

# Appendix D(a): SA Assessment of Residential Site Option – Towns and Edge of Exeter

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## Urban Renewal Site Options

- 1) Brunel Industrial Estate
- 2) Cattlemarket
- 3) Cricketfield Area
- 4) Highweek Way
- 5) Jetty Marsh & Wharf Road
- 6) Kingsteignton Retail Park
- 7) Newton Abbot Leisure Centre
- 8) Newfoundland Way
- 9) Osborne Street area
- 10) Wolborough Way

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A. NATURAL ENVIRONMENT	+/-	-	+/-	-	+/-	+/-	-	-	+/-	-	<p>All the sites are previously developed and include a mix of existing uses including car parks, buildings and sports pitches. Some of the sites are adjacent to important wildlife corridors and habitats, in particular the river Lemon, the river Teign, the Whitelake channel, Jetty Marsh County Wildlife Site, Hackney Marches and the Aller Brook. These habitats would require protection from development through buffers, planting and potential improvements to watercourses, etc. Some sites including Cricketfield, Osborne Street have large trees which need to be protected, but in some cases may be impacted.</p> <p>Each site is within the South Hams SAC Landscape Connectivity Zone resulting in a minor negative impact. A number of the sites including Leisure centre,</p>

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											<p>Cattlemarket, and Kingsteignton retail park are also within 10km of the Dartmoor SAC features, which also has a minor negative effect. Additionally some sites are close to local and county designated wildlife sites, which also result in a minor negative impact.</p> <p>Most of these locations already have well used active travel routes alongside the green infrastructure, but redevelopment may present opportunities for improving and joining up active travel routes through the town. The sites would all have no impact or a minor positive impact on recreational leisure opportunities compatible with GI.</p> <p>Whilst none of the sites are on the coast, several sites interact with the Teign Estuary, in particular Brunel and Kingsteignton Retail park. Careful consideration will be required to minimise negative impacts on the coastal estuary environment. The impact of the coast is unknown and not possible to predict at this stage as impacts would depend on the form of development and potential mitigations.</p> <p>All sites are either within or adjacent to the existing Newton Abbot and Kingsteignton Air Quality Management Area. All sites offer the opportunity of greater levels of residential and mixed use development within the town centre, as opposed to the alternative of locating development elsewhere in the district. This is likely to reduce car journeys into the town, and locates new homes close to good quality public transport and services. In addition the sites may provide opportunities for improving or developing active travel which can reduce car pollution impacts. Overall it is considered that the sites would all have a negligible impact on the AQMA.</p> <p>All sites will need to consider water quality (and how this might be improved). It is not known if development is likely to have a positive or negative impact of</p>

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											<p>water quality, as this depends on mitigation options, and how redevelopment might improve on existing uses. It is therefore not possible to predict the effect of the sites on water quality at this stage.</p> <p>The soil quality under all sites is likely to be poor and potentially contaminated. It is considered that redevelopment would not result in loss of good quality soil resource, and therefore the impact would be neutral.</p> <p>Overall, with mitigation to protect existing habitats and taking opportunities to provide new planting, improve buffers around habitats, provide minor improvements to active travel, and locate development on brownfield sites in the town centre as opposed to more sensitive sites elsewhere, the urban renewal sites are considered to result minor negative effects. However, the largest sites are also likely to have minor positive effects, because they offer more scope and space to include positive improvements and mitigations.</p>
B. LANDSCAPE	+/-?	0	+/-?	0	+/-?	+/-?	0	0	+/-	-	<p>The sites are all within the built up area of Newton Abbot and Kingsteignton. The smaller sites are not significantly visible within the wider landscape, although development might be visible from some hilltop locations within the urban area. Some of the sites may impact on buildings and features which are important in the landscape, such as Kingsteignton Church and the Teign. However, broadly the impacts are unknown at this stage and subject to the form and scale of redevelopment.</p> <p>Whilst none of the sites are on the coast, several sites interact with the Teign Estuary, in particular Brunel and Kingsteignton Retail park. Careful consideration will be required to seek positive landscape improvements if possible. The impact of the coast is unknown and not possible to predict at this</p>

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											<p>stage as impacts would depend on the form of development and potential mitigations.</p> <p>Overall it is considered that the redevelopment of the larger sites may have some positive and some negative minor effects on the landscape, and the smaller sites are likely to have neither a positive or negative minor effects (therefore the impact is neural).</p>
C. HISTORIC AND BUILT ENVIRONMENT	--/+?	+/-?	-?	+/-?	+/-?	+/-?	-?	-?	-?	+/-?	<p>Newton Abbot and Kingsteignton contain a large number of Listed Buildings, 5 Conservations Areas, 2 Scheduled Monuments and is likely to contain Archaeological Sites.</p> <p>The Osborne Street site contains the GII listed Tuckers Maltings. However because the form of development is unknown, this is considered at a potential minor negative with uncertainty (-?).</p> <p>The Brunel Site contains the GI listed Old Forde House, meaning this site has a potential significant effect (with uncertainty due to the unknown quality of development). However, because the site is large (&gt;10 ha) it is considered to have a potential minor positive impact. This results in mixed effects.</p> <p>All the other sites are within 3km of Statutory Heritage assets (such as GI Old Forde House, Berrys Wood and Milber Down SAMs) or contain a Grade II listed building. This means all sites have at least a minor negative impact, with some uncertainty based on the unknown form and layout of development.</p> <p>Whilst the form of development is unknown, it is reasonable to assume that the planning authority will seek to enable brownfield development whilst seeking to safeguard heritage and local character by conserving and enhancing the existing built environment, and creating new high-quality built environment. Therefore a</p>

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											number of the sites could see minor positive impacts of the historic built environment, resulting in mixed effects.
D. CLIMATE CHANGE MITIGATION	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	<p>All the sites are within the main settlements of Newton Abbot and Kingsteignton. This is considered to maximise opportunities for non-car journeys and so all sites score an uncertain significant positive effect (++)</p> <p>The Leisure centre site and Kingsteignton Retail park site are more than 1km from the railway station, but are within 500m of moderate frequency bus routes, and therefore have a minor positive impact. All the other sites are within 1km of the railway station and therefore have a significant positive effect.</p> <p>Some of the larger sites may provide opportunities to improve and link together active travel routes, in particular Kingsteignton Retail Park and Brunel, indicating an uncertain significant positive impact. Most other sites are small and can only make an uncertain minor positive impact.</p> <p>The assessment seeks to consider energy efficient of buildings and renewable energy generation. Whilst there may be opportunities for efficient buildings (and improvements to existing buildings) and some limited renewable energy generation such as roof mounted PV and heat pumps, there factors are unknown at this stage so can only reasonably be scored as uncertain (?).</p>
E. CLIMATE CHANGE ADAPTATION	-?	-?	--?	-?	-?	-?	0	0	--?	-?	<p>The town centre sites in Flood Zones 1 and 2 which have been previously developed are considered to have negligible effects (0). This includes the Leisure centre and Newfoundland Way.</p> <p>The previously developed sites within Flood Zone 3 have an uncertain minor negative impact, as these sites are already developed and it may be that mitigation can overcome any flood risk.</p>

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											The NPPF is clear that parks and recreation grounds in built up area should not be considered as brownfield land. Therefore whilst large areas of the Cricketfield and Osbourne Street sites include previously developed areas, substantial parts of the sites are not. In summary it means these sites are considered as having uncertain significant negative effects (--?).
F. LAND RESOURCES	++	+	+	+	+/-	++	+	+	+	+	Recognising the importance of developing on brownfield land, sites of up to 5 ha are considered to have a minor positive impact. Larger sites of 5ha or more (Brunel and Kingsteignton Retail park) are considered to have a significant positive impact.  The Jetty Marsh site includes a small area of Mineral safeguarding area and therefore scores a minor negative effect, resulting in a mixed effect.
G. WATER RESOURCES	-?	0?	-?	0?	-?	-?	0?	0?	-?	-?	All the sites adjacent to the River Lemon, the River Teign & Estuary, the Aller Brook and the Whitelake Channel have the potential to cause surface water run-off which is detrimental to water quality, particularly during construction. However, construction practices could minimise impacts and in-use management of water quality may potentially improve water quality from existing. Therefore these sites are uncertain minor negative effects.  Other sites not directly containing or adjacent to one of these water bodies are considered to have uncertain neutral effects (neither positive or negative).
H. HOMES	+	+	+	+	+	+	+	+	+	+	Whilst the town centre 'urban renewal' sites are all likely to contain a mix of land uses, they are all likely to include a substantial proportion of new homes with the aim of providing homes in convenient and accessible locations, providing vitality to the town centres, and reducing construction on greenfield sites. All the sites are likely to have a minor positive effect towards the goal of

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											delivering more homes, although at present it is unknown what proportion of these homes would be affordable in planning terms.
I. HEALTH	++	++	++	++	++	++	++	++	++	++	All the sites within Newton Abbot and Kingsteignton are within 800m of a major area of public open space (eg main recreation parks or areas such as Jetty Marsh Nature Reserve, Decoy, Bradley Woods, etc). All the sites are also within 400m of cycle and footways (in some cases segregated routes). On this basis all sites are considered to offer significant positive effects on health by providing access to public open space and active travel routes.
J. WELLBEING	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). Any such site options in areas of higher deprivation are likely to have a minor positive (+) effect.</p> <p>One of the most commonly-used measures of deprivation in England is the Index of Multiple Deprivation (IMD), which looks at a ‘basket’ of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).</p> <p>The average measure of multiple deprivation for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived). The following LSOA scores within Newton Abbot town centre are 11,518 (014B), 8303 (014C), 6522 (015A), 9574 (015B). Therefore all of Newton Abbot is more deprived than the Devon average, meaning a minor positive effect would be expected.</p> <p>The Kingsteignton site is primarily in an LSOA scoring 11476, and is therefore also expected to have a minor positive effect.</p>



