)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)

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V8 Adjacent to Burnt Meadow, Doddiscombsleigh

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

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

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)

V9: Zigzag Quarry, Kingskerswell

Key Potential Significant Positive Effects:

- SA-G: There are no mineral constraints on the site and the site does not contain any agricultural land. The site is currently a former quarry and therefore it's redevelopment for housing is an efficient use of land.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-L: The site is not within 1km of a Primary or Secondary school and the site is not large enough to provide new schools. The site has sufficient access to some services but due to the uncertainty over where children will go to a school an uncertain effect is identified.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-E: Consider whether this site could provide any employment space or live/work units and any facilities such as a shop to help internalise journeys and reduce the need to travel. (Enhancement)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)
- SA-L: More certainty is needed on the provision of additional schools' places to meet the needs of new residents resulting from the local plan.

- SA-O: Consider whether this site could provide any employment space or live/work units and any facilities such as a shop to help internalise journeys and reduce the need to travel. (Enhancement)

V10: Land West of Benedict's Road Liverton

Key Potential Significant Positive Effects:

- SA-J: Site V10 lies within 800m of an entrance into Great Plantation and is within 400m of a footpath leading to Old Liverton. Although the local footpaths and cycle trails are more likely to be used for recreation than active travel, the proximity of the site could have significant positive effects on the health of occupiers of either site.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: Site V10 is within 1km of Dartmoor SAC and lies within the Landscape Connectivity Zone associated with the South Hams SAC. It contains Priority Habitats and habitats that support Protected Species. The potential for traffic generated from this development to affect habitats is currently unknown. It is uncertain whether the development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-G: The site contains Grade 3 agricultural land. However, safeguards during construction may retain the quality of the agricultural land for future use. Despite this, loss of grade 3 agricultural land cannot be mitigated. The site is within a Minerals Safeguarding Area for ball clay resource. In the absence of a Mineral Resource Assessment to demonstrate whether there is potential economic value, this effect is uncertain.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-E: Seek further mitigation in accordance with policy CC4: Sustainable Transport which aims to maximise the use and efficiency of existing transport facilities including developments to the network which could mitigate the negative effects from less frequent bus service to Newton Abbot. Also, policy DW2: Development Principles which seeks to improve connectivity in the area with network routes of all transport. (Enhancement)
- SA-F: The allocation policy wording could be stronger if the word 'should' not develop on flood zone 2 and 3 is changed to 'will' not develop on these areas. (Enhancement)
- SA-G: Carry out a Mineral Resource Assessment to demonstrate whether there is economic value in ball clay resources. The loss of grade 3 agricultural land cannot be mitigated. (Mitigation)

V11: Welcome Stranger Cross, Liverton

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

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

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-G: Suggest that investigation is carried out into the presence of and potential for minerals to be extracted prior to development. (Enhancement)
- SA-K: A noise impact assessment should be carried out in support of a planning application and suitable mitigation put in place. (Enhancement)

V12: Little Liverton Business Park

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

- SA-E: The site is not well connected to the nearby key settlements by sustainable networks and as a result, occupants of the site are likely to be encouraged to commute via private car.
- SA-G: Development on this site would utilise more than 5ha of Grade 3 agricultural land. The site is located within the Minerals Safeguarding Zone for Ball Clay. There may be the option to extract this mineral prior to development.
- SA-O: The site is not well connected to the nearby key settlements by sustainable networks and as a result, a potential significant negative effect is recorded.

