Stage B Report

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

For the Teignbridge Local Plan 2020 - 2040 (Part 2) – Site Options consultation

Consultation Draft June 2021

Contents

1. Non-technical Summary

This summary is the non-technical summary of the SA/SEA of the Teignbridge Local Plan Review 2020-2040 Part 2: Site Options consultation. It provides a brief overview of the key sustainability issues and conclusions in the report. The non-technical summary accords with the requirements of the Strategic Environmental Assessment Directive.

This SA/SEA has been produced to support production of the draft plan and provide the public and statutory consultees with the opportunity to comment on the process and findings of the assessments.

The Teignbridge Local Plan Update 2020-2040 is being undertaken in two stages: Part 1 – Quality as Standard and Part 2 – Site Options Consultation. This assessment covers Part 2 of the update. A separate assessment accompanies Part 1.

The following stages have been completed:

- Stage A: Setting Context and Scope
- Stage B: Testing and refining (this stage)

Stage A gathered information about other relevant plans, programmes, Teignbridge's characteristics and SA objectives/indicators. A full assessment of the characteristics of the district and the way in which these have been interpreted is given in the main report.

Stage B (this report) has examined all the known reasonable alternative options sites for residential development, employment and secondary school sites (in Newton Abbot). These site options and the outcomes of this consultation will be used to inform the selection of sites to go into the next iteration of the Local Plan in summer 2022.

The sustainability objectives used in the SA/SEA are presented below. They were used to assess each reasonable alternative sites, help identify significant effects and in some cases possible constraints, concerns or mitigation measures which might be considered when policies are drafted in the next iteration of the Local Plan.

A) NATURAL ENVIRONMENT

Objective: *To conserve and enhance the habitat and wildlife of our natural environment*

B) LANDSCAPE

Objective: *To conserve and enhance the landscapes/seascapes of our natural environment*

C) HISTORIC AND BUILT ENVIRONMENT

Objective: *To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new built development*

D) CLIMATE CHANGE MITIGATION

Objective: *To minimise greenhouse gas emissions*

E) CLIMATE CHANGE ADAPTATION

Objective: *To adapt to the possible effects of climate change*

F) LAND RESOURCES

Objective: *To utilise our land resources efficiently and minimise their loss or degradation*

G) WATER RESOURCES

Objective: *To utilise our water resources efficiently and minimise their loss or degradation*

H) HOMES

Objective: *To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge*

I) HEALTH

Objective: *To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.*

J) WELLBEING

Objective: *To support positive, safe and healthy communities*

K) ACCESS TO SERVICES

Objective: *To provide accessible and attractive services and community facilities for all ages and interests*

L) JOBS AND THE LOCAL ECONOMY

Objective: *To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge*

M) TOWN CENTRES

Objective: *To safeguard and strengthen the vitality and viability of our town centres*

N) CONNECTIVITY AND TRANSPORT

Objective: *To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond*

The potential social, economic, and environmental effects of the site options included within the Local Plan Part 2 update have been assessed against these objectives.

The methodology used standardised development assumptions for residential and employment sites to establish a baseline for the minimum standard of development. These are set out in Section 3.1.3.

As set out in Appendix A, B and C, the scoring and assessment of sites was then based on standardised site scoring assumptions which helped establish a consistency in scoring by identifying thresholds or measures for likely significant effects.

The full assessments of site options are set out in Appendices D(a), D(b), E, and F. Whilst the assessment of all the site options and strategy options presents a broad idea of potential cumulative effects, the cumulative, secondary and synergistic effects of the plan cannot be determined until the plan is drafted as a whole and the sites to be developed have been identified, including specific site policies and other policies (currently contained in Part 1). Once the plan is brought together as a whole these effects can be assessed.

The appraisal also assessed the impact of all reasonable alternatives to the distribution strategy, as set out in Appendix G. This assessment assessed 8 different distribution strategies for how growth is distributed around the district and tested them against the Sustainability Objectives (A – N) above. This helped to identify and inform the most appropriate and sustainable distribution strategy, as well as identify possible negative effects which will need to be considered and mitigated.

This SA includes 135 assessments of both options sites and distribution scenarios. This includes 103 residential sites, 18 employment sites, 6 school sites and 8 development distribution scenarios.

The sensitives within Teignbridge, such as the natural environment, historic environment and landscape mean that many locations have the potential to generate minor and significant negative effects. Equally, some locations such as in and around existing towns and villages, areas in strategic travel corridors or areas within easy reach of Exeter provide greater opportunities for maximising social, environmental or economic positive effects.

The individual appraisals have highlighted some instances where specific sites may have a negative impact on a particular sustainability objective. Where sufficient evidence was available the Local Plan site options supporting text may suggest some potential mitigations or considerations in order to minimise the negative impacts of developing a site. These proposed mitigations and changes will be developed and implemented as part of the process when drafting policies for the Regulation 19 'Proposed Submission' Plan anticipated in Summer 2022.

The outcomes of the consultation on the Local Plan Part 2 Site Options document and this SA/SEA report will be fed back in to inform the preparation of the next iteration of the Local Plan.

2. Background

2.1 Purpose of the Sustainability Appraisal and Strategic Environmental Assessment Report

In accordance with the Planning and Compulsory Purchase Act 2004, Local Plans must be subject to Sustainability Appraisal (SA). The SA process assists Local Planning Authorities to fulfil the requirement of "contributing to the achievement of Sustainable Development" in spatial planning.

Local Authorities must also carry out Strategic Environmental Assessment (SEA) of Local Plans in accordance with European and UK legislation. The UK Government has advised that an integrated approach to these two separate requirements be adopted. This involves extending the breadth of issues for SEA to cover additional social and economic aspects.

SA assists in promoting sustainable development through integrating sustainability considerations into plan making. SA/SEA considers the effects of the plan on the environment, people and the economy, considers reasonable alternatives, propose measures to mitigate harmful effects, and sets out monitoring measures.

This report is being published alongside the Draft Teignbridge Local Plan Review Part 2.

2.2 Plan objectives and outline of contents

The Teignbridge Local Plan Review 2020-2040 is being consulted upon in two stages: Part 1 – Quality as Standard and Part 2 – Site Options. This assessment covers Part 2 of the update. A separate assessment accompanied Part 1 which was published for consultation in March 2020.

Part of the Draft Plan sets out **options** for where different types of development might be located in Teignbridge between 2020 and 2040. The information included within the plan:

- Shows all of the development options which are available for public comment;
- Provides detailed information about each of the different options;

The Plan is divided into 11 Chapters:

Chapter 1: Introduction

Explains the geography of the district and what is covered by the plan.

Chapter 2: Development Strategy

This chapter looks at the various ways in which new development could be spread across the district over the next 20 years. It sets out how many homes are needed overall and how they are likely to be delivered.

Chapter 3: Urban Renewal Site Options

This chapter presents all of the potential urban redevelopment site options in Newton Abbot and Kingsteignton.

Chapter 4: Heart of Teignbridge Options

This chapter presents the site options in and around Newton Abbot, Kingsteignton and Kingskerswell.

Chapter 5: Coastal Towns

This chapter presents the site options in and around Teignmouth and Dawlish.

Chapter 6: Rural Towns

This chapter presents the site options in and around Bovey Tracey, Ashburton and Chudleigh.

Chapter 7: Edge of Exeter

This chapter presents the site options on the edge of Exeter.

Chapter 8: Villages

This chapter presents the site options in and around the defined villages.

Chapter 9: New Employment Areas

This chapter presents all of the potential site options for new employment development in the district.

Chapter 10: Gypsies and Travellers

This chapter presents the approach to providing sites for gypsies and travellers.

Chapter 11: Low Carbon Energy

This chapter looks at how much low carbon energy we will need to produce to meet the districts future energy demand. It presents options for how much low carbon energy we might want to provide, what type of technology we want to promote, and our approach to developing site options for new low carbon energy generation.

2.3 Compliance with Strategic Environmental Assessment

The SEA Regulations set out certain requirements for reporting the SEA process and specifies that an integrated appraisal is undertaken (i.e. SEA is subsumed within the SA process). The sections of the SA report that meet the requirements set out for reporting the SEA process must be clearly signposted.

Consequently, the requirements for the SEA process are set out below and an indication given to the section of the report that addresses each requirement.

- An outline of the contents and main objectives of the plan and the relationship with other relevant plans (Sections 2 and 4)·
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan (Section 4)·
- The environmental characteristics of areas likely to be significantly affected (Section 4)·
- Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of particular environmental importance (Section 5)·

- The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation (Section 2)·
- The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape, and the interrelationship between these. These should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects (Section 6, 7 and Appendix D - G)·
- The measures envisaged to prevent, reduce and as fully as possible to offset any significant effects on the environment of implementing the plan (Section 6, 7, 8. 9 and Appendix D - H)·
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information (Section 7)·
- A description of the measures for monitoring (Section 8)·
- A non-technical summary of the information provided under these headings (Section 1)

2.4. Sustainability Context

An understanding of the key international, national and local policies, plans, programmes and sustainability objectives relevant to the Plan helps to establish the scope and objectives of the SA/SEA.

A full review of the relevant plans, policies, programmes and sustainability objectives is given in the SA/SEA Stage A Scoping Report (March 2020) which is available on the Local Plan website.

2.5 Consultation

A draft Scoping Report was published in May 2018 to allow comments to be made on the proposed methodology. Amendments were made in response to the comments received and the Stage A report was subsequently revised for consultation in March 2020 alongside consultation on Part 1 of the Draft Local Plan. A Stage B report was also prepared for Part 1 of the Draft Local Plan and was consulted on at the same time. Both of these documents will be revised and re-consulted on alongside publication of the Proposed Submission Local Plan in summer 2022.

3. Methodology

3.1 Overall approach

This section sets out the methodology used to assess the development strategy and site options included in the plan, alongside an assessment of all reasonable alternatives. There are 4 main parts of the methodology:

1. SA Framework
2. Scoring System
3. Assumptions to be applied in carrying out the Sustainability Appraisal, comprising

(A) Minimum standards of development to be assumed for residential, employment and gypsy and traveller site options and

(B) Factors determining significant positive and negative effects in the form of scoring assumptions;

3.1.1 SA Framework

The Scoping Process proposed a list of 14 sustainability objectives for the assessment of the Plan which cover the range of sustainability issues identified. The objectives will provide a consistent framework for assessing the policies and proposals of the Local Plan and its overall impact.

The following list identifies the 14 sustainability objectives used for this appraisal, the factors that will be addressed alongside each of these and their corresponding SEA topics:

A. NATURAL ENVIRONMENT

Objective: *To conserve and enhance the habitat and wildlife and landscapes of our natural environment.*

Factors:

- Natural habitats and biodiversity; flora and fauna
- Landscapes and landscape character
- Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure

SEA Topic(s) covered:

- Biodiversity, fauna, flora
- Landscape
- Population/human health (recreation

B. LANDSCAPE

Objective: *To conserve and enhance the landscapes/seascapes of our natural environment.*

Factors:

- Landscapes and landscape character
- Coast

SEA Topic(s) covered:

- Landscape
- Water (coast)

C. HISTORIC AND BUILT ENVIRONMENT

Objective: *To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.*

Factors:

- Conservation of heritage assets within their setting, including Listed Buildings, Conservation Areas, Archaeological sites and Scheduled Monuments
- Safeguard cultural heritage and local character by conserving and enhancing existing built environment, and creating new high quality built environment, including streets, spaces, public realm and detailing of new buildings.

SEA Topic(s) covered:

- Cultural heritage

D. CLIMATE CHANGE MITIGATION

Objectives: *To minimise greenhouse gas emissions*

Factors: ·

- Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of private car
- Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation.
- Multi-use green infrastructure which supports or creates transport networks

SEA Topic(s) covered:

- Air
- Climatic factors

E. CLIMATE CHANGE ADAPTATION

Objective: *To adapt to the possible effects of climate change.*

Factors:

- Flood risk and the threat to people and property, and coastal change and adaptation.

SEA Topic(s) covered:

- Climatic factors

F. LAND RESOURCES

Objective: *To utilise our land resources efficiently and minimise their loss or degradation.*

Factors:

- Soil quality
- Safeguard mineral resources
- Reuse of previously developed land
- Minimise waste (reuse, recycle, recover)

SEA Topic(s) covered:

- Soil
- Material assets (land, minerals)

G. WATER RESOURCES

Objective: *To utilise our water resources efficiently and minimise their loss or degradation.*

Factors:

- Water quality and quantity

SEA Topic(s) covered:

- Water

H. HOMES

Objective: *To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge.*

Factors: ·

- Supply of housing (accommodating population growth and changes in household composition)
- Housing mix (tenure and size)
- Housing delivery and diversity of supply (e.g. Housing Association affordable, volume builder and small builder open market, custom and self build)
- Housing affordability

SEA Topic(s) covered:

- Population

I. HEALTH

Objective: *To support healthy and active communities where people can enjoy positive, safe and healthy lives with access to attractive environments and opportunities to enjoy and experience them.*

Factors:

- Cycle and walking networks
- Open space and green space infrastructure in new developments and existing settlements
- Public recreational, play and leisure opportunities

SEA Topic(s) covered:

- Population
- Air

J. WELLBEING

Objective: *To support positive, safe and healthy communities.*

Factors:

- Social deprivation
- Air quality, noise and light pollution

- Safe and secure environment with reduced fear of crime

SEA Topic(s) covered:

- Population
- Air

K. ACCESS TO SERVICES

Objective: *To provide accessible and attractive services and community facilities for all ages and interests.*

Factors:

- Access to area wide services (nursery and pre-school, primary, secondary, further and higher education; healthcare; etc.)
- Community facilities (local shops, meeting venues, public houses, places of worship)
- Cultural buildings and facilities (e.g. libraries, museums, cinemas)
- Access to high speed broadband

SEA Topic(s) covered:

- Population
- Human health

L. JOBS AND LOCAL ECONOMY

Objective: *To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge.*

Factors:

- Employment land supply to cater for businesses of all sizes
- Mix of employment offer
- Productivity of local economy and access to labour supply
- Access to education and skills training
- Protect existing tourism businesses and offer

SEA Topic(s) covered:

- Population
- Material assets

M. TOWN CENTRES

Objective: *To safeguard and strengthen the vitality and viability of our city and town centres.*

Factors:

- Diverse town centre economy
- Strengthen and safeguard the vitality and viability of centres
- Impact of new development on existing centres
- Access to existing centres

SEA Topic(s) covered:

- Population

N. CONNECTIVITY AND TRANSPORT

Objective: To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond.