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											<p>It is considered that during construction, sites in close proximity (100m) to existing residential development or other sensitive receptors may have a minor negative (-) effect.</p> <p>Sites that are directly adjacent to an 'A' road, railway line or industrial area would have a minor negative (-) effect in the longer-term.</p>
K. ACCESS TO SERVICES	++?/ -	++?/ -	++?/ -	++?/ -	++?/ -	++?/ -	++?/ -	++?/ -	++?/ -	++?/ -	<p>All the sites are within the main towns and therefore considered to have a significant positive effect.</p> <p>All the sites will have a good level of broadband on site or adjacent to the site and easily connected.</p> <p>All the sites are within close proximity to existing schools (Teign School, Newton Abbot College, Coombeshead, and various primary schools). However, there is uncertainty over school capacity. Because none of the sites have a capacity of over 1000 dwellings (taking the mid-point HELAA capacity assumptions), all the sites score a minor negative effect, as the sites themselves are unlikely to accommodate new school infrastructure.</p> <p>Overall all the sites have an uncertain significant positive effect due to their location close to a wide range of services, with a minor negative effect due to the increased demand on these services, particularly education.</p>
L. JOBS AND LOCAL ECONOMY	--?	++	+/-?	++	--?	--?	++	+/-?	+/-?	++	<p>The urban renewal sites are located within easy access (less than 1km) of a wide range of job opportunities at existing and proposed employment sites and opportunities within the Heart of Teignbridge area. This indicates a significant positive effect (++).</p> <p>However, for those sites which involve the redevelopment of existing employment sites, a significant negative effect is anticipated (--). Because these sites are anticipated to be mixed use, the effects are considered uncertain (?).</p>

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											In some cases sites have a mixture of employment and non-employment uses and therefore have mixed effects.
M. TOWN CENTRES	++	++/- ?	++/- ?	++	++	++/- ?	++	++/- ?	++/- ?	++/- ?	<p>All the sites are within or adjacent to their respective town centres and so would potentially support the vitality of the town centres, causing a likely positive significant effect (++).</p> <p>However, a number of the sites include town centre car parks. Because the form of development is not known (ie whether public car parking would be retained), sites including public car parks are considered to have an uncertain minor negative impact.</p> <p>In some cases the above will cause mixed effects.</p>
N. CONNECTIVITY AND TRANSPORT	++	++	++	++	++	+	+	++	++	++	<p>Sites 1, 2, 3, 4, 5, 8, 9 and 10 are all with 1km of the railway station and within 500m of a bus stop, meaning they are considered to have a significant positive effect on the opportunity for people to use sustainable transport.</p> <p>The Leisure centre site and Kingsteignton Retail park site are more than 1km from the railway station, but are within 500m of moderate frequency bus routes, and therefore have a minor positive impact.</p>

## Newton Abbot Site Options

1. Berry Knowles/A382 Corridor
2. Forches Cross
3. West of Houghton Barton
4. Milber
5. Chercombe Bridge Road
6. Priory Road
7. Conitor Copse
8. South of NA3
9. Howton Road
10. Canada Hill
11. Ogwell Central
12. South of Aller
13. Caravan Storage Area at Linden Lea

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A. NATURAL ENVIRONMENT	-- /+	+/-	++/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+?-	+/-	-- /+	<p>All sites are within the South Hams SAC Landscape Connectivity Zone, where development could have a minor negative effect. However, this effect is uncertain as mitigation could overcome effects (-?).</p> <p>Sites at Berry Knowles/A382 Corridor, Forches Cross, West of Houghton Barton, Chercombe Bridge Road, Howton Road, Canada Hill, Ogwell Central and Caravan Storage at Linden Lea all lie within 10km of Dartmoor and South Dartmoor Woods SAC, with the p[otential for minor negative effects. These effects are uncertain as they may be mitigated (-?).</p> <p>The site at Berry Knowles/A382 Corridor is also within 250m of West Golds and Jetty Marshes CWS, West Golds Mine Marsh UWS, Templer Copse UWS and Berry Knowles UWS and, contains Priority Habitats and habitats and features that supported Protected Species including bats, badgers, dormice, otters, great crested newts, cirl buntings and barn owls. The site at Forches Cross is within 250m of CWSs at Ashill Copse and Moorlands Copse and contains Priority Habitats and habitats and features that support Protected Species including bats, dormice, Great Crested Newts and cirl buntings. West of Houghton Barton contains an OSWI, Bradmore's Wood and contains Priority Habitats and habitats and features that supported Protected Species including bats, badgers, dormice, otters, great crested newts, and barn owls.</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>Milber is within 250m of Haccombe-with-Combe CWS, and, although the submitted site is also within 250m of Little Haccombe Settlement UWS and Milber Woods OSWI, the small area required to deliver the reduced yield of 10, would lie further away. Nevertheless, the site contains Priority Habitats and habitats and features that supported Protected Species including bats, dormice, and great crested newts. Chercombe Bridge Road is within 250m of Broadbridge Woods Ancient Woodland, the River Lemon Valley Woods SSSI, Littlejoy Plantation CWS and Ogwell Road UWS and contains Priority Habitats and habitats and features that supported Protected Species including bats, dormice, and great crested newts. Priory Road is within 250m of Forde Fields CWS, Priory Road OSWI and The Priory UWS and contains Priority Habitats and habitats and features that supported Protected Species including bats, dormice, and great crested newts. Conitor Copse contains a CWS and areas of Ancient Woodland, as well as containing Priority Habitats and habitats and features that supported Protected Species including 7 species of bats, curl bunting and Great Crested Newts, and is within 250m of Buttercombe Moor Copse OSWI.</p> <p>South of NA3 is within 250m of Decoy Park and Conitor Copse CWSs and contains Priority Habitats and habitats and features that supported Protected Species including bats, dormice, and great crested newts.</p>

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														<p>Howton Road is within 250m of Blachford Brook UWS and contains Priority Habitats and habitats and features that supported Protected Species including bats, dormice, cirl buntings and great crested newts.</p> <p>Canada Hill is adjacent to SSSIs at River Lemon Valley and Woods and Ransley Quarry and is within 250m of UWSs at Undercleave Wood and East Hill Fields. Ogwell Central is also within 250m of Ransley Quarry SSSI, Undercleave Wood UWS, Est Hill Fields UWS, Buttercombe Moor Wood OSWI and Ogwell Village Green UWS. Both sites contain Priority Habitats and habitats and features that supported Protected Species including bats, dormice, cirl buntings and great crested newts.</p> <p>Land South of Aller is within 250m of Aller Sand Pit geological SSSI, Oak Park Fields UWS, Oak Park OSWI and Aller Orchard Wood OSWI, as well as containing Priority Habitats and habitats and features that supported Protected Species including bats, dormice, cirl buntings and great crested newts.</p> <p>The site at Linden Lea is within 250m of Berry Knowles UWS and is likely to contain Priority Habitats and habitats and features that supported Protected Species including bats, dormice, cirl buntings and great crested newts.</p> <p>Development of all sites has the potential for minor negative effects on the natural environment as a result of proximity to ecological sites. However, these effects are not certain, as mitigation may overcome harm. Therefore, score uncertain minor negative effect (-?).</p>

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														<p>The sites at Berry Knowles/A382 Corridor and Linden Lea are within 1km of the Newton Abbot/Kingsteignton AQMA and therefore development could have significant negative effects (--) on air quality if sustainable travel links were not provided.</p> <p>Sites at Forches Cross, land West of Houhgtton Barton, Milber Chercombe Bridge Road, Priory Road, Conitor Copse, South of NA3, Howton Road, Canada Hill, Ogwell Central and South of Aller are more than 1km from the Newton Abbot/Kingsteignton AQMA, but could increase traffic within it, so could have a minor negative effect on air quality and the natural environment (-).</p> <p>All of the sites would provide for green infrastructure and all could result in minor positive effects (+) on the natural environment, with the exception of the site at West of Houghton Barton, which because of its larger size could have significant positive effects (++)</p>
B. LANDSCAPE	0	0	-?	0	-?	-?	-?	-?	-?	0	-?	-?	0	<p>None of the sites is within the Undeveloped Coast designation, nor within 1km of Dartmoor National Park, Exeter City, nor the historic landscapes of Mamhead, Oxtan, Powderham or Haldon, and development of sites at Berry Knowles/A382 Corridor, Forches Cross, Milber, (given the small area required</p>