Uncertain Effects:

- SA-A: The site is within the South Hams SAC Landscape Connectivity Zone. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. An uncertain effect is therefore identified.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.
- SA-B: Development would require a comprehensive landscaping strategy but is not expected to be harmful to the setting of the village, the wider area, or any viewpoint. (Enhancement)

- SA-E and SA-O: A travel plan should be developed for this site and opportunities sought to link it via public transport or active travel modes to residential areas. Consideration should also be given to providing recreation or a small shop on site to reduce travelling by employees during breaks. It is difficult to identify further mitigation which could avoid this potential effect on transport. 100% electric vehicle parking to at least reduce impacts on air quality emissions would not be feasible as not all residents would be able to run such a vehicle. Investment in improvements to bus services would help to support bus use from this site as services are currently limited. As mitigation may be very difficult, this allocation is not supported by the SA. (Mitigation)
- SA-F: Development should avoid building in the northern area of the site which is within flood zone 3. (Enhancement)
- SA-G: The allocation policy should encourage any ball clay deposits to be extracted prior to development. The loss of grade 3 agricultural land cannot be mitigated. (Mitigation)
- SA-L: The site would benefit from improvements to the broadband connection as it is assumed that many businesses occupying the employment space will rely on broadband connection for their operations. (Enhancement)

V13: Blackstone Cross, Ipplepen
<p>Key Potential Significant Positive Effects:</p> <p>None identified.</p>
<p>Key Potential Significant Negative Effects:</p> <p>None identified.</p>
<p>Uncertain Effects:</p> <ul style="list-style-type: none"> • SA-A: Site V13 lies in the South Hams SAC Landscape Connectivity Zone. The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

- SA-B: Site V13 lies adjacent to an existing a settlement and would be conspicuous from approach roads. Without specific requirements within the policy wording of V13 in relation to landscape and visual impacts, layout and design, an uncertain effect has been identified.
- SA-C: The site occupies an area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Until a comprehensive programme of archaeological work is undertaken, it will be difficult to know the significance of any heritage assets close to the site. Therefore, an uncertain effect is identified.
- SA-G: The site contains more than 5ha of Grade 2 agricultural land and lies within a Minerals Safeguarding Area for the nearby limestone resource. The effect of developing here would be uncertain until extraction and assessment of the mineral resource is undertaken.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-B: Add specific requirements to the policy wording of V13 in relation to landscape and visual impacts, layout, and design to ensure that the landscape effects of this development are adequately mitigated. (Mitigation)
- SA-C: Undertake a comprehensive programme of archaeological work prior to development consent to enable the significance of the heritage asset to be understood and a package of mitigation to be submitted. (Mitigation)
- SA-G: Undertake a mineral resource assessment prior to consent and consider opportunities to abstract minerals on site prior to development. The loss of agricultural land cannot be mitigated. (Mitigation)
- SA-L: Ensure that all the education needs of all developments in Ipplepen can be delivered. (Enhancement)

V14: Blackberry Hill, Ipplepen

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-C: The site occupies an area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Until a comprehensive programme of archaeological work is undertaken, it will be difficult to know the significance of any heritage assets close to the site. Therefore, an uncertain effect is identified.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all locations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-C: Prior to permission being granted, a comprehensive programme of archaeological work is needed to enable the significance of any heritage assets to be understood, and the impact of any development upon any such assets identified and any necessary mitigation put forward. This should be a policy requirement. (Mitigation)
- SA-E: A travel plan should be developed for this site and opportunities sought to link it via active travel modes to residential areas. It is difficult to identify

further mitigation which could avoid this potential effect on transport. 100% electric vehicle parking to at least reduce impacts on air quality emissions would not be feasible as not all residents would be able to run such a vehicle. (Enhancement)

- SA-G: The loss of agricultural land cannot be mitigated. Policy wording should encourage the investigation of minerals on site and potential for extraction prior to development. (Enhancement)
- SA-O: A travel plan should be developed for this site and opportunities sought to link it via active travel modes to residential areas. It is difficult to identify further mitigation which could avoid this potential effect on transport. 100% electric vehicle parking to at least reduce impacts on air quality emissions would not be feasible as not all residents would be able to run such a vehicle. (Enhancement)

V14A: Land East of Brooke House, Ipplepen
<p>Key Potential Significant Positive Effects:</p> <p>None identified.</p>
<p>Key Potential Significant Negative Effects:</p> <ul style="list-style-type: none"> • SA-G: The site is comprised of Grade 2 Agricultural land and the site has not previously developed. It is not within any mineral safeguarding areas. The loss of very good quality agricultural land cannot be mitigated against, therefore a significant negative effect is recorded.
<p>Uncertain Effects:</p> <ul style="list-style-type: none"> • SA-A: The provision of green infrastructure is expected to positively enhance the natural environment, however the development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. An uncertain effect is therefore identified.
<p>Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)</p> <ul style="list-style-type: none"> • SA-A: Ecological surveys, site level HRA and an ecological mitigation plan must be submitted to the Council prior to permission being granted. It is

recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.