Factors:

- Access to services – links between homes, services and businesses by active modes of transport (e.g. cycling and walking)
- Access to public transport (e.g. distance to and frequency of bus and rail services)
- Estimated car reliance and use
- Access to local road network
- Impact on Strategic Road Network (eg. A30; A380; A38)

SEA Topic(s) covered:

- Air
- Climatic factors
- Population/material assets (in terms of benefits for economy)

3.1.2 SA Scoring System

The strategy and site options (which include all reasonable alternatives) are considered against the sustainability criteria described in Section 4. Each is given a score ranging from double positive (++) to double negative (--) reflecting the following scale:

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/- OR ++/--	Mixed minor or significant effects likely
-	Minor negative effect likely
--/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain

Explanation of SA Scoring Chart

The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal attempts to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) is used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may

influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal attempts to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) is used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

Where a potential positive or negative effect is uncertain, a question mark has been added to the relevant score (e.g. +? or -?) and the score has been colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).

For some SA objectives, mixed effects may occur as more than one factor is taken into account during the assessment. In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '++' and '+' would be recorded as '++', while a score comprising '-' and '--' would be recorded as '--'. Mixed effects will only be recorded in the symbols where a score comprises both positive and negative effects e.g. '+/-' or '++/--'.

The time frames that will be assumed throughout the SA are as follows:

- Short term 0-5 years.
- Medium term 5-10 years.
- Long term 10-20 years

'Long-term' also includes effects extending or arising beyond the plan period. National policy is assumed to endure for the long-term. Some climate change effects will also be long-term. At the strategic development sites, it is assumed that there will be no short-term effects because of the lead-in times required before development takes place on-site. This does not mean that a start could not be made; only that it is considered unlikely.

All effects are assumed to be permanent, at least for the lifetime of the development, unless explicitly stated (e.g. with regards to effects during construction only).

3.1.3 Assumptions to be applied in carrying out the Sustainability Appraisal

In order to assess the potential impact of site options, a set of minimum development standards and scoring assumptions have been developed.

The minimum development standards have been accounted for within the individual site appraisals. These vary according to the scale of development and are based on minimum policy standards set out in Part 1 of the Draft Local Plan that would be required for the respective developments. These have been applied for the purposes of consistency and do not prejudice the application of higher policy requirements to be set by the Council at a later date. Additional mitigation measures may be required in site specific circumstances. Where these are known at this stage, they have been recorded in the relevant appraisal.

A: MINIMUM STANDARDS OF DEVELOPMENT TO BE ASSUMED FOR SITE OPTIONS

Residential sites with capacity for 2-9 units

- Carbon neutral development (CC2)
- Electric vehicle supporting infrastructure (CC3)
- Design Code and Parcel Plans (DW1)
- No Rapid Health Impact Assessment required
- No employment opportunities
- No shops or services.
- No on site school or education facilities
- Open space, including pocket play (DW8-13)
- Active travel and roads within development
- Allotments not required.
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Urban greening/tree planting (DW16)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- High speed digital infrastructure (EC8)
- Affordable housing provision within designated rural areas (i.e. all areas not including parishes of Newton Abbot, Kingsteignton, Teignmouth and Dawlish), including a 75% social rented and 25% affordable home ownership split (H1)
- Adaptable home provision (H4)
- No custom and self-build requirement
- Use of appropriate construction techniques to avoid over-compaction, pollution or reduction in quality of soil
- Remediation of contaminated and unstable land (EN9)
- Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift (EN10)
- No development on/over nationally or internationally designated wildlife or heritage sites (eg scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA). (EN11, 12, 13, 14 & 16)
- Wildlife corridors if required by HRA (EN11, 12, 13 & 14)
- Protection of trees, hedges and woodlands (EN15) Protection of trees, hedges and woodlands (EN15)

Residential sites with capacity for 10-49 units

- Carbon neutral development (CC2)
- Electric vehicle supporting infrastructure (CC3)
- Design Principles, Parameter Plans, Design Code and Parcel Plans (DW1)

- No Rapid Health Impact Assessment required
- No employment opportunities
- No shops or services.
- No on site school or education facilities
- Open space including pocket play and children`s play (DW8-13)
- Active travel and roads within development and to nearest main settlement.
- Allotments not required.
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Urban greening/tree planting (DW16)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Investment in construction skills (EC4)
- High speed digital infrastructure (EC8)
- Affordable housing provision including a 75% social rented and 25% affordable home ownership split (H1)
- Adaptable and accessible home provision (H4)
- 5% of development (sites over 20 units) as custom and self-build plots (H5)
- Use of appropriate construction techniques to avoid over-compaction, pollution or reduction in quality of soil
- Remediation of contaminated and unstable land (EN9)
- Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift (EN10)
- No development on/over nationally or internationally designated wildlife or heritage sites (eg scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA). (EN11, 12, 13, 14 & 16)
- Wildlife corridors if required by HRA (EN11, 12, 13 & 14)
- Protection of trees, hedges and woodlands (EN15) Protection of trees, hedges and woodlands (EN15)

Residential sites with capacity for 50-499 units

- Carbon neutral development (CC2)
- Electric vehicle supporting infrastructure (CC3)
- Design Principles, Parameter Plans, Design Code and Parcel Plans (DW1)
- No Rapid Health Impact Assessment required
- No employment opportunities
- No shops or services.
- No on site school or education facilities

- Open space including pocket play and children`s play (DW8-13)
- Active travel and roads within development and to nearest main settlement.
- Allotments (100 + units) (DW14)
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Urban greening/tree planting (DW16)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Investment in construction skills, including an Employment and Skills Plan for larger schemes (EC4)
- High speed digital infrastructure (EC8)
- Affordable housing provision including a 75% social rented and 25% affordable home ownership split (H1)
- Adaptable and accessible home provision (H4)
- 5% of development (sites over 20 units) as custom and self-build plots (H5)
- Use of appropriate construction techniques to avoid over-compaction, pollution or reduction in quality of soil
- Remediation of contaminated and unstable land (EN9)
- Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift (EN10)
- No development on/over nationally or internationally designated wildlife or heritage sites (eg scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA). (EN11, 12, 13, 14 & 16)
- Wildlife corridors and/or SANGS if required by HRA. (EN11, 12, 13 & 14)
- Protection of trees, hedges and woodlands (EN15) Protection of trees, hedges and woodlands (EN15)

Residential sites with capacity for 500-1000 units

- Carbon neutral development (CC2)
- Electric vehicle supporting infrastructure (CC3)
- Design Principles, Parameter Plans, Place Based Strategies, Non-Place Based Strategies, Design Code and Parcel Plans (DW1)
- Rapid Health Impact Assessment at 500 homes (DW8)
- Small to medium scale employment generating uses. (DW7)
- Small neighbourhood hub including convenience shop. (DW7)
- Primary school on site (DW7)
- Strategic and local scale public open space, children’s play areas and other sport and leisure provision. (DW8-13)
- Active travel and roads within development and to nearest main settlement.

- Allotments (DW14)
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Urban greening/tree planting (DW16)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Investment in construction skills, including an Employment and Skills Plan for larger schemes (EC4)
- High speed digital infrastructure including 2 physically separate external connection points. (EC8)
- Affordable housing provision including a 75% social rented and 25% affordable home ownership split (H1)
- Adaptable and accessible home provision (H4)
- 5% of development (sites over 20 units) as custom and self-build plots (H5)
- Use of appropriate construction techniques to avoid over-compaction, pollution or reduction in quality of soil
- Remediation of contaminated and unstable land (EN9)
- Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift (EN10)
- No development on/over nationally or internationally designated wildlife or heritage sites (eg scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA). (EN11, 12, 13, 14 & 16)
- Wildlife corridors and/or SANGS if required by HRA. (EN11, 12, 13 & 14)
- Protection of trees, hedges and woodlands (EN15) Protection of trees, hedges and woodlands (EN15)

Residential sites with capacity for 1000 - 2000 units

- Carbon neutral development (CC2)
- Electric vehicle supporting infrastructure (CC3)
- Design Principles, Parameter Plans, Place Based Strategies, Non-Place Based Strategies, Design Code and Parcel Plans (DW1)
- Rapid Health Impact Assessment at 500 homes (DW8)
- Medium to large scale employment generating uses within mixed use area. (DW7)
- Neighbourhood hub with shops and services including small supermarket and community building. (DW7)
- Primary school on site (DW7)
- Strategic and local scale public open space, children's play areas and other sport and leisure provision. (DW8-13)
- Active travel, sustainable transport links and roads within development and to nearest main settlement (including an additional frequent bus service to the site).

- Allotments (DW14)
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Urban greening/tree planting (DW16)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- Investment in construction skills, including an Employment and Skills Plan for larger schemes (EC4)
- High speed digital infrastructure including 2 physically separate external connection points. (EC8)
- Affordable housing provision including a 75% social rented and 25% affordable home ownership split (H1)
- Adaptable and accessible home provision (H4)
- 5% of development (sites over 20 units) as custom and self-build plots (H5)
- Use of appropriate construction techniques to avoid over-compaction, pollution or reduction in quality of soil
- Remediation of contaminated and unstable land (EN9)
- Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift (EN10)
- No development on/over nationally or internationally designated wildlife or heritage sites (eg scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA). (EN11, 12, 13, 14 & 16)
- Wildlife corridors and/or SANGS if required by HRA. (EN11, 12, 13 & 14)
- Protection of trees, hedges and woodlands (EN15) Protection of trees, hedges and woodlands (EN15)

Employment sites up to 10ha

- Mix of plot sizes available to buy or rent
- Active travel and roads within development.
- Flood risk management (e.g. SUDS).
- Protection of European protected species and habitats and/or SANGS.
- No development on/over nationally or internationally designated wildlife or heritage sites (e.g. scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA).

Employment sites 10ha - 20ha

- Mix of plot sizes available to buy or rent
- Active travel and roads within development and to nearest main settlement.
- Flood risk management (e.g. SUDS).
- Protection of European protected species and habitats and/or SANGS.

- No development on/over nationally or internationally designated wildlife or heritage sites (e.g. scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA).

Employment sites 20ha+

- Mix of plot sizes available to buy or rent
- One local green space
- Active travel, sustainable transport links and roads within development and to nearest main settlement (including an additional frequent bus service to the site).
- Flood risk management (e.g. SUDS).
- Protection of European protected species and habitats and/or SANGS.
- No development on/over nationally or internationally designated wildlife or heritage sites (e.g. scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA).

Gypsy and traveller sites

- Carbon neutral development (CC2)
- Electric vehicle supporting infrastructure (CC3)
- At least minimum design standards (DW1)
- No Rapid Health Impact Assessment required
- No employment opportunities
- No shops or services.
- No on site school or education facilities
- Open space, including pocket play (DW8-13)
- Active travel and roads within development
- Allotments not required.
- Flood risk management (e.g. SUDS). (DW15 & EN6)
- Urban greening/tree planting (DW16)
- Vehicle & cycle parking (DW18) and waste & recycling storage (DW19)
- No custom and self-build requirement
- Use of appropriate construction techniques to avoid over-compaction, pollution or reduction in quality of soil
- Remediation of contaminated and unstable land (EN9)
- Protect, enhance and restore biodiversity and achieve a minimum of 10% uplift (EN10)
- No development on/over nationally or internationally designated wildlife or heritage sites (eg scheduled ancient monument, designated heritage asset, SSSI, ancient woodland, SAC, SPA). (EN11, 12, 13, 14 & 16)

- Wildlife corridors if required by HRA (EN11, 12, 13 & 14)
- Protection of trees, hedges and woodlands (EN15) Protection of trees, hedges and woodlands (EN15)

B: SCORING ASSUMPTIONS FOR SUSTAINABILITY APPRAISAL

SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, detailed scoring assumptions for each SA objective have been developed and applied. These assumptions set out clear parameters within which certain SA scores would be given, based on the minimum standard assumptions in section 3.1.3 (A) above, and factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. In all cases distances are measured from the closest boundary of the assessment site to the boundary of the relevant feature.

Section 3.1.3 (B) below sets these scoring assumptions out for residential sites, employment sites, and gypsy and traveller sites.

Scoring assumptions for residential sites

Appendix A contains the scoring assumptions for residential sites. These were developed to help standardise the scoring methods when assessing sites, by increasing the quantitative assessment of sites, and reducing the qualitative assessment which can lead to variations or greater chance of inconsistency.

SA Scoring Assumptions for Employment sites

Appendix B contains the scoring assumptions for employment sites. These were developed to help standardise the scoring methods when assessing sites, by increasing the quantitative assessment of sites, and reducing the qualitative assessment which can lead to variations or greater chance of inconsistency.

SA Scoring Assumptions for School sites

Appendix C contains the scoring assumptions for secondary school sites. These were developed to help standardise the scoring methods when assessing sites, by increasing the quantitative assessment of sites, and reducing the qualitative assessment which can lead to variations or greater chance of inconsistency.