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														<p>to deliver 10 homes), Canada Hill and Linden Lea would have negligible effects (0).</p> <p>However, some sites could result in local landscape issues. Land west of Houghton Barton includes more elevated areas around Ingsdon Hill and development of these more prominent areas could have minor negative effect on the landscape. Parts of land at Chercombe Bridge Road are more elevated and, if developed, could have a minor negative effect on the landscape. These effects are uncertain as they may be overcome through design and landscaping (-?).</p> <p>Development of Priory Road would reduce the physical separation between Newton Abbot and Abbotskerswell, which has the potential for minor negative effects on the landscape, but these effects are uncertain as the layout of development is unknown and could include undeveloped areas to protect the separation between the settlements (-?).</p> <p>Development of Conitor Copse and South of NA3 could reduce the physical separation between Newton Abbot (Ogwell) and Abbotskerswell, with the potential for a minor negative effect. However, this effect is uncertain, given that only parts of the site could be developed which may overcome the effect (-?). Development on the eastern parcel of Howton Road is elevated and could result in a minor negative effect, although this is uncertain as development may avoid the higher elevations or landscaping may overcome the effect (-?).</p>



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														<p>Development at Ogwell Central could reduce the physical separation between Ogwell and East Ogwell, resulting in a minor negative effect on landscape, however the effect is uncertain as the layout of development is unknown and is likely to include large undeveloped areas, given the small yield considered suitable (-?).</p> <p>Development South of Aller would reduce the physical separation between Newton Abbot and Kingskerswell, however this effect could be mitigated through landscaping and design, resulting in an uncertain minor negative effect (-?).</p>
C. HISTORIC AND BUILT ENVIRONMENT	- ?/+ ?	- ?/+ ?	- ?/+ ?	-? -?	- ?/+ ?	- ?/+ ?	- ?/+ ?	-? -?	-? -?	-? -?	-? -?	-? -?	-? -?	<p>Development of all of the sites could have a minor negative effect on the historic built environment as they all lie within 3km of Grades I and II* Listed Buildings, a Registered Park and Garden, Ancient Monument or Conservation Areas in Newton Abbot.</p> <p>However, these effects are uncertain as they may be mitigated through design, scoring an uncertain minor negative effect (-?).</p> <p>Large greenfield sites (&gt;10 ha) could have sufficient space to accommodate a well-designed development and create a new high quality built environment. Therefore, sites at Berry Knowles/A382 Corridor, Forches Cross, West of Houghton Barton, Chercombe Bridge Road, Priory Road and Conitor Copse could have a minor positive effect on the built environment. However, this</p>

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														effect is uncertain as the design of the development is unknown. Therefore, they score an uncertain minor positive effect (+?). Smaller sites at Milber, South of NA3, Howton Road, Canada Hill, Ogwell Central, South of Aller and Linden Lea will have a negligible effect (0)
D. CLIMATE CHANGE MITIGATION	++ ?/- -?	++ ?/- -?	++ ?	++ ?/- -?	++ ?/- -?	++ ?/- -? ?	++ ?/- -?	++ ?/- -?	++ ?/- -?	++ ?/- -?	++ ?/- -?	++ ?/- ?	++ ?/- ?	<p>All sites are within or adjacent to the main town of Newton Abbot, where there is a concentration of services and facilities, which will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities. The development of these sites could have a significant positive effect on climate change mitigation, however, this effect is uncertain (++)</p> <p>Sites at Berry Knowles/A382 Corridor , Forches Cross, West of Houghton Barton, Chercombe Bridge Road, Conitor Copse, South of NA3, Canada Hill, Ogwell Central are within 500m of a bus stop served by a frequent service, but are not within 1km of a station. Development of these sites could have a minor positive effect (+), due to the availability of public transport options.</p> <p>Development of the site at Linden Lea would lies more than 1km from Newton Abbot station and more than 500m form a bus stop, however, it is adjacent to a cycle route (once the A382 improvement works are complete). It could have</p>

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														<p>minor negative effects from the lack of public transport, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys (-?).</p> <p>Sites at Milber, Priory Road, Howton Road, South of Aller that are more than 500m from a bus stop (frequent service) and are more than 1km from Newton Abbot station. Sites at Milber, Priory Road and Howton Road do not benefit from a cycle route. Development could have a significant negative effect due to the lack of nearby sustainable travel options (--?), but this effect is uncertain as it may be overcome through the provision of, or improved links to existing, pedestrian and cycle routes. In addition, the development of the allocated sites at NA1 and NA3 will provide additional sustainable travel options that development at Howton Road and Priory Road could link into. In addition, the site South of Aller is within 250m of a cycle route which would reduce the negative effect to only minor uncertain (-?).</p> <p>Larger sites (&gt;1,000 homes) will be able to provide green infrastructure to support sustainable travel, including West of Houghton Barton, having a negligible effect on climate change mitigation (0). Smaller sites (&lt;1,000), including Berry Knowles/A382 Corridor, Forches Cross, Milber, Chercombe Bridge Road, Priory Road, Conitor Copse, South of NA3,</p>

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														Canada Hill, Ogwell central, South of Aller and Linden Lea that are unable to provide this could have a significant negative effect on climate change mitigation. Again this is uncertain (--?) as links to sustainable travel networks could overcome this effect.
E. CLIMATE CHANGE ADAPTATION	-?	0	--?	0	0	-?	0	0	0	0	0	0	0	<p>Sites at Berry Knowles Farm, West of Houghton Barton and Priory Road contain land within Flood Zones 2 and 3 and development has the potential to result in a minor negative effect on climate change adaptation. This effect is uncertain as any development could avoid flood risk areas and include appropriate flood risk measures to mitigate effects, scoring an uncertain minor negative effect (-?)</p> <p>Land West of Houghton Barton lies within the Critical Drainage Area associated with Holbeam Dam and development could have a significant negative effect on climate change adaptation. This effect is uncertain as mitigation may overcome negative effects, scoring (--?).</p> <p>The greenfield sites of Forches Cross, Milber, Chercombe Bridge Road, Conitor Copse, South of NA3, Howton Road, Canada Hill, Ogwell Central, South of Aller and Linden Lea lie within Flood Zone 1 and development would have a negligible effect on climate change adaptation (0).</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
F. LAND RESOURCES	--	--?	--	0	--?	--	--?	-	-?	-?	-?	-	0	<p>The site at Berry Knowles/A382 Corridor contains a mix of Grades 2, 3 and 4 agricultural land, but would utilise more than 5 hectares of Grade 2 land, and could have a significant negative effect on land resources (--). Development of this site could also have an uncertain significant negative effect on minerals resources, as it lies within a Minerals Safeguarding Area. Although part of the site has, at the time of writing this Plan, a resolution by the Planning Committee to grant planning permission subject to the completion of a legal agreement, there is a likely intention of minerals companies to retain an area of land at Blatchford Farm for possible future use. Therefore development could have a significant negative effect on ball clay resources, but this effect is uncertain as the likelihood of ball clay being extracted in the future is unknown (--?).</p> <p>Development of West of Houghton Barton and Priory Road would utilise more than 5ha of Grade 2 agricultural land, having significant negative effects, but the sites are not affected by minerals safeguarding (--).</p> <p>Development of South of NA3, given the reduced yield that would be acceptable, would utilise between 1 – 5 hectares of Grade 2 agricultural land, as would development of South of Aller, with minor negative effects (-).</p> <p>Sites at Forches Cross, Chercombe Bridge Road, Conitor Copse would utilise more than 5 hectares of Grade 3 agricultural land, which could have significant</p>

SA Objective														Comments
	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	
														<p>negative effects on land resources. However the effect is uncertain as it is not clear whether the land is within Class 3a or 3b (--?). More than 50% of the site at Forches Cross is also within a MSA, with the potential for a minor negative effect, however, this effect is uncertain as the mineral resource could be extracted prior to development (-?).</p> <p>Sites at Howton Road, Canada Hill, Ogwell Central would utilise between 1 – 5 hectares of Grade 3 agricultural land, having a minor negative uncertain effect (as it is not known whether the land is Grade 3a or 3b (-?).</p> <p>Development of sites at Milber and Linden Lea would have negligible effects on land resources as they would utilise less than 1 hectare of agricultural land. Milber is not within a Minerals Safeguarding Area and although Linden Lea is, it has been confirmed that it would not be economically viable to extract, having negligible effects (0).</p>
G. WATER RESOURCES	-?	-?	-?	0	0	-?	0	0	0	0	0	0	0	<p>Development could have minor negative effects on water quality if sites contain or lie adjacent to watercourses. Sites at Berry Knowles/A382 Corridor, Forches Cross, West of Houghton Barton and Priory Road contain or lie adjacent to the watercourses and development of these sites could have an</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>uncertain minor negative effect on water quality (-?). The effect is uncertain as mitigation could overcome any harm.</p> <p>Sites at Milber, Chercombe Bridge Road, Conitor Copse, South of NA3, Howton Road, Canada Hill, Ogwell Central, South of Aller and Linden Lea do not contain or lie adjacent to any watercourses and development would have a negligible effect on water quality (0).</p>
H. HOMES	+	+	++	+	+	+	+	+	+	+	+	+	+	<p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development (+).</p> <p>The largest sites (&gt;1,000) ncluding land west of Houghton Barton could provide opportunities for the development of a larger number of homes including affordable homes, as well as a good mix of tenure and size, and diversity of supply and therefore would have significant positive effects (++)</p>
I. HEALTH	++	++	++	+	+	++	+	++	++	++	++	+	+	<p>The site at Berry Knowles is within 800m of the Templer Way, a recreational footpath and, will be within 400m of pedestrian and cycle links with the town resulting from the A382 improvements currently taking place. Development of Forches Cross would also be within 800m of major open space (once Houghton Valley Park, as part of NA1 is created) and will be within 400m of cycle links along the A382, once improvements are completed. The Land west of Houghton Barton would be within 800m of the structural green infrastructure and within 400m of pedestrian and cycle routes being provided</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>as part of the NA1 development. Land south of NA3 is within 800m of open space at Decoy Park and is within 400m of footpaths (and will be within 400m of a cycle route once this is constructed as part of the NA3 development). Sites at Canada Hill and Ogwell Central lies within 800m of major open space at the playing field at East Ogwell and Ogwell Central also lies within 800km of Ogwell Grange. Both sites are within 400m of recreational footpaths. Development of these sites could have a significant positive effect on health, due to the availability of local recreation, including footpaths and cycle paths (++).</p> <p>Sites at Milber lie within 800m of major open space but are not within 400m of a footpath or cycle route. Sites at Chercombe Bridge Road, Conitor Copse, South of Aller and Linden Lea are within 400m of recreational footpaths or cycle routes (pending the completion of the A382 improvement works), but not within 800m of major open space. This offers more limited opportunities for healthy lifestyles and scores a minor positive effect (+).</p> <p>Development of the site at Priory Road would be within 800m of Decoy Park and would be able to benefit from the additional pedestrian and cycle links provided as part of the adjacent NA3 development, which would be within 400m. Development at Howton Road would be within 800m of Howton Valley</p>



SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>Park and within 400m of intended cycle and pedestrian links that are to be provided as part of the allocated NA1 development. Therefore, development could have a significant positive effect on health from the opportunities for healthy lifestyles (++).</p> <p>it is anticipated that larger sites will deliver significant open space and active transport links, and the site at Land west of Houghton Barton, with a capacity greater than 500 homes could have significant positive effects on health as a result (++).</p> <p>Sites at Berry Knowles/A382 Corridor, Forches Cross, Conitor Copse, South of NA3, Howton Road and South of Aller would also be able to provide some active travel links within the development, having a minor positive effect (+). Small sites (&lt;49 homes) would have a negligible effect due to the limited provision of health infrastructure. (0).</p>
J. WELLBEING	-	-	-	-	-	-	-	-	-	-	-	-	-	<p>Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, which has an average of 14,246.53, the new development may have positive effects on wellbeing locally as a result of increased investment in the area and potentially the creation of new services and facilities. Any such residential site options would be likely to have a minor positive (+) effect.</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>All sites score higher (less deprived) than the Devon average and development would have a negligible effect (0).</p> <p>Sites at Berry Knowles/A382 Corridor, West of Houghton Barton, Chercombe Bridge Road, Priory Road, Conitor Copse, South of NA3, Howton Road, Canada Hill, Ogwell Central, South of Aller and Linden Lea are within 100m of existing or allocated residential development, where new development could result in harm to the amenity of existing occupiers, even if this is for a temporary period only, during construction (-).</p> <p>In addition, the amenity of occupiers of the site could be negatively affected by noise from A Class roads, industrial development and development of sites at Berry Knowles/A382 Corridor, Forches Cross, Land west of Houghton Barton, Milber, Conitor Copse , South of NA3 and Linden Lea, which could have a minor negative effect on health (-).</p>
K. ACCESS TO SERVICES	++/ -	++/ -	++	++/ -	++/ -	++/ -	++/ -	++/ -	++/ -	++/ -	++/ -	++/ -	++/ -	All of the sites are within or adjacent to the main town of Newton Abbot, with a wide range of services and facilities and development a significant positive effect in terms of access to services (++)

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>Sites at Berry Knowles/A382 Corridor, Land West of Houghton Barton, Conitor Copse, Howton Road and Linden Lea have standard broadband connection speeds and score a negligible effect (0).</p> <p>Sites at Forches Cross, Milber, Chercombe Bridge Road, Priory Road, South of NA3, Canada Hill, Ogwell Central and South of Aller have access to superfast or ultrafast broadband connection, increasing access to online services and having a minor positive impact (+).</p> <p>Berry Knowles/A382 Corridor is within 1km of a Secondary School, but not a Primary School resulting in an uncertain minor positive effect (+?) due to access to education.</p> <p>Sites at Land west of Houghton Barton, Chercombe Bridge Road, Priory Road, Conitor Copse, South of NA3, Howton Road, Canada Hill, Ogwell Central are within 1km of a Primary School, or allocated primary school, but not a Secondary school, resulting in an uncertain minor positive effect (+?) due to access to education. (Priory Road has the potential to be within 1km of both a Primary and a Secondary School, but this is dependent on the development of NA3).</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>Sites at Forches Cross, Milber, South of Aller and Linden Lea are more than 1km from both Primary and Secondary schools and development could have a minor negative effect, however this is uncertain as new education facilities may come forward as part of new development in the area (-?).</p> <p>Sites at Berry Knowles/A382 Corridor, Forches Cross, Milber, Chercombe Bridge Road, Conitor Copse, South of NA3 Canada Hill and Linden Lea lie within 3km of the Newton Abbot Technical College, which could have a minor positive effect on wellbeing through education opportunities. This effect is, however, uncertain as opportunity does not guarantee the outcome (+?).</p> <p>All of the sites, with the exception of West of Houghton Barton that scores a significant positive effect (++) as it would be large enough to provide schools, could have a minor negative effect on access to services as they would not be large enough to provide new schools on site (-)</p>
L. JOBS AND LOCAL ECONOMY	++	++/-	++	++	+	++	++	++	++	++	++	+	+	Sites at Berry Knowles/A382 Corridor, Forches Cross, Milber, Priory Road, Conitor Copse, South of NA3, Howton Road, Canada Hill, Ogwell Central

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
														<p>lie within 1km of an existing or proposed employment site and are adjacent to a main town, having a significant positive effect on the employment opportunities within easy access of prospective residents (++).</p> <p>Sites at Chercombe Bridge Road, South of Aller and Linden Lea are adjacent to a main town, but are not within 1km of existing or proposed employment opportunities, with only minor positive effects on employment opportunities for the occupiers of new development (+). (Although the site South of Aller is within 1km as the crow flies of employment opportunities, due to the A3870, the actual journey would be longer).</p> <p>The site at Forches Cross is partly allocated for employment purposes and this part of the site was developed for residential purposes, it would result in the loss of employment land, with significant negative effects, causing the site to have mixed effects overall.</p> <p>Sites at Berry Knowles/A382 Corridor, Milber, Chercombe Bridge Road Would not be large enough to provide on-site employment opportunities, having a negligible effect (0).</p> <p>Sites at Land west of Houghton Barton would be large enough to provide an element of employment use, having a significant positive effect (++).</p>

SA Objective	1. Berry Knowles/A382 Corridor	2. Forches Cross	3. West of Houghton Barton	4. Milber	5. Chercombe Bridge Road	6. Priory Road	7. Conitor Copse	8. South of NA3	9. Howton Road	10. Canada Hill	11. Ogwell Central	12. South of Aller	13. Caravan Storage, Linden Lea	Comments
M. TOWN CENTRES	++	++	++	++	++	++	++	++	++	++	++	++	++	All sites lie within or adjacent to the existing Settlement Limit of the town and development could have a significant positive effect on the vitality and viability of the town centre, providing additional support for its services and facilities (++)
N. CONNECTIVITY AND TRANSPORT	+	+	+	--?	+	--?	+	+	--?	+	+	--?	--?	<p>Although sites at Berry Knowles/A382 Corridor, Forches Cross, Land west of Houghton Barton, Chercombe Bridge Road, Conitor Copse, South of NA3, Canada Hill, Ogwell Central</p> <p>Are more than 1km from Newton Abbot station, they are within 500m of a bus stop, served by a frequent bus service, which would also link to the railway station, and development could have a minor positive effect (+) in relation to transport and connectivity by providing public transport and sustainable travel options. The sites at Berry Knowles/A382 Corridor and Forches Cross will also benefit from a cycle link once the A382 improvements are completed.</p> <p>Sites at Milber, Priory Road, Howton Road, South of Aller lie more than 500m from a bus stop and more than 1km from a railway station and lack cycle links, so development could have a significant negative effect in terms of transport and connectivity (--). However, development of Priory Road would be able to link into sustainable travel networks of the adjacent allocated development NA3, once it is built, so the significant negative effect is considered uncertain in this case (--?).</p>

SA Objective		
	<div>1. Berry Knowles/A382 Corridor</div> <div>2. Forches Cross</div> <div>3. West of Houghton Barton</div> <div>4. Milber</div> <div>5. Chercombe Bridge Road</div> <div>6. Priory Road</div> <div>7. Conitor Copse</div> <div>8. South of NA3</div> <div>9. Howton Road</div> <div>10. Canada Hill</div> <div>11. Ogwell Central</div> <div>12. South of Aller</div> <div>13. Caravan Storage, Linden Lea</div>	<div>Comments</div> <div> <p>Development of the site at Linden Lea would lie more than 1km from Newton Abbot station and more than 500m from a bus stop, however, it is adjacent to a cycle route (once the A382 improvement works are complete). It could have minor negative effects from the lack of public transport, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys (-?).</p> </div>

## Kingsteignton Site Options

1. Land at Strap Lane
2. Land east of Rydon
3. Land off Hackney Lane
4. Greenhill industrial units
5. Greenhill Way/Hackney Lane
6. North West of Orchid Vale
7. North of Broadway Road