V15: Parkhill Cross, Ipplepen

Key Potential Significant Positive Effects:

None identified.

Key Potential Significant Negative Effects:

- SA-G: The site is comprised of Grade 2 agricultural land, therefore development of this site would result in the loss of good quality agricultural land.

Uncertain Effects:

- SA-A: The site lies within the South Hams SAC Landscape Connectivity Zone. The site contains Priority Habitats and habitats and features that support Protected Species including bats, curlew, dormice, Great Crested Newts. The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-E and SA-O: The site is more than 5km from Newton Abbot, more than 1km from a railway station and has an infrequent bus service and no safe cycle routes. Mitigation required by other policies within the local plan states that for a proposal to be accepted, a site must perform well in its access to walking, cycling and public transport. Sustainable transport must be encouraged and dependence on cars minimised. It is uncertain how this will be achieved on this site.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being

granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district’s road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)

- SA-E and SA-O: A travel plan should be developed for this site and opportunities sought to link it via active travel modes to residential areas. It is difficult to identify further mitigation which could avoid this potential effect on transport. (Mitigation)
- SA-G: The loss of good quality agricultural land cannot be mitigated. (Mitigation)

V16: LamaCroft Farm, Kennford
<p>Key Potential Significant Positive Effects:</p> <p>None identified.</p>
<p>Key Potential Significant Negative Effects:</p> <p>None identified.</p>
<p>Uncertain Effects:</p> <ul style="list-style-type: none"> • SA-A: Proposals for development on this site will include at least 1.58ha of green infrastructure including 1ha of SANGS and specific ecological mitigations informed by a site level HRA to protect the integrity of the South Hams SAC. The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. An uncertain effect is therefore identified. • SA-G: The site consists of over 5ha of Grade 2 and 3 agricultural land, however safeguards during construction may retain the quality of the agricultural land for future use. The achievability of this is uncertain, therefore an uncertain effect is recorded.
<p>Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)</p>

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-C: Planning permission shouldn't be granted until the Heritage Impact Assessment and a development mitigation plan has been submitted to the council. (Enhancement)
- SA-E: A travel plan should be developed for this site and opportunities sought to link it via active travel modes to residential areas. It is difficult to identify further mitigation which could avoid this potential effect on transport. (Enhancement)
- SA-G: The loss of good quality agricultural land cannot be mitigated. It is recommended that a soil survey is undertaken to ascertain the quality of the land and a mitigation strategy submitted to conserve as much as possible of the agricultural land for future use. Nevertheless, it is assumed that an overall negative effect is likely as the land will largely be developed for housing and will no longer be in agricultural use. (Mitigation)
- SA-H: Evidence must be provided prior to planning permission being granted that this development will not pollute the nearby watercourse. (Enhancement)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)

V16A: Land at Mamhead Road, Kenton
<p>Key Potential Significant Positive Effects:</p> <p>None identified.</p>
<p>Key Potential Significant Negative Effects:</p> <p>None identified.</p>
<p>Uncertain Effects:</p> <ul style="list-style-type: none"> • SA-A: The provision of green infrastructure is expected to positively enhance the natural environment, however the development has the potential to negatively affect protected habitats and species and until surveys and site

assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites. An uncertain effect is therefore identified.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological mitigation plan must be submitted to the Council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats.