4. Business as Usual

Likely future trends under the 'Business as Usual' Scenario

The baseline information (See Stage A Report) identifies, using the data available, the current state of the Teignbridge area in terms of economic, environmental and social considerations. The baseline data includes, where possible, timeline data to enable trends and patterns or discrepancies to be extrapolated from the information. It also includes, where possible, comparisons with other regional or national information. This baseline information can provide clues as to the likely evolution of the Teignbridge area in the absence of the Local Plan and the policies and proposals that it will include.

Predicting the nature of future trends is difficult at the best of times, being dependent on national and global economic climates. There have been two major events which have occurred in recent years: Brexit and the global pandemic. Both will have lasting impacts on the national and local economy and it will take some time to understand the effects that will arise.

Without implementation of a reviewed Local Plan, the currently adopted Teignbridge Local Plan 2013-2033 would continue to be used as the starting point for determining applications for development. However, the current Local Plan is now more than 5 years old and in places requires updating to bring it in line with updated national policy. Should the Council fail to meet set targets of the Housing Delivery Test, the Presumption in Favour of Sustainable Development will apply, meaning that decisions relating to new development in the district will default to the National Planning Policy Framework. In this respect, the 'business as usual' scenario is that the current Local Plan, and any made Neighbourhood Plans sitting beneath it, will provide the policy framework for future development whilst it can still be used. The presence of the National Planning Policy Framework will ensure that there is not a 'policy void' should the reviewed Local Plan not progress. However, the new Local Plan will provide substantial opportunities for better, more locally focused policies as well as updated housing, employment and gypsy and traveller site provision to meet the next 20 years' worth of need in the district.

The appraisal of development strategy and site options in Sections 6 and 7 of this document assesses reasonable alternatives, including the 'business as usual' scenario for the development strategy and each site option where development is proposed.

5. Key Sustainability Issues

The following sets out the key sustainability issues impacting the district;

ENVIRONMENTAL ISSUES

Pressure on protected species' habitats:

The SACs, SPAs and Ramsar sites across Teignbridge are sensitive to development pressures.

Flood risk:

There are places within Teignbridge which are particularly susceptible to groundwater, fluvial and tidal flooding. Most of the developed coastline associated with the Exe Estuary will require defending over the longer term and are vulnerable to climate change and sea level rise.

Loss of mineral resources:

There are nationally important mineral resources within Teignbridge that provide a constraint to development.

Degradation of water environment:

The majority of the groundwater within Teignbridge has 'good' quality status (although some areas of South Devon are classified as 'poor'). Nitrate levels in groundwater have been steadily rising over the past few decades as a result of increased application of fertilisers to agricultural land. Many mine spoil tips, in parts of Teignbridge remain contaminated, although the level of contamination varies considerably.

Threat to soil quality:

The best and most versatile agricultural land within Teignbridge is at risk from erosion resulting from flooding and surface water run-off, which will increase as the climate changes.

Worsening of air quality

Air pollution in the Teignbridge area has been predicted to result in premature deaths per year.

Risk to coastline

The coastline areas of Teignbridge are vulnerable to damage and degradation from development, tourism, leisure, sea level rises, and the increasing severity of storm surges.

Climate Change

Teignbridge is generating low levels of renewable energy and there is a disparity across the area in the distribution of commercial renewable energy production schemes.

SOCIAL ISSUES

High house prices:

Average house prices within Teignbridge are high, particularly in relation to low wage levels, although prices have remained fairly consistent over recent years.

Affordable houses:

There is a shortage of affordable housing across Teignbridge to meet the overall needs identified.

Deprivation:

Social deprivation is an issue for parts of Teignbridge, where poor housing conditions and crime hotspots occur.

Population:

Due to a disproportionately high amount of people aged 65 and over, Teignbridge has an increasingly dependent population with resulting health and social care issues.

ECONOMIC ISSUES

Low average wages:

The average wage of Teignbridge residents is higher than the average wage for those working outside the district, suggesting that many Teignbridge residents are commuting outside the district for better paid jobs.

Low average productivity/GVA:

There is low productivity/GVA across Teignbridge, which falls significantly short of National GVA average.

Lack of high skilled employment opportunities:

Higher paid employment sectors are underrepresented within Teignbridge

Limited delivery of allocated employment land:

Very little allocated employment land within Teignbridge has been delivered other than sites which have been delivered with the assistance of significant grant funding.

Job types:

The Teignbridge economy is relatively diverse with the 'agriculture forestry and fish' and 'professional, scientific & technical' sectors taking particular prominence. Existing industry is generally dominated by low value, low productivity jobs.

Transport, accessibility and connectivity:

High car dependency is an expensive burden on many households and it is causing congestion problems on parts of our road network.

6. Appraisal of development strategy options

Through work on the Strategic Environmental Assessment, eight potential strategic approaches to the delivery of growth and infrastructure in the area have been assessed. These have been explained under the headings below, accompanied by a detailed matrix assessment in Appendix G. For each scenario, an illustrative map has been produced showing the likely broad pattern of development that would result from developing under that scenario. Please note that these are not site specific maps.

All scenarios require the same amount of development to be built which equates to around 7,500 homes in the period from 2020-2040. This is in addition to existing planned development of just over 8,000 homes, plus an assumed windfall allowance of around 2,600 homes. The following scenarios consider this distribution as a whole to ensure that cumulative impacts are taken into account. The geographic composition of each of the scenarios are detailed under each heading.

1. Business as Usual

The existing Local Plan 2013-2033 has planned for new growth and development in the main urban centres of Newton Abbot, Kingsteignton, Kingskerswell, Teignmouth, Dawlish, Bovey Tracey and Chudleigh on mainly edge of settlement sites, as well as a large urban extension to the south west of Exeter. This strategy focused on providing new homes in the parts of the district where housing need was the greatest and in locations with a good level of existing services, sustainable travel options and local employment opportunities.

There are no specific proposals for housing development in the villages and countryside, but policies within the plan allow for housing that meets specifically identified local needs (e.g. affordable housing, rural workers dwellings).

One option for future growth is to continue this pattern of development which would mean that, taking outstanding allocations without permission and projected windfall development, the approximate distribution of new development under this scenario would be as follows:

- Heart of Teignbridge (comprising Newton Abbot, Kingsteignton and Kingskerswell): 50%
- South West Exeter: 15%
- Teignmouth: 5%
- Dawlish: 10%
- Bovey Tracey: 5%
- Chudleigh: 5%

Map 1 provides an illustration of the pattern of future development under this scenario.

The Business as Usual scenario has potential for positive effects on many of the sustainability objectives. The positive impacts largely relate to the location of development being within the 6 most sustainable locations in the district. This means that new residents would benefit greatly from being in close proximity to new and existing employment opportunities, health and education facilities, public transport hubs, active travel options

and other social infrastructure. Collectively, these will all have the positive effect of minimising the need for trips to be made by the private car. With transport emissions being the greatest contributor of greenhouse gas emissions in Teignbridge, this scenario would therefore have a positive effect on climate change mitigation.

However, all locations are sensitive in terms of physical constraints. In particular, all settlements within the Business as Usual scenario are affected by national and international biodiversity sites. Due to the impact largely being a recreational one, there are limited opportunities for specific sites to be chosen within these settlements that avoid any impact altogether. In addition, because this scenario focuses development in a limited number of settlements, the potential for cumulative impact on the wildlife sites is greater. As such, the SA has concluded a potential significant negative effect on Sustainability Objective A. However, given that they are larger settlements, the potential for larger scale development is greater than some of the other scenarios which distribute development around smaller settlements of the district. This increases their potential for on site and strategic green infrastructure, as well as the provision of SANGS to offset recreational impact. This could help to mitigate for the potential significant negative effects. It will not be possible to conclude no negative effects until specific sites are chosen and site specific mitigation opportunities are better understood.

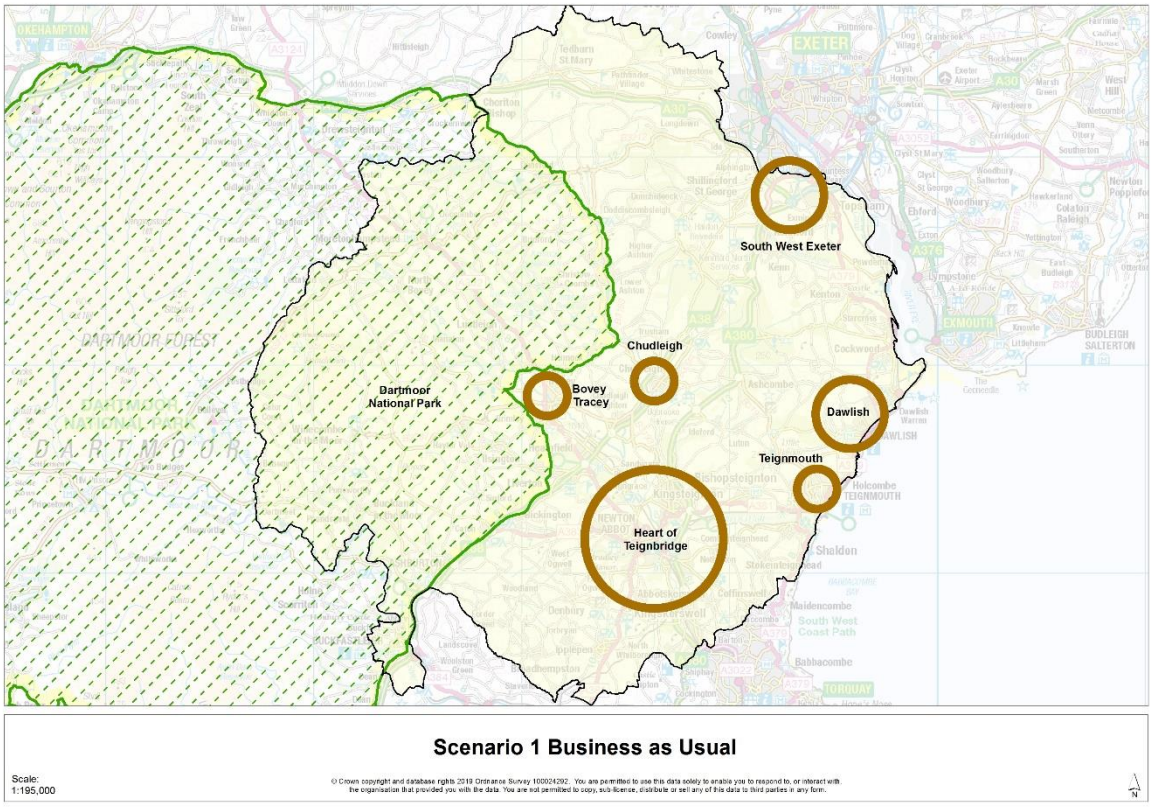
Similarly, this scenario affects various landscapes in the district which have been identified through Part 1 of the Draft Local Plan as requiring 'special regard'. These are the Exeter Urban Fringe and the Dartmoor National Park Fringe. Some settlements are also affected by the Undeveloped Coast designation. Because this scenario focuses development in a limited number of settlements, development may not be able to avoid particularly sensitive landscapes, and the potential for cumulative impact on them is greater.

The dependency within this scenario to focus c. 50% of development in the Heart of Teignbridge also has the potential to result in adverse impacts on the potential extraction of minerals at Mineral Safeguarding Areas and Mineral Consultation Areas within the Bovey Basin, and/or favour the development of worked quarries over their planned restoration. Development of the scale envisaged under these scenarios for the Heart of Teignbridge may not even be possible due to the extent of mineral resource within this area.

This scenario would clearly provide much needed housing in the largest settlements within the district. However, by continuing to focus growth in the same settlements as the current Local Plan, there will inevitably be unmet housing need arising in the smaller settlements of the district. Whilst there are policies in the Local Plan that support exception site housing (i.e. affordable housing sites), these are difficult to bring forward and have only generated a small number of properties in the rural areas since the current plan was adopted in 2013. This restricts choice and social mobility for families and support units wishing to live in close proximity to one another. The focus on larger settlements could also result in more larger sites being allocated which would reduce the diversity of supply in the market and may not serve to help increase the pace of development.

Overall, there are potential positive effects on many of the sustainability objectives arising from this scenario and many of the potential negative effects could be overcome through careful site selection and mitigation. The advantage of this scenario is locating new development where residents will have greatest access to employment opportunities, public transport and other critical infrastructure. This should result in a positive effect on climate

change mitigation. However, the main issue with this scenario is the continued focus of development within a limited number of settlements which means that the concentration of development could have cumulative negative impacts on very sensitive environments and landscapes, as well as ignore issues of housing need and rural sustainability in the smaller settlements of the district.



2. Town centre intensification

Similar to Scenario 1, this option would focus development in the existing urban centres of Newton Abbot, Kingsteignton, Kingskerswell, Dawlish, Teignmouth, Bovey Tracey and Chudleigh. However, rather than allocate sites on edge of settlement greenfield sites, this option would maximise opportunities for the reuse of previously developed/brownfield land. By concentrating growth within the centres of these towns, new homes and jobs would become more closely related and the concentration of services within the town centre would be supported, becoming more viable. The population would become more urban-focused over time, with significant expansion of all the main settlements, and much lower growth in the smaller towns and villages. By concentrating the new development in places with jobs, shopping centres, public transport facilities and other infrastructure, this approach would probably be beneficial in transport terms, providing increasing proportions of residents with sustainable transport choices. An emphasis on redevelopment of brownfield land, particularly within the Heart of Teignbridge, would have local environmental and transport benefits, since it would encourage greater walking and cycling. Overall, with a constrained level of development in the more remote rural areas, this approach is expected to have a beneficial impact on transport and climate change. There could be a range of impacts on the natural and built environment, depending on the specific sites chosen for growth, particularly in relation to flood risk.

Map 2 provides an illustration of the pattern of future development under this scenario.