SA Objective	1 Land at Strap Lane	2 Land east of Rydon	3 Land off Hackney Lane	4 Greenhill industrial units	5 Greenhill Way/Hackney	6 North West of Orchid Vale	7 North of Broadway Road	Comments
A. NATURAL ENVIRONMENT	-/-?	--/+	--/+	--/+	--/-?	+/-	+/-	<p>All sites are within the South Hams SAC Sustenance/Landscape Connectivity Zone where development could have a minor negative effect. However, this effect is uncertain as mitigation could overcome effects (-?).</p> <p>Strap Lane is within 250m of West Abbrook Pond &amp; Woodland CWS and contains Protected Species of bats, including pipistrelle or other light-tolerant species and great crested newts.</p> <p>East of Rydon is within 250m of Buckley/Kings Woods Ancient Woodland and wider area forms part of A380 Verge West UWS. Priority Habitats comprise woodland, scrub and limestone grassland that support Protected Species of bats, dormouse, common lizard and slow worm.</p>



								<p>Land off Hackney lane is adjacent to Hackney Marshes CWS and Local Nature Reserve. Priority Habitats include species-rich hedges and Protected Species are grey long-eared bats along with other species, dormouse and great crested newts.</p> <p>North of Broadway Road is on the opposite side of road from CWS woodland area. Protected Species including bats, cirl bunting and great crested newts.</p> <p>Development of these sites has the potential for minor negative effects on the natural environment as a result of proximity to ecological sites. However, these effects are not certain, as mitigation may overcome harm and therefore score uncertain minor negative effect (-?)</p> <p>The sites at East of Rydon, Land off Hackney Lane, Greenhill units, Greenhill Way and North of Broadway Road are within 1km of the Newton Abbot/ Kingsteignton AQMA and therefore development could have significant negative effects (--) on air quality if sustainable travel links were not provided.</p> <p>Sites at Strap Lane and North West of Orchid Vale are more than 1km from the AQMA, but could increase traffic within it, so could have a minor negative effect on air quality and the natural environment (-). Most of the sites would provide for green infrastructure and could result in minor positive effects (+) on the natural environment with the exception of sites at Strap Lane which contains a playing field area that could be lost as a result of new development and would have a minor negative effect (-?) and Greenhill Way/Hackney Lane which covers existing informal public open space that could be lost as a result of new development (-?)</p>
B. LANDSCAPE	0	-?	--?	0	0	0	0	<p>None of the sites is within the Undeveloped Coast designation, nor the historic landscapes of Mamhead, Oxton, Powderham or Haldon and development of sites at Strap Lane, Greenhill units, Greenhill Way, North West of Orchid Vale and North of Broadway Road would have negligible effects (0).</p>

								<p>However, two other sites could result in local landscape issues. Land east of Rydon is close to the A380 and development could be visible from the highway corridor, the presence of built development would impact on the perception of Newton Abbot as a nucleated town surrounded by undeveloped countryside. These effects are uncertain as they may be overcome through design and landscaping (-?). Development of Land off Hackney Lane could erode the landscape settings of Newton Abbot and Kingsteignton with the potential for significant negative effects on the landscape, but these effects are uncertain as the layout of development is unknown and could include undeveloped areas to protect the separation between the settlements. (--?)</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	-?	--?	-?	-?	-?	<p>Development of most of the sites could have a minor negative effect on the historic built environment as they all lie within 3km of Grades I and II* Listed Buildings, a Registered Park and Garden, Ancient Monument or Conservation Area in Kingsteignton. However, these effects are uncertain as they may be mitigated through design, scoring an uncertain minor negative effect (-?). Greenhill units is located within the town conservation area which does represent a potential significant negative effect (--?) although may be mitigated by sensitive design for the redevelopment.</p>
D. CLIMATE CHANGE MITIGATION	0?/--?	0?/--?	0?/--?	0?/--?	0?/--?	0?/--?	0?/--?	<p>All sites are between 1-5km away from Newton Abbot, where there is a concentration of services and facilities, which will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities. The development of these sites could have an uncertain negligible (0?) effect on climate change mitigation.</p> <p>Sites at Strap Lane, East of Rydon, Greenhill units, Greenhill Way/Hackney Lane, North West of Orchid Vale and North of Broadway Road are within 500m of a bus stop, served by a frequent bus service but are not within 1km of a railway station. Development of these sites</p>

								<p>could have a minor positive effect (+), due to the availability of public transport options.</p> <p>Development of Land off Hackney Lane lies more than 1km from Newton Abbot railway station and more than 500m from a bus stop, however it does have an existing cycle route within 1km. It therefore has minor negative effects from the lack of public transport which may be partially mitigated by the cycle route, if usable for the purposes of commuting or undertaking day to day journeys. (-?)</p> <p>All of the sites are smaller scale (less than 1,000) and are unable to provide green infrastructure which could have a significant negative effect on climate change mitigation. Although is uncertain (--?) because links to sustainable travel networks could overcome this effect.</p>
E. CLIMATE CHANGE ADAPTATION	0	0	-?	0	0	0	0	<p>Three of the sites occupy brownfield land outside of Flood Zones 3a and 3b, comprising East of Rydon, Greenhill units and North of Broadway Road and development would have a negligible effect on climate change adaptation. (0)</p> <p>Land off Hackney Lane does contain a narrow section of land within Flood Zone 3b and development has the potential to result in a minor negative effect on climate change adaptation. This effect is uncertain as any development could avoid flood risk area and include appropriate flood risk measures to mitigate effects, scoring an uncertain minor negative effect. (-?)</p> <p>The other greenfield sites at Strap Lane, Greenhill Way/Hackney Lane and North West of Orchid Vale lie within Flood Zone 1 and development would have a negligible effect on climate change adaptation (0).</p>
F. LAND RESOURCES	0	-?	0	+	0	0	+	<p>The site at Land east of Rydon would utilise between 1-5 hectares of Grade 3 agricultural land, having a minor negative uncertain effect (-?)</p>

								<p>Sites at Strap Lane and Land off Hackney Lane cover areas of lower agricultural quality land, Grades 5 and 4 respectively, so would have a negligible effect (0)</p> <p>Development of sites at Greenhill Way/Hackney Lane and North West of Orchid Vale would have negligible effects on land resources as they would utilise less than 1 hectare of agricultural land. (0)</p> <p>Greenhill units and North of Broadway Road are sites with up to 5ha of previously developed land and therefore score a minor positive effect (+)</p>
G. WATER RESOURCES	0	0	-?	0	0	0	0	<p>Development could have minor negative effects on water quality if sites contain or lie adjacent to watercourses. Land at Hackney Lane lies adjacent to a watercourse along the northern border and development could have an uncertain minor negative effect on water quality (-?). The effect is uncertain as mitigation could overcome any harm.</p> <p>All other sites do not contain or lie adjacent to any watercourses and development would have a negligible effect on water quality (0).</p>
H. HOMES	+	+	+	+	+	+	+	<p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development (+).</p>
I. HEALTH	+	+	++	++	++	+	+/+	<p>Land off Hackney Lane, Greenhill units and Greenhill Way/Hackney Lane are within 800m of an area of major open space and are within 400m of a footpath or cycle route which will have a significant positive (++) effect.</p> <p>All other sites are within 800m of an area of major open space or within 400m of a footpath or cycle route which will have a minor positive (+) effect.</p>

								<p>Larger sites will deliver open space and active travel links, North of Broadway Road will have capacity for about 50 homes and therefore will have a minor positive (+) effect. All other sites have less capacity for up to 49 homes and will have a negligible (0) effect.</p>
J. WELLBEING	-	-	-	-	-	-	-	<p>Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, which has an average of 14,246.53, the new development may have positive effects on wellbeing locally as a result of increased investment in the area and potentially the creation of new services and facilities. Any such residential site options would be likely to have a minor positive (+) effect.</p> <p>All sites score higher (less deprived) than the Devon average and development would have a negligible effect. (0)</p> <p>All sites are within 100m of existing or allocated residential development where new development could result in harm to the amenity of existing occupiers, even if this is for a temporary period only, during construction. (-)</p> <p>In addition, the amenity of occupiers of the site could be negatively affected by noise from A class roads, industrial development and development of sites at Land off Hackney Lane, North of Broadway Road and East of Rydon could have a minor negative effect on health (-)</p>
K. ACCESS TO SERVICES	++/-	++/-	++/-	++/-	++/-	++/-	++/-	<p>All of the sites are within or adjacent to the town of Kingsteignton, with a wide range of services and facilities and development represents a significant positive effect in terms of access to services (++) .</p> <p>All sites have access to superfast or ultrafast broadband connection, increasing access to online services and having a minor positive impact (+).</p>