V17: Staplake Road Starcross

Key Potential Significant Positive Effects:

- SA-E: The site is well located for access to public transport and active travel links, both of which are expected to reduce the need for private car usage.
- SA-J: The site is within 800m of major open space and is within 400m of National Cycle Route 2. These factors are likely to support healthy and active lifestyles of the occupants and as a result a potential significant positive effect is recorded.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-F: The site is constrained by tide locked outfalls, which are considered to result in negative effects in relation to flooding. It is not clear how this will be mitigated and therefore an uncertain effect is identified.
- SA-G: Development would utilise less than 1ha of Grade 3 agricultural land. Safeguards during construction may retain the quality of the agricultural land for future use, however the achievability of this is uncertain.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-E: A travel plan should be developed for this site and opportunities sought to link it via active travel modes to residential areas. It is difficult to identify further mitigation which could avoid this potential effect on transport. (Enhancement)
- SA-F: A surface water strategy which includes mitigation for the tide locked outfall should be submitted to the council prior to planning permission being granted. (Mitigation)
- SA-G: The loss of good quality agricultural land cannot be mitigated. It is recommended that a soil survey is undertaken to ascertain the quality of the land and a mitigation strategy submitted to conserve as much as possible of the agricultural land for future use. Nevertheless, it is assumed that an overall negative effect is likely as the land will largely be developed for housing and will no longer be in agricultural use. (Mitigation)
- SA-K: Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Enhancement)

V18: Lower Uppacott, Tedburn St Mary

Key Potential Significant Positive Effects:

- SA-J: Proposals for development on this site will provide a movement network which will improve cycling and walking routes in the area. The site is located immediately adjacent to Tedburn St Mary recreation field where there are a range of fitness and sports facilities. It is also within 400m of National Cycle Route 279 which links to Exeter and Okehampton. The site is well located to support healthy and active lifestyles.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is within 10km of South Dartmoor Woods SAC and contains Priority Habitats. The potential for traffic generated from this development to affect habitats is currently unknown. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.
- SA-G: Development would utilise between 1-5ha of Grade 3 agricultural land. Safeguards during construction may retain the quality of the agricultural land for future use, however, the achievability of this is uncertain, therefore an uncertain effect is recorded.

Recommendations (Mitigation for Potential Negative Effects and Enhancements for Neutral and Positive Effects)

- SA-A: Ecological surveys, site level HRA and an ecological development mitigation plan must be submitted to the council prior to permission being granted. It is recommended that further consideration be given to the potential for all allocations to generate traffic on the district's road network and the potential for cumulative effects on air quality which could affect important habitats. (Mitigation)
- SA-E: A travel plan should be developed for this site and opportunities sought to link it via active travel modes to residential areas. It is difficult to identify

further mitigation which could avoid this potential effect on transport.

(Enhancement)

- SA-G: The loss of good quality agricultural land cannot be mitigated. It is recommended that a soil survey is undertaken to ascertain the quality of the land and a mitigation strategy submitted to conserve as much as possible of the agricultural land for future use. Nevertheless, it is assumed that an overall negative effect is likely as the land will largely be developed for housing and will no longer be in agricultural use. (Mitigation)
- SA-M: Consider whether this site could provide any employment space or live/work units. (Enhancement)

3 Performance of the Wind Turbine Area Allocations

Table G.11: Summary Findings of the wind energy area policies															
Site Reference	SA Objective														
	Natural Environment	Landscape	Historic Environment	Built Environment	Climate Change Mitigation	Climate Change Adaptation	Land Resources	Water Resources	Homes	Health	Wellbeing	Access to Services	Jobs and Local Economy	Town Centres	Connectivity and Transport
	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
Area 20: 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

Area 3: North East of Holcombe Burnell Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

Uncertain Effects:

- SA-A: The site is adjacent to Cutteridge Farm Field County Wildlife Site (CWS) and Gultimore Brake Unconfirmed Wildlife Site (UWS) and within 250m of Springdale Farm CWS. It is within 10km of the Exe Estuary SPA/Ramsar Site/SSSI, Dawlish Warren SAC/NNR/SSSI and Dartmoor SAC. Due to the proximity of the site to these designated sites as well as details on protected species and details of the turbine being unknown an uncertain effect has been recorded.