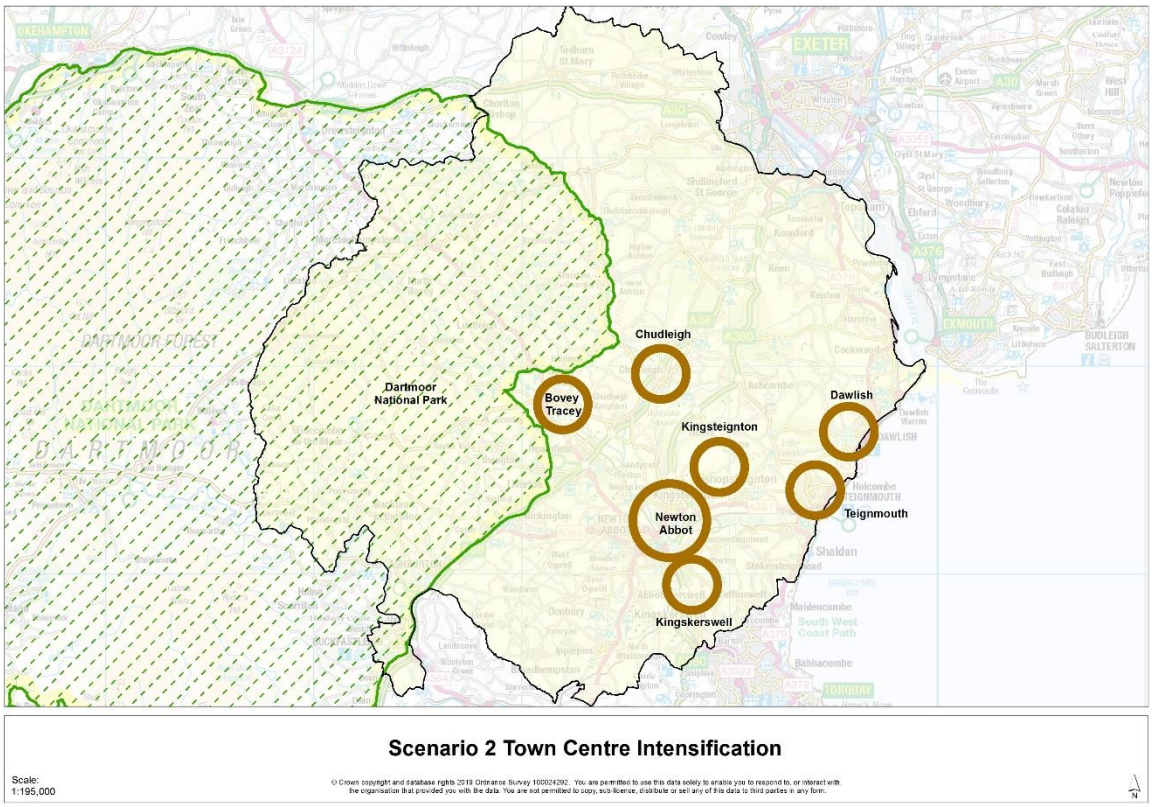
The sustainability appraisal of this scenario identifies a number of both potential positive and negative effects. The principle of this scenario is admirable and envisages that a concentration on higher density urban redevelopment sites should have an overall benefit to the urban and historic environment. In contrast, the rest of the area including some sensitive green field sites and rural settlements, would have less change, with benefits to the natural environment. However, in reality, due to the limited amount of previously developed land potential in the district, it is inevitable that the majority of new development will require the use of undeveloped greenfield land. Therefore a minimum level of c. 6,000 homes should be assumed as being required on greenfield sites. As such, the sustainability appraisal for this scenario has been carried out on the basis that town centre redevelopment will be *maximised*, but on its own would not meet the districts housing requirement.

The key benefit identified through the appraisal of this scenario is that the focus on brownfield sites will inevitably reduce the amount of greenfield land required for development. This has multiple benefits, not least minimising overall negative impacts on the natural environment. Development would also intensify the amount of residential living and activity within the towns, bringing new residents closer to services, public transport hubs and town centres. This would reduce car use and have positive effects for climate change mitigation.

In addition, town centre redevelopment could make better use of existing brownfield land, offering opportunities for enhancement and better access to historic assets. This may benefit the character of these locations dependent upon the manner in which new development is delivered.

However, as mentioned above, the amount of brownfield potential is limited to around 1,500 homes. As such, any development under this scenario would still require the

development of around 6,000 homes on greenfield sites. Therefore, as per Scenario 1, there are similar impacts identified in continuing to focus development (primarily on greenfield sites) within a limited number of settlements. Whilst these settlements have the best access to employment and critical infrastructure, it also means that there could be cumulative negative impacts on very sensitive environments and landscapes, as well as issues relating to housing need and rural sustainability in the smaller settlements of the district would be ignored. The focus on brownfield regeneration would, however, help to minimise some of the potential negative impacts that would otherwise occur from all sites being located on greenfield sites (e.g. as per Scenario 1).



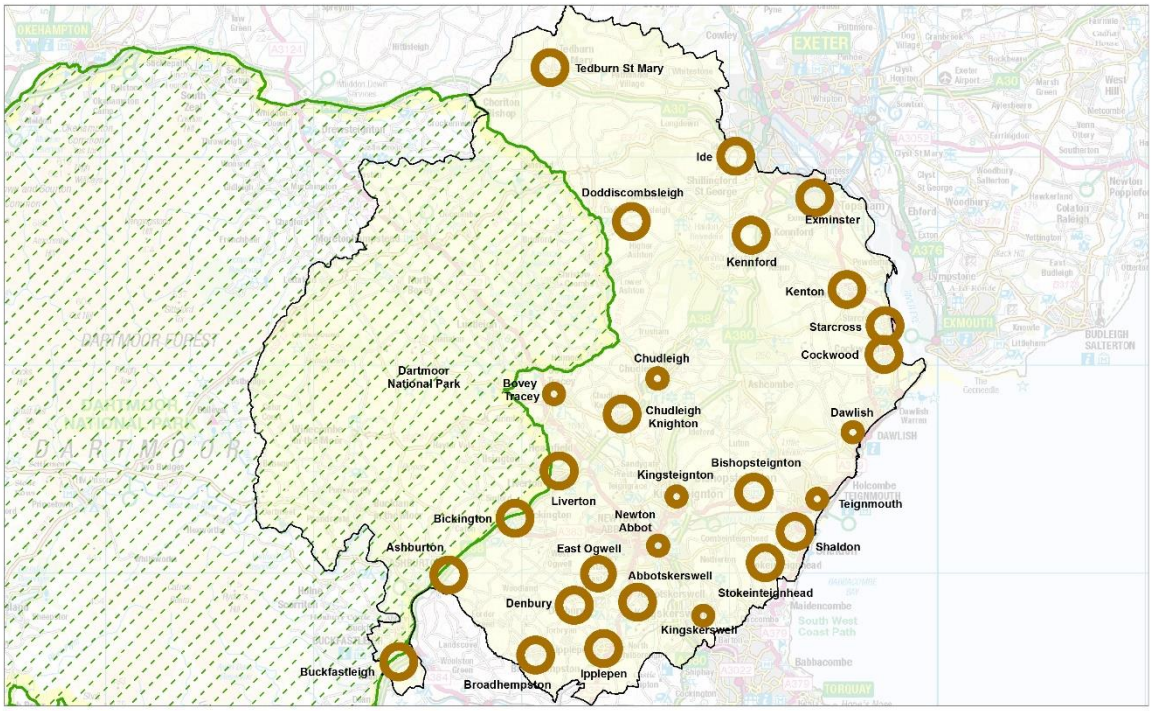
3. Mainly Rural Distribution

In contrast to Scenarios 1 and 2, Scenario 3 would place the majority of growth in the smaller settlements of the district (villages with a defined settlement limit) and limit growth in the main towns and the Exeter urban fringe. This would require very significant growth in each of these places in order to meet the overall housing requirement for the district. This could be at least 350 homes per settlement if distributed evenly across the 19 villages with a settlement limit. This could be significantly reduced if a new community(ies) is planned in the open countryside.

Map 3 provides an illustration of the pattern of future development under this scenario.

The Sustainability Appraisal of this scenario highlights few key benefits to this as an option for distributing growth. Whilst the more dispersed nature of development could help to minimise the cumulative impact that more concentrated development would have on valued landscapes, wildlife sites, AQMA's and high quality agricultural land, there would still be environmental impacts as a result of most of the settlements being affected to lesser or greater extents by biodiversity and landscape designations.

In addition, having the majority of development in less accessible, rural locations is likely to have significant adverse impacts on sustainability objectives D, F, I, M and N. These largely relate to the distance from key health, social, education and public transport infrastructure that would arise from development in mainly rural locations. The majority of new residents would have to travel longer distances to access services and employment opportunities than all other scenarios which propose more development taking place in the main towns of the district. With small pockets of development resulting, it is unlikely that either individually, or collectively, this pattern of development would deliver the critical mass to support significant improvements in sustainable transport links and therefore not delivering any marked improvement in modal shift away from the private car. This scenario is therefore considered to result in adverse impacts on climate change mitigation and access to services for the majority of new residents.



Scenario 3 Mainly Rural Distribution

Scale:
1:195,000

4. Proportionate Growth of all Settlements

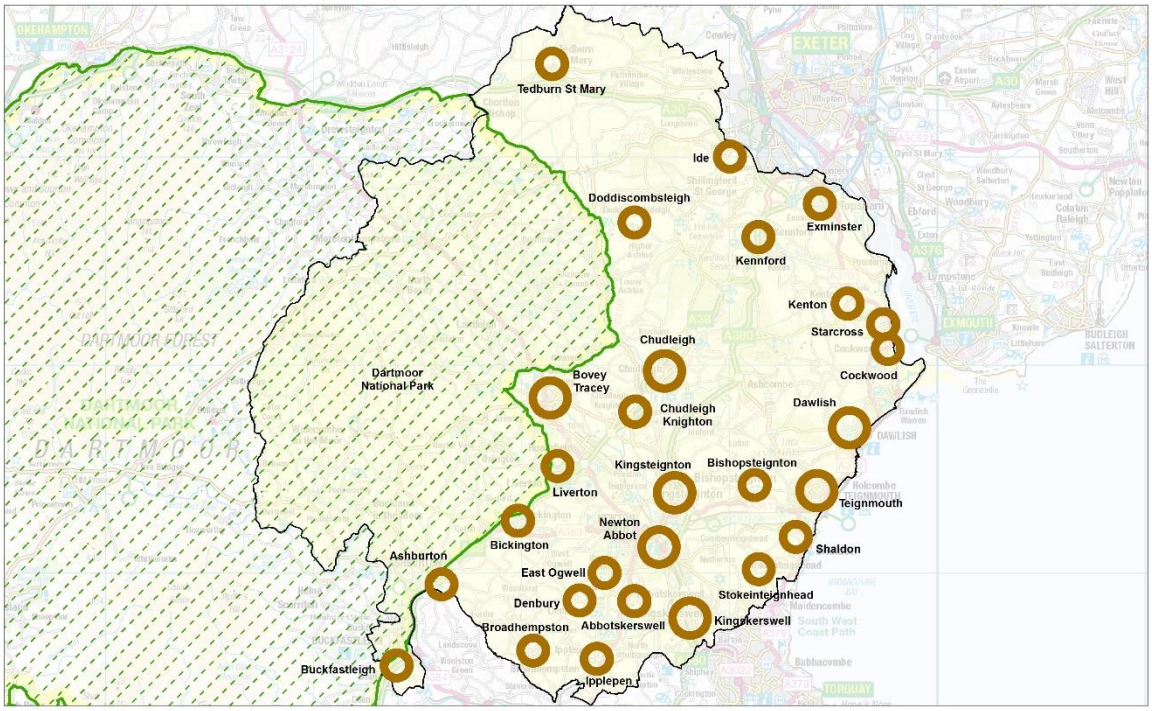
The current Local Plan defines settlement limits around 26 settlements. This comprises 7 towns/larger settlements and 19 villages. The majority of the settlements of Ashburton and Buckfastleigh lie within the Dartmoor National Park, but the southern edges of both towns lie within the Teignbridge planning area. One option, therefore, would be for the new plan to recognise the historic and market basis for the existing pattern and to follow it closely in planning for new growth. At the end of the plan period, the settlement pattern would be largely unchanged, with any new development roughly proportionate to their existing scale and function. Most of the growth would be located in the larger settlements but the smaller rural settlements would also take some new development as well. Each settlement would roughly grow by a similar proportion.

Map 4 provides an illustration of the pattern of future development under this scenario.

The sustainability appraisal of Scenario 4 has not identified any significant negative effects on the sustainability objectives. This is largely due to the fact that the distribution of growth around the district in a proportional manner will help to reduce the pressure on sensitive locations within the main settlements, whilst at the same time still ensuring that the majority of new residents remain close to existing services, facilities, employment opportunities and public transport hubs. A smaller focus on rural development means that issues relating to unmet housing need arising in the smaller settlements of the district could be met, improving choice and social mobility for families and support units wishing to live in close proximity to one another. Smaller allocations in the rural settlements could improve the diversity of supply in the market and as such help increase the pace of development in the district.

There is inevitably potential for negative effects on the environmental objectives, as nearly all settlements included within this scenario are affected by either Grade 1 soils, AQMAs, valued landscapes, and/or biodiversity sites. However, there is more opportunity under this scenario for minimising this impact than under Scenarios 1, 2, 6 and 7 due to the larger amount of settlements and sites able to be considered as potential locations for development.

Overall, there are various positive effects which would arise from implementation of this scenario, as well as opportunities to help mitigate for some of the negative effects identified.