								All sites are within 1km of an existing primary school and therefore may have a minor positive (+?) effect. Also, all sites would not be large enough to provide new schools on site and lead to a minor negative (-) effect.
L. JOBS AND LOCAL ECONOMY	+	+	+	--	+	+	--	<p>Sites at Strap Lane, East of Rydon, Land off Hackney Lane, Greenhill Way/Hackney Lane and NorthWest of Orchid Vale lie within 1km of an existing or proposed employment site which score a minor positive (+) effect.</p> <p>Development at Greenhill units and North of Broadway Road would result in the loss of an existing employment site, a negative effect would occur in relation to the protection of existing employment sites. These would have a significant negative (--) effect.</p>
M. TOWN CENTRES	+	+	+	+	+	+	+	All sites lie within or adjacent to the existing settlement limit of the town and development could have a positive effect on the vitality and viability of the town centre, providing additional support for its services and facilities. (+)
N. CONNECTIVITY AND TRANSPORT	+	+	-?	+	+	+	+	<p>Sites at Strap Lane, East of Rydon, Greenhill units, Greenhill Way/Hackney Lane, North West of Orchid Vale and North of Broadway Road are more than 1km from Newton Abbot railway station but are within 500m of a bus stop, served by a frequent bus service which would also link to the station and development could have a minor positive effect (+) in relation to transport and connectivity by providing public transport and sustainable travel options.</p> <p>Land off Hackney Lane lies more than 500m from a bus stop and more than 1km from a railway station but does have an existing cycle route within 1km, so development could have an uncertain minor negative effect in terms of transport and connectivity (-?)</p>

## Dawlish Site Options

1. Dawlish North
2. Langdon Hospital
3. Warren Farm
4. Teignmouth Road
5. Redundant Listed Buildings at 13 Weech Road
6. Daw Vale Nursing Home, 56 Westcliffe Road
7. Parking/grassed area east of 1-50 Lanherne
8. Greenspace & Commercial Buildings south of Haldon Terrace, Hospital Hill
9. Residential garden rear of Badlake Hill and Weech Close
10. Garden of Lyme Acre, Old Teignmouth Road

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
A. NATURAL ENVIRONMENT	-?/+	-?/++	--?/+	-?/+	-?/+	-?/+	--?/+	-?/+	-?/+	--?/+	Sites at Land North of Dawlish and Langdon Hospital score a minor negative effect, as they lie between 250m and 10km of the Exe Estuary SPA/Ramsar Site and Dawlish Warren SAC and the SSSIs of Exe Estuary, Dawlish Warren and Dawlish Cliffs, are partly or wholly within the South Hams Landscape Connectivity Zone, contain parts of Port Road CWS and Langdon Fields CWS (both designated for curlew buntings) and contain Priority Habitats and habitats and features that support Protected Species including bats, badgers, barn owls, curlew buntings and dormice. However,

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>these effects are uncertain as mitigation could overcome them, scoring an uncertain minor negative effect (-?).</p> <p>Land at Warren Farm lies within 250m of the Exe Estuary SPA/Ramsar Site/SSSI, Langston Rock CWS and Dawlish Cliffs UWS, with the potential for significant negative effects. However, as these effects could be mitigated, they are uncertain (--?).</p> <p>Teignmouth Road scores an uncertain minor negative effect as it lies between 250m and 10km of the Exe Estuary SPA/Ramsar Site/SSSI and Dawlish Warren SAC/SSSI and within 250m of UWSs (Oakleigh Farm N and S and, The Smugglers Inn) (-?). Both sites also contain Priority Habitats and habitats and features that support Protected Species of bats, dormice and cirl buntings.</p> <p>Buildings and Land at 13 Weech Road, Daw Vale Nursing Home, the Commercial Buildings south of Haldon Terrace and the Residential Garden rear of Badlake Hill all score a minor negative effect, as they lie between 250m and 10km of the Exe Estuary SPA/Ramsar Site and Dawlish Warren SAC and the SSSIs of Exe Estuary, Dawlish Warren and Dawlish Cliffs. Weech Road site is also within 250m of CWSs of Langdon Fields and Luscombe Castle and both Weech Road and Daw Vale are within 250m of UWS Aller Hill Pond. These effects could be mitigated so the minor negative effect is uncertain (-?).</p> <p>Sites at the Garden of Lyme Acre and 1-50 Lanherne are within 250m of Dawlish Cliffs SSSI, scoring an uncertain significant negative effect, as</p>



SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>mitigation may overcome effects (--?). They also lies between 250m and 10km of the Exe Estuary SPA/Ramsar Site and Dawlish Warren SAC and the SSSIs of Exe Estuary and Dawlish Warren and within 250m of Dawlish Cliffs UWS. The garden of Lyme Acre is also within 250m of Horse Cove CWS and The Smugglers Inn UWSs.</p> <p>None of the sites is within 1km of an AQMA, as the former AQMA in Dawlish has been rescinded due to improvements in air quality. All of the sites would provide for green infrastructure and all could result in minor positive effects (+), with the exception of Langdon Hospital, which because of its larger size could have significant positive effects (++).</p> <p>Overall, all sites could have a mixed positive and negative effect on the natural environment.</p>
B. LANDSCAPE	-?	-?	-?	-?	0	0	0	0	0	0	<p>None of the sites lies within Undeveloped Coast, with the exception of land at Teignmouth Road, which is within the designation and could have minor negative effects on the landscape. In addition, land at Warren Farm is surrounded by the Undeveloped Coast designation, with greater potential for minor negative harm on the landscape. However, the effects resulting from the development of these sites are uncertain as they may be overcome through landscaping and good design (-?).</p> <p>None of the sites are within 1km of DNP, Exeter City or the historic landscapes of Mamhead, Oxtan, Powderham or Haldon, having negligible effects on the landscape (0).</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>Sites at Dawlish North could reinforce the linear form of development along the A379 having a minor negative effect, although this effect is uncertain as it could be overcome through good design (-?). Sites at Langdon Hospital could also have a minor negative effect on landscape, due to parts being more elevated and north facing slopes. However, again this effect could be overcome through design, so is uncertain (-?). The larger sites to the north of Dawlish, Warren Farm and Teignmouth Road perform worse than the smaller brownfield sites due to their increased potential for effects on the landscape.</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?/+	-?/+	-?	-?/+	-?	-?	--?	--?	-?	-?	<p>None of the sites contain any listed buildings, with the exception of 13 Weech Road, which contains Grade II Listed Buildings, but all sites are within 3km of a designated heritage asset, having potential for minor negative effects. However, these effects are uncertain without further investigation into the effects on the significance of particular heritage assets and because effects may be mitigated through good design (-?). Sites at 1-50 Lanherne and Commercial Buildings south of Haldon Terrace lie within the Dawlish Conservation Area, with potential for significant negative effects, which are uncertain, as they could be mitigated through good design (--?).</p> <p>Sites at Dawlish North, Langdon Hospital and Teignmouth Road are greenfield sites of more than 10 hectares, where new development could have sufficient space to accommodate a well-designed development and create a new high quality built environment, having minor positive effects on the built environment (+).</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>Although none of the brownfield sites is more than 1 hectare in size, their development could result in some positive effects on the built environment, although this does not score.</p> <p>Overall, the larger sites have potential for mixed minor positive and minor negative effects on the historic and built environment.</p>
D. CLIMATE CHANGE MITIGATION	+++/- ?	+++/- -?	++/-- ?	+++/- -?	+++/- -?	+++/- -?	++/-- ?	++/-- ?	+++/- -?	++/-- ?	<p>All of the sites are within or adjacent to the Main Town of Dawlish, where there is a concentration of services and facilities which will have a significant positive effect on climate change mitigation as people are able to make use of non-car based modes of transport to access services, facilities and job opportunities. However, this effect is uncertain as people may choose to travel by private vehicle, despite the proximity of services (++?).</p> <p>Sites at Warren Farm, 1-50 Lanherne, Commercial Buildings south of Haldon Terrace and Lyme Acre all lie both within 1km of a railway station and within 500m of a bus stop, served by a frequent service. Development of these sites is likely to have a significant positive effect on climate change mitigation from the availability of sustainable modes of travel as an alternative to the private car (++). The site at Daw Vale Nursing Home is within 1km of Dawlish station, but is not within 500m of a bus stop served by a frequent service, and sites at Dawlish North and Teignmouth Road are within 500m of a bus stop served by a frequent service but are not within 1km of the station. Development of these sites is likely to have a minor positive effect from the alternative sustainable</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>travel options (+). Sites at Langdon Hospital, 13 Weech Road and Rear of Badlake Hill and Weech Road are neither within 1km of the station nor within 500m of a bus stop served by a frequent service and, do not benefit from cycle routes, have the potential to result in increased reliance on the private vehicle. However, although they lie more than 1km from the station and more than 500m from bus stops, they are within 1km of bus stops and sites at 13 Weech Road and rear of Badlake Hill and Weech Road lie approximately 1.3km of both the station and bus stops served by a frequent service, which is close enough to encourage use by a high proportion of people. Therefore, the significant negative effect is uncertain (--?).</p> <p>Only sites with a capacity for more than 1,000 homes have a strong likelihood of being able to contribute to strategic sustainable travel corridors with smaller sites lacking this ability. All sites, with the exception of the largest site at Langdon Hospital, which has a negligible effect, would be of an insufficient size to provide for strategic sustainable travel options, with the potential for development to increase reliance on private car use and have significant negative effects. However, these effects could be mitigated through the use of sustainable travel links to existing infrastructure, therefore any negative effects are uncertain (--?).</p>
E. CLIMATE CHANGE ADAPTATION	--?	--?	-?	-?	-?	-?	-?	0	-?	-?	<p>Sites at Dawlish North and Langdon Hospital are within/mainly within the Dawlish Warren Critical Drainage Area and development could have significant negative effects in relation to flooding. However, this effect is uncertain (--?) as surface water could be managed to a higher standard</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											than normal to ensure any new development will contribute to a reduction in flooding risks. Development of the greenfield sites of Warren Road, Teignmouth Road, 13 Weech Road, Daw Vale Nursing   Home, 1-50 Lanherne, Rear of Badlake Hill/Weech Road and Lyme Acre could have a minor negative effect on flooding, which is uncertain (-?) as the sustainable management of surface water could mitigate effects. The brownfield site consisting of the commercial buildings to the south of Haldon Terrace would have a negligible effect (0).
F. LAND RESOURCES	--	--	--	--	0	0	0	+	0	0	Sites at Dawlish North, Langdon Hospital, Warren Farm and Teignmouth Road score a significant negative effect, as development would utilise more than 5 hectares of grades 1 or 2 agricultural land (--). The redevelopment of the commercial buildings south of Haldon Terrace would score a minor positive effect as it would involve development of brownfield land (less than 5ha) (+). The remaining sites are classed as urban land, but are not brownfield sites. The development of these sites would have a negligible effect on land resources (0).
G. WATER RESOURCES	0	--?	0	-?	0	0	0	0	0	0	Sites at Dawlish North, Warremn Farm, 13 Weech Road, Daw Vale Nursing Home, 1-50 Lanherne, Land south of Haldon terrace, Hospital Hill, Residential Garden at Badlake Close/Weech Road and Garden at Lyme Acre do not contain or lie immediately adjacent to a watercourse, having negligible effects (0) on water quality.