- SA-O: The site lies within 500m of the A30, where rotating blades could cause a distraction to drivers. However, the effect is uncertain as it will depend on the exact siting of turbines on the site and intervening features in the landscape.

Recommendations (Enhancements and Mitigation)

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

Area 13: East of Fordland Farm Ide Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site slightly overlaps with Pollards Hill Brake Ancient Replanted Woodland, which is an Unconfirmed Wildlife Site (UWS) Pollard Hill Brakes and is adjacent to a potential RIGS along the dismantled

railway line through Pollards Hill Brake, Perridge Wood and Cotley Wood. Within 250m of Chillies Copse UWS (mixed plantation & semi-improved neutral grassland). Due to the proximity of the site to these local designated sites, ancient woodland, and the likely presence of protected species the potential effects are uncertain until details of the ecology of the site including protected species presence is known as well as details of the turbine.

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

Recommendations (Enhancements and Mitigation)

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

- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development. Ensure that planning obligations are put in place to mitigate as far as possible the potential negative effects of construction on residential amenity. (Mitigation)

Area 15: West of Tedburn St Mary Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

Uncertain Effects:

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

Recommendations (Enhancements and Mitigation)

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

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

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

Area 16: South West of Ide Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to the distance and lack of impact pathways for all European sites. However the site is within 250m of Knowle Quarry RIGS and UWS (broadleaved woodland) and pRIGS at Whiddon Farm. It is also within 250m of Pollards Hill Brakes UWS (ancient woodland & plantation on ancient woodland site).
- SA-J: The site lies within 3km of a Settlement Limit (Ide) and is more than 3ha in size. Given the assumption that larger sites close to existing settlements are

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

Recommendations (Enhancements and Mitigation):

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

Area 17: West of Downhouse Farm Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

Uncertain Effects:

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

Recommendations (Enhancements and Mitigation):

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

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

- SA-J: Policies within the Local Plan will need to require wind energy site proposals to incorporate green infrastructure and enhance networks for green infrastructure including walking and cycling routes.
- SA-K: It is recommended that specific mitigation is written into the Local Plan policies to control and mitigate light and noise pollution arising from renewable energy developments on residents and wildlife. This is not specifically addressed at present within the Local Plan policies and is dealt with in a general way in policy GP 1 Sustainable Development.

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

Area 18: Land by Exwick Woods Assessment Summary

Key Potential Significant Positive Effects:

- SA-D: The site is in a prominent location for visitors coming into Exeter and is seen to be detracting from the quality of the wider town centre. Policy GC9 maintains that proposals should make a positive contribution to the street scene and public realm.
- SA-J: The site is located within 800m from a key area of public open space and within 400m from cycling and walking networks.
- SA-O: The site is located within 1km of the nearest train station and within 500m of a bus stop, which allows good access to transport links within and beyond the district. The site is expected to have good access to fast broadband, supporting online connectivity.

Key Potential Significant Negative Effects:

None identified.

Uncertain Effects:

- SA-A: The site is in very close proximity to the River Lemon, River Teign and a reasonable distance from the Teign Estuary. The development has the potential to negatively affect protected habitats and species and until surveys and site assessments are undertaken it is not certain what exact mitigation will be required nor that sufficient mitigation can be delivered to avoid adverse effects on European designated sites.

Recommendations (Enhancements and Mitigation):

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

Area 20: Ducks Brook, Tedburn St Mary Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

Uncertain Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, part of the site includes Duck's Brook County Wildlife Site (CWS) (unimproved & semi-improved neutral grassland) and Wilderness Plantation UWS (unconfirmed wildlife site) (orchard). It also lies adjacent to Hackworthy Brakes UWS (plantation & open areas with bracken) and North Halstow UWS (orchard). Due to the proximity of CWSs and UWSs and the likelihood of protected species

development of this site could therefore have potential significant negative effects on the natural environment although this is uncertain until survey work has been undertaken.