Scenario 4 Proportionate Growth of all Settlements

Scale:
1:195,000

5. Areas with Greatest Access to Public Transport Infrastructure

There is an opportunity through the Local Plan to move away from a place-based approach to development and instead focus on an infrastructure-led approach. In this case, public transport infrastructure corridors and hubs. Using the existing public transport network, and in particular the railway network and active travel routes, it is possible to conceive a pattern of development which links growth to either existing sustainable travel nodes, or locations where investment in the network could deliver sustainable travel nodes alongside new housing and employment growth. This would maximise opportunities to encourage more sustainable forms of travel by giving the highest proportion of residents a choice of transport mode to the key service and job locations. The potential to enhance these corridors further through investment such as new rail stations or increased service frequency would enhance this potential. Development may be in the form of new brownfield sites, new settlements or major urban extensions.

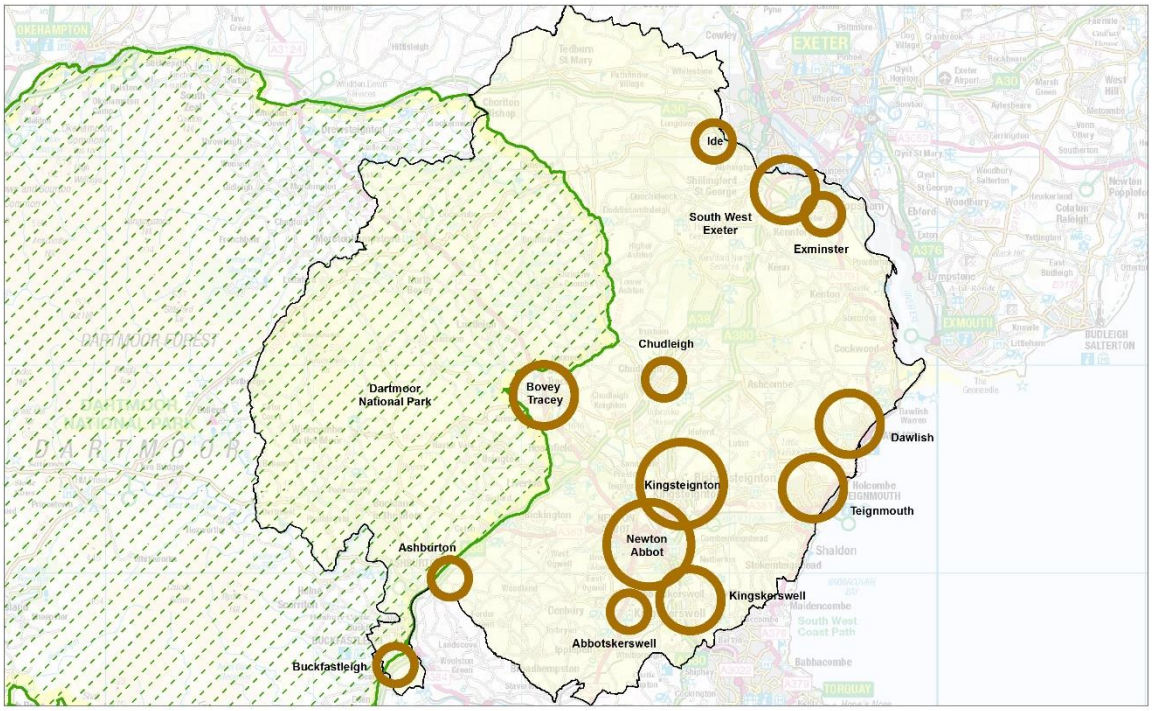
Map 5 provides an illustration of the pattern of future development under this scenario.

This Scenario sees most new development occurring within and around the main towns of the district and the Exeter urban fringe, as well as a couple of outlying rural villages (Ide, Exminster and Abbotskerswell) which are closely related to the main transport hubs in the district. The majority of growth would focus more towards the north/south transport corridor between Torbay, Newton Abbot and Exeter with much of the growth occurring along the bus and train line services which extend from these places.

As with Scenarios 1 and 2, this pattern of distribution would concentrate development in a limited number of settlements, albeit that there is some additional scope for small levels of growth within closely related villages. All of these settlements are affected by at least one of the following environmental designations: national and international wildlife sites, AQMAs, Grade 1, valued landscapes, and flood risk. Because this scenario focuses development in a limited number of settlements, the potential for cumulative impact on the wildlife sites is greater. As such, the SA has concluded a potential significant negative effect on Sustainability Objective A. However, given that they are larger settlements, the potential for larger scale development is greater than some of the other scenarios which distribute development around smaller settlements of the district. This increases their potential for on site and strategic green infrastructure, as well as the provision of SANGS to offset recreational impact. This could help to mitigate for the potential significant negative effects. It will not be possible to conclude no negative effects until specific sites are chosen and site specific mitigation opportunities are better understood.

Nevertheless, the approach to focus development within these locations means that all new residents would have the greatest opportunities to access public transport hubs and corridors, improving their access to key services and employment opportunities. This has a significant positive impact on Sustainability Objective N.

The lack of development in any of the smaller rural settlements means that issues around rural sustainability and meeting unmet rural housing need would not be addressed in this scenario, other than for the 3 named villages (Ide, Exminster and Abbotskerswell).



Scenario 5 Areas with greatest public transport infrastructure

Scale: 1:195,000

6. Areas with Greatest Access to Employment Opportunities

This scenario would provide the opportunity for the majority of development to be located where there was greatest access to the existing jobs market, as well as planned new areas of employment and residential growth. This would provide new homes in close proximity to employment opportunities, reducing travel and commensurate climate change impacts, improving the local availability of labour supply, and providing people with better access to the local jobs market.

Map 6 provides an illustration of the pattern of future development under this scenario.

This Scenario concentrates development in the Heart of Teignbridge (Newton Abbot, Kingsteignton and Kingskerswell - linking to Torbay), Heathfield/Bovey Tracey, and the edge of Exeter. The key benefits of this scenario have been identified through the sustainability appraisal as ensuring that all new residents would have the greatest access to employment opportunities, helping to improve any localised deprivation issues and wellbeing objectives. Development within these settlements also enables the greatest access to other services, such as health care, education and public transport, all of which helps to reduce car use and minimise impacts on climate change.

However, the issues identified with Scenarios 1, 2 and 5 are even more exacerbated with this scenario, as it concentrates development even more on a small number of settlements. Each of these settlements are affected by national and international biodiversity sites and the concentration of development within these locations increases the potential for cumulative impacts on these sites. Due to the impact largely being a recreational one, there are limited opportunities for specific sites to be chosen within these settlements that avoid any impact altogether. As such, the SA has concluded a potential significant negative effect on Sustainability Objective A. However, given that they are larger settlements, the potential for larger scale development is greater than some of the other scenarios which distribute development around smaller settlements of the district. This increases their potential for on site and strategic green infrastructure, as well as the provision of SANGS to offset recreational impact. This could help to mitigate for the potential significant negative effects. It will not be possible to conclude no negative effects until specific sites are chosen and site specific mitigation opportunities are better understood.

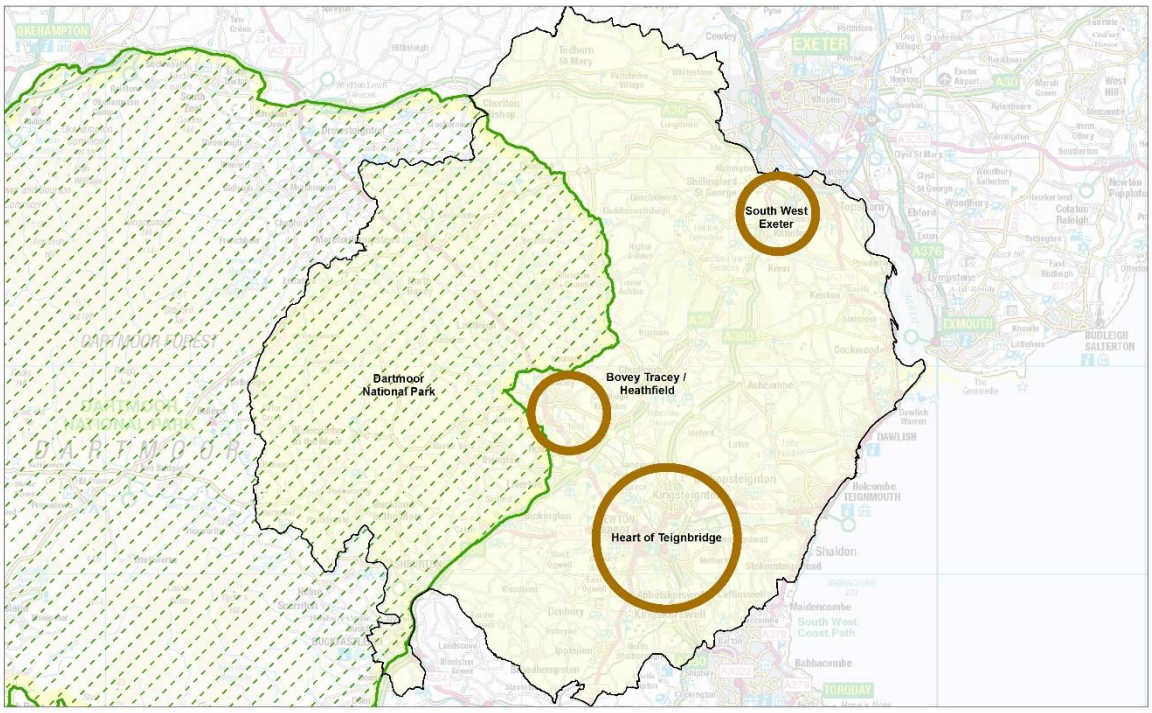
Similarly, this scenario affects various landscapes in the district which have been identified through Part 1 of the Draft Local Plan as requiring 'special regard'. These are the Exeter Urban Fringe and the Dartmoor National Park Fringe. Because this scenario focuses development in a limited number of settlements, development may not be able to avoid particularly sensitive landscapes, and the potential for cumulative impact on them is greater.

The dependency within this scenario to focus a significant amount development in the Heart of Teignbridge also has the potential to result in adverse impacts on the potential extraction of minerals at Mineral Safeguarding Areas and Mineral Consultation Areas within the Bovey Basin, and/or favour the development of worked quarries over their planned restoration. Development of the scale envisaged under these scenarios for the Heart of Teignbridge may not even be possible due to the extent of mineral resource within this area.

This scenario would clearly provide much needed housing in some of the largest settlements within the district. However, by focusing growth in only a small number of settlements,

there will inevitably be unmet housing need arising in not only the smaller settlements of the district, but towns such as Dawlish, Teignmouth and Chudleigh as well. Whilst there are policies in the Local Plan that support exception site housing (i.e. affordable housing sites), these are difficult to bring forward and have only generated a small number of properties in the rural areas since the current plan was adopted in 2013. This restricts choice and social mobility for families and support units wishing to live in close proximity to one another. The focus on larger settlements could also result in more larger sites being allocated which would reduce the diversity of supply in the market and may not serve to help increase the pace of development.

Overall, whilst this scenario is admirable in trying to co-locate more people with jobs, it is likely to require the concentration of development on such few settlements that it would struggle to minimise impacts on sensitive natural environments and meet the housing needs evident in other areas of the district.



Scenario 6 Areas with greatest employment opportunities access

Scale: 1:195,000

7. Development away from International Wildlife Sites

Teignbridge contains and is close to a number of internationally protected wildlife sites. These form part of Natura 2000, an international network of sites important for nature conservation established under the Wild Birds and Habitats directives. The main wildlife sites potentially affected by future growth in Teignbridge are the Exe Estuary SPA, Dawlish Warren SAC, South Hams SAC, Torbay and Lyme Bay SAC, Dartmoor SAC and South Dartmoor Woods SAC. The Exe Estuary and Dawlish Warren (and potentially the Dartmoor SACs although further evidence is required) are particularly vulnerable to recreational pressure from new homes within a 10km radius of the wildlife site. The South Hams SAC, designated for a number of colonies of Greater Horseshoe Bats in the south and central area of the district, can be affected by the urbanisation of bat feeding and flying areas. Given the extent of the Landscape Connectivity Zone associated with the South Hams SAC, it would be impossible to avoid all sensitive areas, but this scenario would seek to avoid the South Hams SAC Sustenance Zones, the Exe Estuary SPA and Dawlish Warren SAC 10km recreational buffer, and a 10km recreational buffer from the Dartmoor SAC. Avoiding these key areas could maximise the protection of these important habitats.

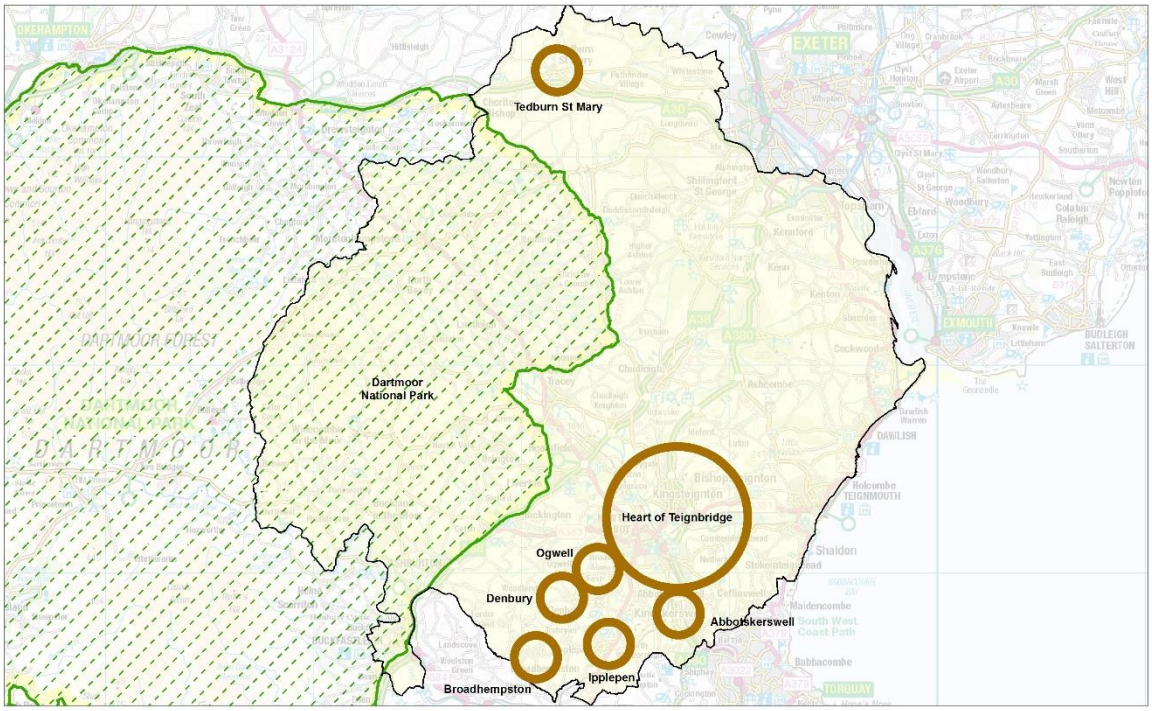
Map 7 provides an illustration of the pattern of future development under this scenario.