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>The site at Teignmouth Road contains a watercourse that does not flow into the Exe, having a minor negative effect (-?) on water quality, which is uncertain, as effect may be mitigated.</p> <p>The site at Langdon Hospital lies adjacent to Shutterton Brook that flows into the Exe and development could have a significant negative effect. However mitigation may overcome effects and so it scores an uncertain significant negative effect (--?).</p>
H. HOMES	+	++	+	+	+	+	+	+	+	+	<p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development (+). The largest site, Langdon Hospital could provide opportunities for the development of a larger number of homes including affordable homes, as well as a good mix of tenure and size, and diversity of supply and therefore would have significant positive effects (++).</p>
I. HEALTH	++	++	++	++	++	++	++	+	++	++	<p>Sites at Dawlish North, Langdon Hospital (through the green infrastructure that will be provided for to DA2), Warren Farm, Teignmouth Road, 13 Weech Road, Daw Vale Nursing Home, rear of Badlake Hill and Weech Road, 1-50 Lanherne and Lyme Acre are within 800m of major open space and within 400m of a walking/cycle route, with the potential for significant positive effects in relation to the health of people occupying development (++).</p> <p>The site at Commercial Buildings south of Haldon Terrace is within 800m of major open space, but not within 400m of a walking/cycling route, scoring only a minor positive effect in relation to health (+).</p> <p>In addition, larger sites will deliver significant open space and active transport links. In relation to the provision of new opportunities for healthy lifestyles, development at Langdon Hospital could result in</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											significant positive effects due to its capacity (++). Sites at Dawlish North, Warren Farm and Teignmouth Road have a capacity to deliver some open space and active transport links, scoring a minor positive effect (+). The remaining sites would have a negligible effect (0).
J. WELLBEING	+/-	+/-	+/-	0/-	+/-	+/-	+/-	+/-	+/-	0/-	<p>Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). Any such site options in areas of higher deprivation are likely to have a minor positive (+) effect.</p> <p>One of the most commonly-used measures of deprivation in England is the Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA). The average measure of multiple deprivation for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived).</p> <p>Sites at Dawlish North, Langdon Hospital and 1-50 Lanherne score 9,116 which is more deprived than the Devon average and development could have a minor positive effect (+).</p> <p>Warren Farm scores a combination of 18,779 (above average) and 9,319, which is a mix of more and less deprived than the Devon average so development could have a minor positive effect on part of the site (+).</p> <p>Sites at 13 Weech Road, Daw Vale Nursing Home, South of Haldon Terrace, Hospital Hill and Badlake Hill/Weech Road have a score of 13,827, which is more deprived than the Devon average and development could result in minor positive effects (+).</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>Sites at Teignmouth Road and Lyme Acre score 22,981, which is less deprived than the Devon average so development would have a negligible effect (0).</p> <p>In addition, development of all of the sites could have a minor negative effect either because they are adjacent to an “A” Class road or because they are within 100m of existing residential development or another sensitive receptor such as Langdon Hospital (-).</p> <p>Overall the sites have mixed minor positive and minor negative effects on wellbeing.</p>
K. ACCESS TO SERVICES	++/-?	++	++?/?	++/?	++	++	++	++	++	++	<p>All of the sites lie within or adjacent to the Main Town of Dawlish, which has a wider range of existing services and facilities compared to sites located in the defined villages, and all sites could have a significant positive effect as they could access these existing services (++)</p> <p>Majority of the site at Dawlish North and sites at Langdon Hospital and Warren Farm, have standard broadband connection only, with part around Shutterton having superfast connection, where development would have a negligible effect in relation to access to online services (0).</p> <p>Sites at Teignmouth Road, 13 Weech Road, Daw Vale Nursing Home, 1-50 Lanherne, Commercial Buildings south of Haldon Terrace, Rear of Badlake Hill/Weech Road and Lyme Acre have access to superfast</p>



SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>broadband connection, and development could have a minor positive effect in relation to access to online services (+).</p> <p>In relation to access to education sites at Dawlish North, Warren Road, Teignmouth Road lie more than 1km from existing Primary and Secondary Schools, and could have a minor negative effect in terms of accessing education. However, this effect is uncertain, as mitigation, such as the construction of new schools, may overcome this, and so scores an uncertain minor negative effect (-?).</p> <p>Sites at Langdon Hospital( at its southern extent), 13 Weech Road, Daw Vale Nursing Home, Commercial Buildings south of Haldon Terrace, Rear of Badlake Close and Weech Road, and Lyme Acre are within 1km of a Primary School (and Secondary School in the case of Commercial Buildings south of Haldon Terrace) and the site at 1-50 Lanherne is within 1km of a Secondary School. Development of these sites could have a minor positive effect, providing there is capacity or space to expand to provide capacity. This effect is therefore uncertain (+?).</p> <p>New services and facilities may also be provided in association with new residential development, particularly at larger sites. The largest site, Langdon Hospital, may result in a new school, especially if combined with other sites, such as Dawlish North, so could have a minor positive effect, but this is uncertain at this stage, so scores an uncertain minor positive effect (+?).</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											Overall, there are mixed effects, with sites further away from education opportunities scoring worse than those closer.
L. JOBS AND LOCAL ECONOMY	++	++	++	++	++	++	++	++	++	++	<p>The largest site, Langdon Hospital, has a potential capacity of more than 1,000 homes, and could therefore include a component of employment land, having significant positive effects (++) . The second largest site, Land North of Dawlish, also has the capacity to possibly provide a small area for employment and could have minor positive effects (+). None of the other sites is large enough to accommodate employment and they would all have negligible effects in terms of providing mixed use development (0).</p> <p>All of the sites are within 1km of the Main Town of Dawlish, where a range of employment opportunities exist both within the town centre and within the employment areas and residents of development around Dawlish could have easy access to employment opportunities, scoring a significant positive effect (++) .</p>
M. TOWN CENTRES	++	++	++	++	++	++	++	++	++	++	<p>All of the sites lie within or adjacent to the Main Town of Dawlish, where a wide range of services and facilities. Development of all the sites has the opportunity to support the vitality and viability of existing town centre by increasing the number of day-to-day visitors to the it and therefore supporting businesses and services located there and could have a significant positive effect (++) .</p>
N. CONNECTIVITY AND TRANSPORT	+	--?/+	++	+	--?	+	++	++	--?	++	<p>Sites at Warren Farm, 1-50 Lanherne, Commercial Buildings south of Haldon Terrace and Lyme Acre all lie both within 1km of a railway station and within 500m of a bus stop, served by a frequent service.</p> <p>Development of these sites is likely to ha have a significant positive effect as they are well connected by sustainable travel (++) . The site at Daw</p>

SA Objective	1. Dawlish North	2. Langdon Hospital	3. Warren Farm	4. Teignmouth Road	5. Redundant listed buildings at 13 Weech	6. Daw Vale Nursing Home, 56 Westcliffe	7. Parking/grassed area east of 1-50 Lanherne	8. Commercial Buildings south of Haldon	9. Residential garden rear of Badlake Hill	10. Garden of Lyme Acre, Old Teignmouth Road	Comments
											<p>Vale Nursing Home is within 1km of Dawlish station, but is not within 500m of a bus stop served by a frequent service, and sites at Dawlish North and Teignmouth Road are within 500m of a bus stop served by a frequent service but are not within 1km of the station. Development of these sites is likely to have a minor positive effect from the alternative sustainable travel options (+). Sites at Langdon Hospital, 13 Weech Road and Rear of Badlake Hill and Weech Road are neither within 1km of the station nor within 500m of a bus stop served by a frequent service and, do not benefit from cycle routes, have the potential to result in increased reliance on the private vehicle. However, although they lie more than 1km from the station and more than 500m from bus stops, they are within 1km of bus stops and sites at 13 Weech Road and rear of Badlake Hill and Weech Road lie approximately 1.3km of both the station and bus stops served by a frequent service, which is close enough to encourage use by a high proportion of people. Therefore, the significant negative effect is uncertain (--?).</p> <p>In addition, the site at Langdon Hospital may have sufficient capacity to warrant bus service provision, with a minor positive effect on connectivity (+).</p>