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

Recommendations (Enhancements and Mitigation)

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

Area 21: Land north of West View Farm Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

- SA-A: As detailed in the HRA report, this site has been screened out for any likely significant effects due to distance and lack of impact pathways for all European sites. However, the site lies entirely within a Cirl Bunting Wintering Zone and slightly overlaps Brinning Copse UWS (unconfirmed wildlife site) (broadleaved woodland), is adjacent to Bilsdon Plantation UWS (broadleaved woodland) and Higher Pitt Farm UWS (unimproved neutral grassland & scrub) and, is within 250m of Holehill Field CWS (wet & dry semi-improved neutral grassland, gorse & bracken).
 Due to its proximity to a CWS and UWSs and the likelihood of Cirl Buntings and other protected species development of this site could therefore have potential significant negative effects on the natural environment although this is uncertain until survey work has been undertaken.
- SA-B: The site lies outside the Undeveloped Coast designation, but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
- SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that there are several Listed Buildings within close proximity to the site including the Grade II Listed Ford Farm is located c. 380m to the south of this site option. Further away to the north-west is the Grade II Listed South Halstow Farmhouse and barn (c.370m) and the Grade II* Kingsford Farmhouse to the east (c.780m). The development of this site has the potential therefore to adversely effect the setting and significance of these designated heritage assets.
- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.

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

Uncertain Effects:

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

Recommendations (Enhancements and Mitigation):

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

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

Area 24: North west of Tedburn St Mary Assessment Summary

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

- Key Potential Significant Negative Effects:**
- SA-B: The site lies outside the Undeveloped Coast designation but is within 5km of Dartmoor National Park. Due to the nature of its size, development could have a significant negative effect on landscape character as it lies within an area of high landscape sensitivity to a large scale (76-110m) wind turbine.
 - SA-C: As recorded in the Heritage Impact Assessment undertaken of the site, Historic England notes that this site option is in close proximity to several designated heritage assets, notably the Scheduled Higher Bury Camp to the west (c. 350m) and the Grade II Listed Rubhay Farmhouse and Higher Rubhay Farmhouse to the southeast (c.700m).

There is the potential for the proposed allocation to adversely affect the settings and significance of these heritage assets.

- SA-G: The site would utilise more than 5ha of Grade 3 agricultural land and consequently would have a significant negative effect by damaging soils through construction and preventing the land from being used for agriculture. The potential negative effect may be of a temporary nature as renewable energy developments are not necessarily a permanent use.
- SA-K: Existing residential properties lie within 450m of the site and development could have significant negative effects on residential amenity from noise and potential flicker from spinning blades for the duration of the development.

Uncertain Effects:

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

Recommendations (Enhancements and Mitigation):

- SA-B: Policies within the Local Plan should ensure that landscape and landscape character is conserved and enhanced. It may be difficult to mitigate for the potential negative effect of wind turbines on the landscape as this site is in a high landscape sensitivity area. (Mitigation)
- SA-C: Policy EN17 Heritage Assets within the Local Plan should ensure that historic assets are conserved and enhanced, and a requirement should be added to policy wording to take account of recommendations provided within the HIA of how any significant negative effects can be avoided, minimised and/or mitigated and opportunities for enhancement maximised. (Mitigation)
- SA-G: Development should be directed to PDL before greenfield land is considered, although it is recognised that PDL may be in locations which are not suitable for wind energy generation. The permanent loss of agricultural land cannot be mitigated. Development proposals should be accompanied by a soil assessment and a mitigation strategy to prevent damage to soils, investigate whether some agricultural use can continue alongside energy generation and preserve soil quality following decommissioning. (Mitigation)
- SA-I: Mitigation as for SA-K.

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

Area 27: Upper Old Wheatley Farm, Exeter Assessment Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

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

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

Uncertain Effects:

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

Recommendations (Enhancements and Mitigation):

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