By avoiding the key sensitivities associated with the international wildlife sites, this Scenario would focus development in the Heart of Teignbridge, Ogwell, Denbury, Broadhempston, Ipplepen, Abbotskerswell and Tedburn St Mary.

This scenario has significant benefits for the key protected international wildlife designations in the district. However, evidence on the use of the wider landscape by Greater Horseshoe Bats associated with the South Hams SAC (and where nearly all development under this scenario would be located) shows that this area supports the functionality of the South Hams SAC as a whole. This area has been accordingly designated as a Landscape Connectivity Zone (LCZ) in association with the SAC. The concentration of development in this area could have a negative cumulative impact on this supporting habitat. Therefore, although the LCZ designation has a lower level of protection than the international wildlife sites themselves, it does support the functioning of the South Hams SAC and could still lead to at least minor negative effects on Sustainability Objective A.

The concentration of development in these locations limits the amount of sites which can be considered and therefore reduces scope to avoid sites which have other sensitivities. This particularly applies to Mineral Safeguarding Areas and Mineral Consultation Areas within the Bovey Basin, sites with localised historic, cultural and archaeological assets, AQMA's, and areas of flood risk.

With the majority of development being located in the Heart of Teignbridge, the majority of new residents would have good access to health, education, social and public transport infrastructure which are all positives for this scenario. There would also be some (albeit limited) opportunity to meet some unmet local housing in some of the rural villages. However, development is very much concentrated in the south of the district (other than potential for a small amount of growth in Tedburn St Mary), which would inevitably result in a lack of housing to meet needs in places such as Dawlish, Teignmouth, Chudleigh, Bovey Tracey, the Exeter urban fringe, and many other rural settlements.



Scenario 7 Development away from International Wildlife Sites

Scale:
1:195,000

8. Market Led

This scenario focuses on a market-driven approach by targeting locations where landowners have already expressed an interest in delivering new development. It is considered that this scenario would meet the NPPF requirements for housing sites to be available and deliverable and would likely require the minimum amount of Council intervention in any of the considered strategies. Under this scenario, development would be distributed across the district, in a fairly random pattern based on which sites were considered to be the most suitable for development.

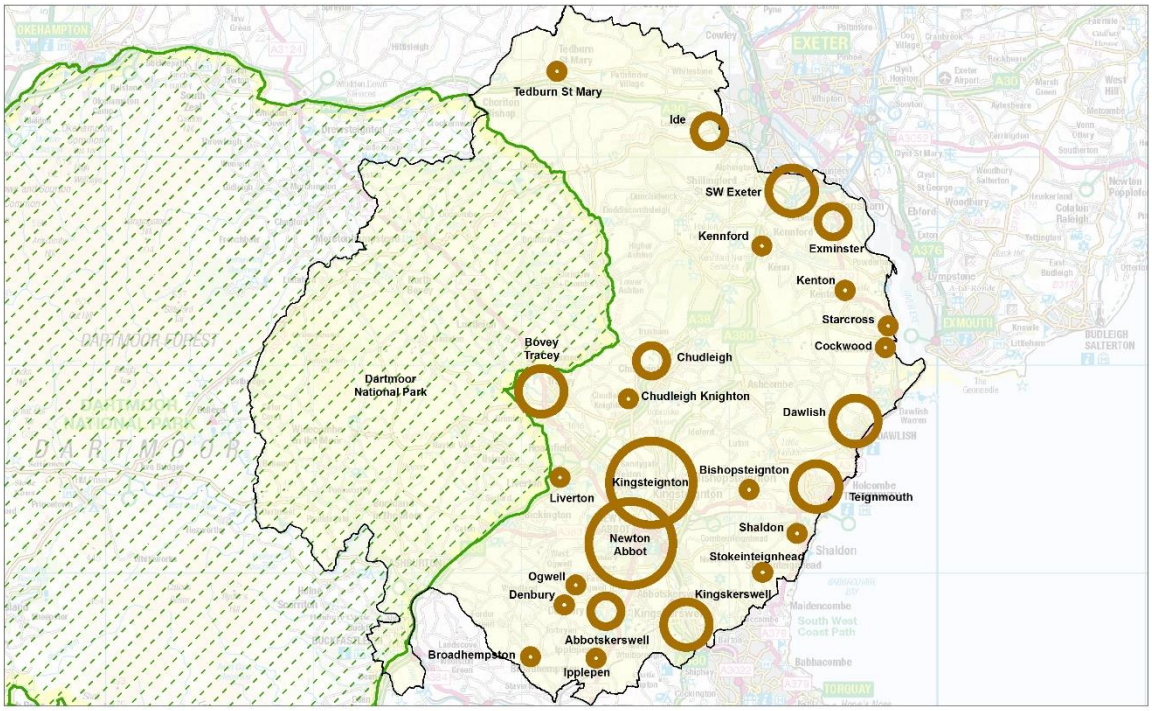
Map 8 provides an illustration of the pattern of future development under this scenario.

Based on the submission of sites for consideration in the plan, this scenario reflects a similar pattern of development to scenario 4, and therefore records similar outcomes in the sustainability appraisal.

The Sustainability Appraisal has not identified any significant effects of Scenario 8 on the sustainability objectives. This is largely due to the fact that the distribution of growth around the district in a proportional manner will help to reduce the pressure on sensitive locations within the main settlements, whilst at the same time still ensuring that the majority of new residents remain close to existing services, facilities, employment opportunities and public transport hubs. A smaller focus on rural development means that issues relating to unmet housing need arising in the smaller settlements of the district could be met, improving choice and social mobility for families and support units wishing to live in close proximity to one another. Smaller allocations in the rural settlements could improve the diversity of supply in the market and as such help increase the pace of development in the district.

There is inevitably potential for negative effects on the environmental objectives, as nearly all settlements included within this scenario are affected by either Grade 1 soils, AQMAs, valued landscapes, and/or biodiversity sites. However, there is more opportunity under this scenario for minimising this impact than under Scenarios 1, 2, 6 and 7 due to the larger amount of settlements and sites able to be considered as potential locations for development.

Overall, there are various positive effects which would arise from implementation of this scenario, as well as opportunities to help mitigate for some of the negative effects identified.



Scenario 8 Market Led

Scale:
1:195,000

Summary and recommendation

Based on the appraisals above, it is clear that there is potential for both negative and positive impacts under each scenario. There is no single scenario which is not without risk. However, it is possible to combine elements of different scenarios to propose a pattern of development which takes the best opportunities and seek to avoid those which have potential for significant negative effects. In this respect, it is recommended that a hybrid approach is sought which combines the following:

- maximising the use of brownfield land as per Scenario 2 to ensure that development of greenfield sites is minimised thus helping to protect land resources, and co-locate people, jobs, services and sustainable travel links as much as possible;
- focusing the majority of development in the largest settlements of the district (as per scenario 1) where new residents benefit from the greatest access to healthcare, education, shops, sustainable transport links and other essential services. This will enable better social and economic wellbeing, as well as have the biggest impact on mitigating for climate change impacts;
- enabling proportional growth of the defined rural settlements as per scenario 4. This will provide important local opportunities for housing and support the provision of neighbourhood facilities without overburdening them. It also opens up more sites and locations for consideration, meaning that the pressure to find land on sensitive sites around the larger settlements is reduced, thus helping to minimise potential negative effects on very sensitive environments

7. Appraisal of site options

The reasonable alternative site options dealt with in this report were selected on the basis that the site had either; been submitted by a landowner for development through the call for sites, or been identified by the Council as an area of potential through an urban renewal study, an urban capacity study or a search for sites on the urban fringe.

In addition, the above sites had to have also been considered as developable via the Housing and Economic Land Availability Assessment (HELAA) process. Some sites judged as undevelopable ('red') through this HELAA assessment and/or following consideration by the HELAA panel (of external built environment professionals, independent of the Council) were no longer considered reasonable alternatives.

The difficulties encountered in carrying out this SA/SEA were the large number of sites which had to be assessed and that these sites had to be assessed consistently. To address this issue, a number of standard assumptions were developed relating to development quality (Section 3.1.3) and standardised scoring criteria (Appendix A – C), which helped to introduce a more quantitative and rule based approach to the assessments, and reduced the number of qualitative value judgements.

Another difficulty is the fact that this Options document is early in the plan making process and the quantum and scale or area of development is still not known, and can only be assessed based on fairly crude assumptions of development density.

A further difficulty was the availability of information and evidence to carry out the assessments. Some information (such as bus frequency and broadband speeds) is available but can be variable and time consuming to collect. Other information such as detailed biodiversity site assessments and building design or landscaping plans are simply not known at this stage.

This chapter presents the SA findings for the 127 reasonable alternative site options that are being considered for allocation in the Local Plan. 3 types of site options have been appraised:

- Residential site options (103 sites).
- Employment site options (18 sites).
- Secondary school site options (6 sites)

All the site options for housing and employment have been assessed against the SA/SEA scoring criteria and assumptions set out in this report. These assessments are included in full in separate Appendices D(a), D(b), E and F.

The site options have been assessed on the assumption that no mitigation measures are in place at this stage, in order for all options to be assessed on a consistent basis and for the SA findings to help inform decisions on which sites to take forward. Potential mitigation of effects identified will come from the requirements of the Local Plan policies as they are drafted in more detail, and would also depend on the detailed proposals that come forward from developers at planning application stage.

Effects identified for the residential site options – Towns and edge of Exeter

The following table shows the scores for each assessed site against the sustainability criteria. The full assessments can be found in Appendix D(a).

SA Objective	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC & BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS & LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY & TRANSPORT
Brunel Industrial Estate, Newton Abbot	+/-	+/-?	+/--?	++?	-?	++	-?	+	++	+/-	++?/-	--?	++	++
Cattlemarket, Newton Abbot	-	0	+/-?	++?	-?	+	0?	+	++	+/-	++?/-	++	++/-?	++
Cricketfield Area, Newton Abbot	+/-	+/-?	-?	++?	--?	+	-?	+	++	+/-	++?/-	+/-?	++/-?	++
Highweek Way, Newton Abbot	-	0	+/-?	++?	-?	+	0?	+	++	+/-	++?/-	++	++	++
Jetty Marsh & Wharf Road, Newton Abbot	+/-	+/-?	+/-?	++?	-?	+/-	-?	+	++	+/-	++?/-	--?	++	++
Kingsteignton Retail Park, Kingsteignton	+/-	+/-?	+/-?	++?	-?	++	-?	+	++	+/-	++?/-	--?	++/-?	+
Newton Abbot Leisure Centre, Newton Abbot	-	0	-?	++?	0	+	0?	+	++	+/-	++?/-	++	++	+
Newfoundland Way, Newton Abbot	-	0	-?	++?	0	+	0?	+	++	+/-	++?/-	+/-?	++/-?	++
Osborne Street, Newton Abbot	+/-	+/-?	-?	++?	--?	+	-?	+	++	+/-	++?/-	+/-?	++/-?	++
Wolborough Way, Newton Abbot	-	0	+/-?	++?	-?	+	-?	+	++	+/-	++?/-	++	++/-?	++
Berry Knowles/A382 Corridor, Newton Abbot	+/--	0	-?/+?	++?/--?	-?	--	-?	+	++	-	++/-	++	++	+
Forches Cross, Newton Abbot	+/-	0	-? / +?	++?/--?	0	--?	-?	+	++	-	++/-	++/-	++	+
West of Houghton Barton, Newton Abbot	++/-	-?	-? /+?	++?	--?	--	-?	++	++	-	++	++	++	+
Milber, Newton Abbot	+/-	0	-?	++?/--?	0	0	0	+	+	-	++/-	++	++	--?
Chercombe Bridge Road, Newton Abbot	+/-	-?	-? / +?	++?/--?	0	--?	0	+	+	-	++/-	+	++	+
Priory Road, Abbotskerswell, Newton Abbot	+/-	-?	-? / +?	++?/--?	-?	--	-?	+	++	-	++/-	++	++	--?
Conitor Copse, Ogwell, Newton Abbot	+/-	-?	-? / +?	++?/--?	0	--?	0	+	+	-	++/-	++	++	+

SA Objective	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC & BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS & LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY & TRANSPORT
South of NA3, Newton Abbot	+/-	-?	-?	++?/ --?	0	-	0	+	++	-	++/-	++	++	+
Howton Road, Newton Abbot	+/-	-?	-?	++?/ --?	0	-?	0	+	++	-	++/-	++	++	--?
Canada Hill, Ogwell, Newton Abbot	+/-	0	-?	++?/ --?	0	-?	0	+	++	-	++/-	++	++	+
Ogwell Central, Ogwell, Newton Abbot	+?-	-?	-?	++?/ --?	0	-?	0	+	++	-	++/-	++	++	+
South of Aller, Newton Abbot	+/-	-?	-?	++?/ -?	0	-	0	+	+	-	++/-	+	++	--?
Caravan Storage Area at Linden Lea, Newton Abbot	--/+	0	-?	++?/ -?	0	0	0	+	+	-	++/-	+	++	-?
Land at Strap Lane, Kingsteignton	-/-?	0	-?	--?	0	0	0	+	+	-	++/-	+	+	+
Land east of Rydon, Kingsteignton	--/+	-?	-?	--?	0	-?	0	+	+	-	++/-	+	+	+
Land off Hackney Lane, Kingsteignton	--/+	--?	-?	--?	-?	0	-?	+	++	-	++/-	+	+	-?
Greenhill industrial units, Kingsteignton	--/+	0	--?	--?	0	+	0	+	++	-	++/-	--	+	+
Greenhill Way/Hackney Lane, Kingsteignton	--?	0	-?	--?	0	0	0	+	++	-	++/-	+	+	+
North West of Orchid Vale, Kingsteignton	+/-	0	-?	--?	0	0	0	+	+	-	++/-	+	+	+
North of Broadway Road	+/-	0	-?	--?	0	+	0	+	+/+	-	++/-	--	+	+
Dawlish North, Dawlish	-?/+	-?	-?/+	++?/ -?	--?	--	0	+	++	+/-	++/- ?	++	++	+
Langdon Hospital, Dawlish	-? /++	-?	-?/+	++?/ --?	--?	--	--?	++	++	+/-	++	++	++	--? /+
Warren Farm, Dawlish	--? /+	-?	-?	++/- -?	-?	--	0	+	++	+/-	++? -?	++	++	++
Teignmouth Road, Dawlish	-?/+	-?	-?/+	++?/ --?	-?	--	-?	+	++	0/-	++/?	++	++	+
Weech Road, Dawlish	-?/+	0	-?	++?/ --?	-?	0	0	+	++	+/-	++	++	++	--?
Daw Vale Nursing Home, Dawlish	-?/+	0	-?	++?/ --?	-?	0	0	+	++	+/-	++	++	++	+
East of 1-50 Lanherne, Dawlish	--? /+	0	--?	++ / --?	-?	0	0	+	++	+/-	++	++	++	++
Commercial Buildings south of	-?/+	0	--?	++ / --?	0	+	0	+	+	+/-	++	++	++	++

SA Objective	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC & BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS & LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY & TRANSPORT
Haldon Terrace, Hospital Hill, Dawlish														
Rear of Badlake Hill and Weech Close, Dawlish	-?/+	0	-?	++?/ --?	-?	0	0	+	++	+/-	++	++	++	--?
Garden of Lyme Acre, Old Teignmouth Road, Dawlish	--? /+	0	-?	++/- -?	-?	0	0	+	++	0/-	++	++	++	++
Part of land at Buddleford Farm, Teignmouth	+/-	--	+/--	++	-?	--	--?	+	++	0	++	+	-	+
Higher Holcombe Farm, Teignmouth	+/-	--	+/-	++	-?	--	0	+	++	0	++	+	++	+
Bovey Tracey Golf Course, Bovey Tracey	-	--	+/-	+	-?	--	-?	+	+	0	+/-	+	++	+
Bradley Bends, Bovey Tracey	+/-	-	-	+	-?	--	-?	+	+	0	+/-	+	++	+
Depot south of Pottery Road, Bovey Tracey	+/-	--	-	+	-?	-	-?	+	+	0	+/-	+	++	+
Old Hospital Site, Moretonhampstead Road, Bovey Tracey	+/-	-	-	+	-?	0	0	+	+	0	+/-	+	++	+
Rear of Sparkworld, Heathfield, Bovey	+/-	-	-	+	-?	-	0	+	+	0	+	++	-	+
Dolbeare Road, Ashburton	-? / +?	-?	-? / +?	+	-?	--?	0	+	+	-?	++/-	+	++	+
Peamore, South West Exeter	+/-	-	--/+	+	-?	--	--?	+	++	-	--	+	-	+
Markham's Farm, South West Exeter	+/-	--	+/-	-	-?	--	0	+	+	-	++	+	++	-
Attwell's Farm, South West Exeter	+/-	--	+/-	+	-?	--	--?	+	++		++	+	++	+

Summary by broad location of the significant effects for town and edge of Exeter site assessments

14 of the 54 sites in and around the towns and edge of Exeter had no significant negative effects, and 21 of those sites with significant negative effects only registered a significant negative within just one SA criteria. Every site registered a significant positive effect within one or more criteria.

Within the Newton Abbot and Kingsteignton central 'urban renewal sites', there were few significant effects. Flood risk is an issue resulting in significant negative impacts on 2 of the sites. No other significant effects were identified except for a significant negative impact on jobs and local economy for 3 town centre sites because they would result in the direct loss on existing employment land. It is

notable than many significant positive effects were noted for these town centre sites, including on climate change mitigation, health, town centres and transport.

The sites around Newton Abbot registered very few significant effects (and no significant negative effects) for natural environment, landscape, heritage and climate change mitigation. Six sites registered significant negative impacts for land resources, largely because many of the sites are large greenfield sites within or close to Minerals deposits. Three of the sites on the periphery of the town and away from bus routes scored a significant negative impact for transport. It was notable that many of the sites scored significant positive effects for health, access to services, jobs and economy, and town centres because most of the sites are close to Newton Abbot.

Sites in Kingsteignton score poorly on natural environment, landscape and historic environment with 3 sites having significant effects identified. Every site in Kingsteignton has scored a significant negative effect on climate change mitigation, driven by smaller site options disconnected from the public transport network. Two of the site options identified on existing employment sites have a significant negative impact on jobs and employment. A number of positive impacts are also recorded, including on health and access to services.

Most of the sites in Dawlish have mixed effects on natural environment and minor effects on landscape. Two sites in the centre of the old town are judged to have a significant negative effect on the historic environment, with a further two scoring negatively on transport and connectivity. A cluster of 4 sites in the Shutterton / Langdon area have a potential significant negative effect on climate change adaptation, land resources and water resources, because the area is good quality agricultural land within a critical drainage area which drains into the Exe Estuary. A number of sites in Dawlish have scored significant positive effects in health, access to services, jobs and the economy and town centres.

There are only two site options in the Teignmouth area and they have registered significant negative effects in historic environment, land resources and water resources, with significant positives in climate change mitigation, health, access to services and town centres.

Sites around the Bovey Tracey area only scored significant negative effects in landscape and land resources. Significant positives were seen in Jobs and local economy and Town Centres.

The site outside Ashburton had minor negatives for landscape and climate change mitigation, and only scored a significant negative in land resources because the site is a large greenfield site with minerals.

The 3 site options around Exeter scored significant negative effects in landscape, land resources and water resources. The site at Peamore scored a significant negative in access to services.

Effects identified for the residential site options – Villages

The following table shows the scores for each assessed site against the sustainability criteria. The full assessment can be found in Appendix D(b).

SA Objective	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC AND BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS & LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY & TRANSPORT
Manor Road	+/-	0	-?	+	--?	-	-?	+	++	-	+/-	+	-	+
Orchard Lane	+/-	0	-?	+	-?	0	0	+	++	-	+/-	+	-	+
Plum Tree Cottage	+/-	0	-?	+	-?	0	-?	+	++	-	+/-	+	-	+
Butchers Arms	+/-	0	-?	+	--?	0	-?	+	++	-	+/-	+	-	+
Land south of Forder Lane	+/-?	--?	-?	+	-?	-?	-	+	+/+	-/-?	+/-	+	-	+
Bishops Combe	+/-?	-?	-?	--/ +?	-?	-?	-	+	+/0	-	+/-	+	-	--
High Elms	+/-?	0	-?	--/ +?	-?	0	0	+	+/0	-	+/-	--	-	+
Bakers Yard	+/-?	-?	+?/- ?	--?	0	+	0	+	+	-	+/-	+	-	--
Land north of Ashwick Court	+/-?	-	-?	--/ +?	-?	-?	0	+	++	-	+/-	--	-	+
SW of Stoop Cross	+/-?	-	-	--? /+	-?	-?	0	+	+	-	+/-	--	-	+
Land west of Ashwick Court	+/-?	-	-	--? /+	-?	-?	0	+	++	-	+/-	--	-	+
Apple Tree Cl	--	-	-	-	-	--	-	+	++	0	+	+	-	+
Tollgate Farm	0	-	-	-	-	-	-	+	++	0	+	+	-	+
Denbury Glebe	+/-	0	-	+	-	-	0	+	+	0	+	+	-	+
Land East of East Street	+/-	0	-	+	-	-	0	+	+	0	+	+	-	+
Land South of the Union Inn	+/-	0	-	+	-	-	0	+	+	0	+	+	-	+
Land at Denbury Down Lane	+/-	0	-	+	-	-	0	+	+	0	+	+	-	+
Land at Springfield	+/-?	0	-?	+/-	-?	0	-?	+	-	-	+	--	-	+
Milbury Barton	+/-	0	-	+	-?	-	0	+	+	0	+	+	-	+
Exminster West	+/-	-	-	+	-?	--	0	+	+	0	+	+	-	+
Sentrys Farm	+/-	-	-	+	-?	-	0	+	++	0	+	+	-	+
Sannerville Chase	+/-	0	-	+	-?	0	0	+	+	0	+	+	-	+
SSE of Exminster House	+/-	0	-	+	-?	0	0	+	+	0	+	+	-	+
Blackstone Road	+/-	-	-	+	-?	--	0	+	+/-	0	+/-	+	-	+
Park Hill Lodge	+/-	-	-	+	-?	0	0	+	-	0	-	+	-	+
Blackberry Hill	+/-	-	-	+	-?	0	0	+	+	0	+/-	--	-	+

SA Objective	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC AND BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS & LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY & TRANSPORT
Field off Dornafield Road	+/-	-	-	+	-?	-	0	+	-	0	+/-	+	-	+
Field off Moor Road	+/-	-	-	+	-?	-	0	+	+/-	0	+/-	+	-	+
Kenn South	+/-	-	-?	+	-?	--	0	+	+	0	+	+	-	+
Lamacroft Farm	+/-	-	--?	+	-?	--	--?	+	+	0	+	+	-	+
Land at Kennford	+/-	-	-?	+	-?	--	0	+	+	0	+	+	-	+
Land at Gissons Hotel	+/-	-	-?	+	-?	--	0	+	+	0	+	+	-	+
St Andrew's Close	+/-	-	-?	+	-?	0	0	+	+	0	+/-	+	-	+
Mamhead Road	+/-	--	-	+	-?	-	0	+	+	0	+	--	-	+
Land at South Town	+/-	--	-	+	-?	--	0	+	+	0	+	--	-	+
Witcombe Lane	+/-	--	-	+	-?	--	0	+	+	0	+	--	-	+
East Town Farm, East Town Lane	+/-	--	-	+	-?	0	0	+	+	0	+	--	-	+
West of Greenhill Rd	+/-?	0	-?	-	--?	0	-?	+	+	-	+/-	--	-	-
Vinegrove Torbay Fringe	+/-?	-?	-?	+	--?	--	0	+	+/-	-	++/-	+	++?	+
Zig Zag Quarry	+/-?	-?	-?	+	-?	0	-?	+	+	-	+/-	--	-	+
West of Benedict`s Road	+/-?	--?	-?	+/-	-?	-?	-?	+	++	-	+/-	++	-	+/-
North side of Old Liverton Road	+/-?	--?	-?	+/-	-?	-?	0	+	++	-	+/-	++	-	+/-
Mill Lane	-	0	-	-	-	0	0	+	+	0	+	-	-	--
Staplake Road	--/+?	0	-?	++/--?	-?	0	0	+	++	-	+	--	-	++
Land at Brickyard Lane	+/-?	0	-?	++/--?	-?	-?	0	+	+	-	+	--	-	++
Lower Uppacott	+/-?	0	-?	--?/+	-?	-?	0	+	++	-	+/-	--	-	+
Great Uppaton Farm	+/-?	0	-?	--?/+	-?	-?	0	+	+	-	+/-	--	-	+
North of Westwater Hill	+/-?	0	-?	--?/+	-?	0	0	+	+	-	+/-	--	-	+
East of Cheriton Cross	+/-?	--?	-?	--?/+	-?	-?	-?	+	+	-	+/-	--	-	+

Summary of significant effects by broad location for the villages

12 of the 49 sites in and around the villages recorded no significant negative effects. 26 of those sites with significant negative effects, registered significant negatives within just one SA criteria.

Only 2 sites in Abbotskerswell score a significant negative impact, both for climate change mitigation. The sites scored broadly minor negative effects in historic environment, water resources, wellbeing and town centres, with more mixed effects noted in natural environment and access to services.

4 sites in Bishopsteignton have scored 5 significant negative effects in landscape, climate change mitigation, jobs and economy and transport/connectivity. None of the sites scored significant positive effects, although a number have minor positive or mixed effects.

The sites in Broadhempston each scored a significant negative effect for Jobs and local economy largely because of the location of the village away from significant employment centres, with minor negative and mixed effects for the majority of the other criteria.

The Chudleigh Knighton Apple Tree Close site scored significant negative for both natural environment and land resources. The other site scored only minor effects.

All the sites in Denbury scored only minor positive or negative effects (or negligible effects).

Doddiscombsleigh only contained one site and this registered a significant negative only for jobs and local economy.

Exminster contains 5 sites and only one scored a significant negative effect for a single criteria (land resources). The Sentry's Farm site scored a significant positive for health, and otherwise all the sites scored minor effects (or negligible effects) for all criteria.

1 site in Ipplepen scored a significant negative for jobs and local economy, and one site scored a significant negative for land resources. Otherwise all the sites scored only minor positive or negative effects (or negligible effects).

The five sites in Kenn and Kennford each scored a significant negative for land resources, with one site also scoring a significant negative for water resources and climate change mitigation.

All the sites identified in Kenton scored a significant negative for historic environment and jobs and local economy. Two sites scored an additional significant negative for land resources.

Sites in Kingskerswell scored significant negative effects for climate change adaptation, land resources and jobs and local economy. One site (Vinegrove) scored significant positives for access to services and town centres. Otherwise all the sites scored only minor positive or negative effects (or negligible effects).

The two sites in Liverton scored significant negative effects for landscape, but scored significant positives for health and jobs and local economy.

The single site in Ogwell scored only minor positive or negative effects (or negligible effects), except for transport and connectivity which scored a significant negative effect.

The sites in Starcross scored potential significant positives for climate change mitigation, health and connectivity and transport, with significant negative effect for both sites on jobs and local economy.

The sites in Tedburn St Mary scored significant negative effects for jobs and local economy, climate mitigation and landscape (on one site). Otherwise all the sites scored only minor positive or negative effects (or negligible effects).

Effects identified for the employment site options

The following table shows the scores for each assessed site against the sustainability criteria. The full assessment can be found in Appendix E.

Site	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC & BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS AND LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY & TRANSPORT
BCT Heathfield	-?	0?	-?	+	0	-?	0	0	+	- -?	+/-	+	-	+
Ilford Park	-?/+	0?	-?/+?	+	-?	- -?	-?	0	++	- -?	+/-	++	-	+
North of Forches	-	0?	-?	+	0	- -?	-?	0	++	- -?	++	+	+	+
Blatchford Farm	-/+	0?	-?/+?	+	-?	- -?	-?	0	++	- -?	++	++	+	+
East of Little Liverton	-?	-?	-?	+/-	-?	- -?	-?	0	0	- -?	+/-	+	-	+/-
Ruby Farm, Two Mile Oak	-?/+	0?	-?/+?	--/+?	-?	--	0	0	+	-	-- / +	++	-	-- / +
Old Newton Rd, Kingskerswell	-?	0?	-?	--	-?	-	-?	0	+	-	+/-	+	-	--
East of Kingskerswell Rd	-?	0?	-?	-?	-?	-?	-?	0	++	-	+	+	+	-
Zigzag Quarry	-?	-?	-?	+?	-?	0	0	0	+	0	+/-	+	-	+
Buttlands, Ipplepen	-?	0?	-?	-?	-?	-	0	0	0	-	+/-	+?	-	--
West Exe, Peamore	-?/+	-?	-?/+?	-?/+?	-?	--	--?	0	++	0	+	++	+	+/-
Browns Farm	-?	-?	-?	--?	-?	--	--?	0	-	-	+/-	+	-	-
Opposite Exeter Court	-?/+	-?	--?/+?	--?/+?	-?	--	--?	0	-	-	+/-	++	-	+/-
Dolbeare,	-?	--?	-?/+?	+?	--?	--	-?	0	+	-	--	++	+	+
Harcombe Farm	--?	-?	-?	--?	-?	-	0	0	-	0	+	+	-	-?
Horsemills Field	--?	0?	-?	-?	--?	-	-?	0	+	0	--?	+	-	-?
SW Chudleigh Knighton	--?	-?	-?	-?	-?	-	-?	0	+	-	+/-	+?	-	-?

Langdon, Dawlish	-?	-?	-?	+/-?	--?	-	--?	0	-	+	+	+	+	+

Summary of significant effects for employment options

Most of the sites have a broadly negative effect on the natural environment, with 3 sites within the SAC sustenance zone identifying a likely significant negative effect.

Most sites have a minor negative or uncertain negligible impact on the landscape, with the site closest to Dartmoor (Ashburton) potentially causing a significant negative effect.

Impacts on the historic environment are mostly negative with some mixed effects. None of the sites recorded a significant effect.

Climate change mitigation had more mixed effects between sites, ranging from minor positive to significant negative. The significant negative effects occurred at sites more distant from settlements and sustainable or active transport routes.

All the sites scored negatively for climate change adaptation, with 3 sites having significant negative impacts where flooding was an issue.

10 sites flagged a significant negative effect due to their impact on land resources including loss of good quality agricultural land and/or minerals.

4 sites had a significant negative impact on water resources where they were located close to the Exe Estuary special protection area.

These are employment site options so all the sites scored 0 on Homes.

Many of the sites had a minor positive impact on health due to being located close to open spaces, or having access to walking / cycling routes. 5 of the sites scored a significant positive impact, where they had access to open space, walking and in addition because the gross site area is of a sufficient size to potentially accommodate green infrastructure.

Most sites scored negatively for wellbeing, with 5 sites having a likely significant negative effect due to a combination of their proximity to existing dwellings and impact on Air Quality. One site scored positively where it was located in a more deprived area.

Most sites scored positively on access to services, with just two sites scoring a significant negative effect where they are relatively isolated and have poor broadband.

Most sites scored positive or significant positive for jobs and local economy, which is to be expected for employment site options.

The sites had a mixture of minor positive and minor negative effects in relation to town centres, depending on their location. No sites scored a significant negative.

Two sites scored a significant negative for Connectivity and Transport, although most sites in the 'Heart of Teignbridge' area scored positively.

Effects identified for the School site options

The following table shows the scores for each assessed site against the sustainability criteria. The full assessment can be found in Appendix F.

SA Objective	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC AND BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS AND LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY AND TRANSPORT
West of Houghton Barton	-?	-?	-?	+?	--?	--	-?	0	-	-	-	0	-	-
Bradley Barton	-?	-?	-?	++?	-?	--?	-?	0	-	-	+	0	+	-?
Howton Road	-?	-?	-?	++?	0?	--?	-?	0	-	-	-	0	+	-?
West of Kingskerswell Rd	-?	0	-?	++?	0?	-?	-?	--?	++	0	+	0	+	-
East of Kingskerswell Rd	-?	-?	-?	++?	-?	0	-?	--?	+?	-	-	0	+	-
Newton Abbot Leisure Centre	0?	0	-?	++?	0?	+	-?	0	+?	-	+	0	+	+

Summary of significant effects for school sites

None of the secondary school sites are considered to have a significant positive or negative effect on the natural environment, landscape or heritage and built environment.

5 of the sites are considered to potentially have a significant positive effect on climate change mitigation, mainly due to their location and the ability for people to use active and sustainable travel.

The Houghton Barton site is considered to have potential for a significant negative effect in relation to climate change adaptation, mainly because of its location in relation to flood risk.

3 of the sites are judged to have potential significant negative effects because of their location on good quality agricultural land.

None of the sites are considered to have a significant effect on water resources.

2 of the sites could have a significant negative effect on housing, because they are located on land that is allocated and has outline permission granted for housing-led mixed use development.

1 of the sites has a potential significant positive impact on health, largely due to its close proximity to a large area of public open space (Decoy park).

None of the sites have significant positive or negative effects on the remaining criteria of wellbeing, access to services, jobs and economy, town centres and transport.

Effects identified for the Distribution Scenario options

The following table shows the scores for each assessed scenario against the sustainability criteria. The full assessment can be found in Appendix G.

Scenario	A. NATURAL ENVIRONMENT	B. LANDSCAPE	C. HISTORIC AND BUILT ENVIRONMENT	D. CLIMATE CHANGE MITIGATION	E. CLIMATE CHANGE ADAPTATION	F. LAND RESOURCES	G. WATER RESOURCES	H. HOMES	I. HEALTH	J. WELLBEING	K. ACCESS TO SERVICES	L. JOBS AND LOCAL ECONOMY	M. TOWN CENTRES	N. CONNECTIVITY AND TRANSPORT
1. Business as usual	-	-	-?	-	0	-	0?	+	+	0?	+	+	+	+
2. Town centre intensification	-	-?	-?	0?	-	+	0?	++	+	0?	+	+	+	+
3. Mainly Rural Distribution	-	--	-?	--	0	-	0?	++	-	0?	-	-	-	-
4. Proportionate growth of all settlements	-	-	-?	-	0	-	0?	++	+	0?	-	+	0?	+
5. Areas with greatest access to public transport infrastructure	-	-	-?	0?	0	-	0?	++	+	0?	+	+	+	+
6. Areas with greatest access to employment opportunities	-	-	-?	-	0	-	0?	++	+?	0?	+	+	+	+?
7. Development away from international wildlife sites	+/-	-	-?	-	0	-	0?	++	+?	0?	0	0	+/-	+?
8. Market led	-	-	-?	-	0	-	0?	++	0?	0?	-	0	0?	+?

All the scenarios have a minor negative impact on Natural Environment except Scenario 7 which has mixed effects as it avoids some of the most sensitive wildlife locations.

All of the scenarios have a minor negative impact on landscape, except scenario 3 which seeks to distribute developable sites around the rural areas and therefore has a wider impact on the landscape.

All the scenarios have broadly the same impact on the historic environment, bearing in mind that all impacts were marked as uncertain at this stage because it is too early to be able to fully assess the details of development and how this might interact positively or negatively with historic assets.

All the scenarios scored minor negatives or uncertain negligible impacts on Climate mitigation, except the mainly rural distribution, which reduces the ability to maximise active and sustainable modes of transport.

All of the scenarios scored negligible impacts on climate adaptation except town centre intensification, which scores a minor negative on account of the town centres, particularly of Newton Abbot and Kingsteignton being in flood zones.

Conversely to the above, all of the scenarios scored a minor negative on land resources, except town centre intensification, which scored a minor positive on account of this approach maximising the use of previously developed sites.

Water resources scored uncertain negligible impacts for all scenarios.

With the exclusion of business as usual, all scenarios resulted in significant positive impacts on Homes. Business as usual scored a minor positive because it would continue the policy of focussing development in a limited number of existing areas, and reduce opportunities for housing delivery in smaller communities.

All the scenarios scored a minor positive for health, except market led (0) and mainly rural (-). Mainly rural scored a minor negative mainly because it is more challenging to deliver infrastructure upgrades, such as active travel routes and public parks to small rural communities.

Wellbeing scored uncertain negligible impacts for all scenarios.

Access to services, jobs and local economy and town centres were all fairly mixed, depending on how the scenarios proposed development in relation to the main towns and centres where most services and employment and shops are located..

Transport and connectivity was all minor positive, except for Mainly Rural scenario, which would focus development in the least accessible areas.

8. Monitoring

The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action”. The regulations also say that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”.

Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.

Although potential significant effects have been identified in relation to a number of the site options being considered, many of the site options may not be taken forward into the next stage, meaning that policies for those sites (which would address the likely significant effects with greater certainty) are yet to be worked up. Therefore, monitoring indicators will be proposed in the next iteration of the SA Report in relation to all of the SA objectives in the SA Framework for which likely (or uncertain) significant negative effects are identified in relation to the policies and sites allocated in the Draft Reg 19 Local Plan.

The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already commenced, and work with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

9. Conclusions and next steps

This SA / SEA document has carried out detailed appraisals to assess 127 reasonable alternative sites in total, including 103 residential and 18 employment sites and 6 school site options, as well as 8 development distribution scenarios. The site options, alongside this document (and the Habitat Regulation Assessment and Consultation Statement), are being taken forward for consultation.

This appraisal has been undertaken in line with the SA objectives which were developed at the scoping stage of the SA process and subsequently refined to reflect consultation comments received and also to ensure that the objectives reflect each of the topics required by the SEA regulations.

In general, the Local Plan site options have been found to have a wide range of minor positive and significant positive effects in relation to the SA objectives, although a number of potentially minor and significant negative impacts have also been identified. These negative effects are mostly associated with the location of site options in relation to centres of employment, services and public transport, sensitive receptors in the plan area, as well as the land take associated with option sites.

The Teignbridge plan area is greatly influenced by its location between Dartmoor and the south Devon coast and includes or is adjacent to a number of designated landscapes and internationally important biodiversity sites, including the Exe Estuary / Dawlish Warren and the South Hams SAC. As such, sensitive environmental features in terms of biodiversity have the potential to be adversely affected as a result of new development and higher levels of associated human activities, including recreation. The Options sites are spread around the whole district in areas which have the potential to affect these features.

Many of the settlements of the plan area also include a high concentration of historic assets which are potentially sensitive to new growth. Tensions will always be present in terms of the level of development the Local Plan needs to deliver to support both the housing and economic needs over the plan period and the potential for adverse impacts on sensitive features.

In considering the many challenges relating to climate change, it is essential that we consider issues around flood risk, minimising emissions by maximising opportunities to use active travel, sustainable travel, travel less (eg work from home) and generate renewable energy. Many of the options sites located closer to existing towns will be better suited to these objectives, although there will be tensions, such as the flood risk issues within the centre of Newton Abbot which is otherwise a good place to locate development to minimise travel.

This SA Report will be available for consultation alongside the Local Plan Part 2 Site Options Consultation document. Following this consultation the responses will be reviewed and addressed where necessary. The Councils will take into account the SA findings described in this report, as well as other relevant factors (including the outcomes of the consultation) when making decisions with regard to which of the potential Site Options to take forward as part of the next version of the Local Plan ('proposed Submission'). Once this next plan has been drafted, those draft policies and the sites selected for inclusion will be subject to SA and the SA Report will be updated. Any updated information about the Councils' reasons for decision making in relation to policy approaches and preferred sites will also be included in the next iteration of the SA Report.

Careful consideration will also be given to potential mitigation measures required to help address any adverse impacts identified, as well as the approach to monitoring the likely significant effects of the plan.

END

List of Appendices