## Teignmouth Site Options

1. Part of land at Buddleford Farm
2. Higher Holcombe Farm

SA Objective	1. Part of land at Buddleford Farm	2. Higher Holcombe Farm	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	<p>Both sites lie within the South Hams Bat SAC Landscape Connectivity Zone and the Exe Estuary SPA and Dawlish Warren SAC 10km Zone. The sites also contains habitats for various protected species including Cirl Bunting, Bats and Dormice.</p> <p>Part of Site 1 is within Buddleford Farm OSWI, which is identified for semi-improved grassland and woodland. It is also adjacent to Bishopsteignton County Wildlife Site, identified for Cirl Bunting.</p> <p>The proximity all sites to these sensitive locations could have a minor negative effect (-)</p> <p>Both sites are further than 1km from the Bitton Park Road AQMA, but have the potential to result in increased traffic within the AQMA, resulting in a minor negative effect (-). Any development would require connection with sustainable travel links, including pedestrian and cycle paths, and bus services, to limit any increase in vehicular journeys that could potentially impact on the Bitton Park Road AQMA.</p> <p>Due to their size, all sites could have a minor positive effect (+) on green infrastructure through the provision of local open space and on-site play provision.</p>
B. LANDSCAPE	--	--	<p>Site 1 lies in an elevated position within an areas designated as undeveloped coast, where development would be highly conspicuous within the landscape. Developable areas of land lie at the northern end of the site and have little visual</p>

			<p>relationship with the development at the edge of the town would make this impact worse. Regard would need to be given to ensuring the development is well screened and assimilated into the context.</p> <p>Site 2 lies in an area designated as Undeveloped Coast on the upper slope of a west facing spur. However the slope faces towards the town and, so as long as development avoids the skyline, some development could be accommodated. The development would form the settlement edge of Teignmouth and would need to be fragmented and irregular in form.</p>
C. HISTORIC AND BUILT ENVIRONMENT	+/--	+/-	<p>Neither site lies within the buffer of Grade I or II* Listed Building and there are no Listed Buildings within or adjacent to site.</p> <p>Site 1 lies in an area of archaeological potential with regard to known prehistoric and Romano-British activity in the immediate vicinity of the site. Any proposals for development here should be supported by the results of a programme of archaeological investigation, consisting of geophysical survey and field evaluation to understand the significance of any heritage assets here.</p> <p>Site 2 lies in an area of archaeological potential with regard to known prehistoric and Romano-British activity in the wider landscape. Any impact upon below ground archaeological deposits may be mitigated by an appropriate programme of archaeological investigation and recording implemented through an appropriately worded condition on any consent that maybe granted.</p> <p>In the absence of detailed information on the exact scale, design and layout of the new development, the significance and sensitivity of heritage assets and the absence of detailed assessment work, it is considered at this stage that the site would have an uncertain effect (?) on the historic and built environment.</p>
D. CLIMATE CHANGE MITIGATION	++	++	<p>All sites lie adjacent to Teignmouth which has an uncertain significant positive effect (++?).</p> <p>Both sites are more than 1km from a railway station, within 500m of a bus stop, served by frequent services and site 1 does not have access to a cycle route within 1km. This could have a minor positive effect in relation to connectivity and transport (+).</p>
E. CLIMATE CHANGE ADAPTATION	-?	-?	<p>Both sites lie within Flood Zone 1 and are not within a critical drainage area.</p> <p>Site 1 is within Flood Zone 1 with the exception of land either side of Bitton Brook, which is in Flood Zones 2 and 3 (and the land area discounted). The site does not lies in a Critical Drainage Area (CDA).</p> <p>The site suffers from very wet ground conditions as there are a number of small watercourses within it. These will need to be controlled through appropriate surface water drainage attenuation to protect the surface water dam managed by TDC that protects Bitton Brook. This is in addition to the large watercourse of Bitton Brook itself.</p>

			As the sites that are either entirely or mainly on greenfield land outside of flood zones 3a and 3b, they are likely to have an uncertain minor negative (-?) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.
F. LAND RESOURCES	--	--	<p>Site 1 has between 1ha and 5ha of Grade 2 and 3 agricultural land that would have a minor negative effect (-). Site 2 has between 1ha and 5ha of Grade 2 agricultural land that would have a minor negative effect (-).</p> <p>None of the sites lie within either a Minerals Consultation Area (MCA) or Minerals Safeguarding Area (MSA).</p>
G. WATER RESOURCES	--?	0	<p>Sites 1 is a potential residential site that contain Bitton Brook and a number of other small related watercourses that run into the Exe Estuary, which could result in significant negative (--?) effects on water quality, although this is uncertain at this stage of assessment</p> <p>Site 2 does not contain or is immediately adjacent to watercourses resulting in a negligible effect (0).</p>
H. HOMES	+	+	Each of the sites has the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).
I. HEALTH	++	++	<p>Both sites are within 800m of an area of major open space and is within 400m of a walking and a cycle path, which will have a significant positive (++) effect..</p> <p>In terms of site ability to deliver open space provision and active transport links, Sites 1 &amp; 2 can deliver 500+ homes, which could have a significant positive effect (++).. Site 1 will deliver between 50-499 homes which could have a minor positive effect (+). Site 2 will deliver between less than 50 home that will have a negligible effect (0).</p>
J. WELLBEING	0	0	<p>Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).</p> <p>The average IMD ranking for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived). Sites 1 falls within a Lower Super Output Area (LSOA 008E), that has an IMD score of 28,159, Site 2 falls within LSOA 001A that has an IMD score of 25,543. The LSOA ranking for both sites are less deprived than the Devon average and effects of the development would be considered negligible (0).</p>

K. ACCESS TO SERVICES	++	++	<p>In relation to access to local services, both sites are adjacent to Teignmouth which could have a significant positive effect (++).</p> <p>Both sites are within 1km of an existing primary school, which would have a minor positive effect (+). The proposed level of development would likely be able to be accommodated within the existing primary schools and secondary school.</p> <p>Superfast broadband is available in the majority of postcodes in the vicinity of the sites, which would have a minor positive (+) effect.</p>
L. JOBS AND LOCAL ECONOMY	+	+	<p>The sites are more than 1km from an existing employment site and lie adjacent to Teignmouth, which would have a minor positive effect (+) on jobs and local employment.</p> <p>Both sites have capacity for between fewer than 500 home, which would have a negligible effect (0).</p>
M. TOWN CENTRES	-	++	<p>Both sites are adjacent to Teignmouth so would have a significant positive effect (++) in relation to their ability to support the vitality of Teignmouth town centre.</p>
N. CONNECTIVITY AND TRANSPORT	+	+	<p>Both sites are more than 1km from a railway station, within 500m of a bus stop, served by frequent services and site 1 does not have access to a cycle route within 1km. This could have a minor positive effect in relation to connectivity and transport (+).</p>

## Bovey Tracey Site Options

1. Bovey Tracey Golf Course
2. Bradley Bends
3. Depot south of Pottery Road
4. Old Hospital Site, Moretonhampstead Road
5. Old employment sites to rear of Sparkworld and residential area on Cannon Road

SA Objective	1. Bovey Tracey Golf Course	2. Bradley Bends	3. Depot south of Pottery Road	4. Old Hospital Site, Moretonhampstead Road	5. Old employment sites to rear of Sparkworld and residential area on Cannon Road	Comments
A. NATURAL ENVIRONMENT	-	+/-	+/-	+/-	+/-	<p>All sites lie within the 10km buffer zone of Dartmoor National Park (DNP), South Dartmoor Woods Special Area of Conservation (SAC) and the Dartmoor SAC Recreation Buffer.</p> <p>Site 1 lies within the Haytor &amp; Smallacombe South Hams Special Area of Conservation (SAC) Sustenance Zone. The rest of the site is within the SAC Landscape Connectivity Zone. Greater horseshoe bats roost immediately adjacent. Appropriate Assessment is needed, based on full bat activity survey, which may conclude that loss of a substantial area of potential feeding and commuting habitat in this location would be unacceptable. The site surrounds Wolleigh Moor Copse Unconfirmed Wildlife Site, identified for broadleaved woodland. The site is adjacent to the Blackmoor Copse OSWI (Other Site of Wildlife Interest), identified for secondary broad leaved wood and conifer plantation. Development may have a minor negative effect (-) on these designated sites.</p> <p>Sites 2 is located within the South Hams SAC Sustenance Zone and is close to Little Bradley Ponds County Wildlife Site, (just south of B3344) and Hele Brakes (heath) (150m to the east).</p>



						<p>Sites 3 lies within the Bat Special Area of Conservation (SAC) Landscape Connectivity Zone. Greater horseshoe bats may use the adjacent woodland as flyways and to feed.</p> <p>Site 4 may be used by Greater Horseshoe Bats along its site boundaries as flyways that may feed in adjacent allotments / countryside.</p> <p>Site 5 is within the South Hams SAC Landscape Connectivity Zone, but is surrounded by well-lit urban areas, so it is unlikely that Greater Horseshoe Bats use it.</p> <p>It is assumed that sites 1, 2, 3, 4 would have a minor negative effect (-) on natural environment. Site 5 would have a negligible effect as it is brownfield land located in a well-lit urban area.</p> <p>All sites are further than 1km from an AQMA, and due to the availability of frequent bus services, any development would not have the potential to result in increased traffic within an AQMA, resulting in only a negligible effect (0).</p> <p>In relation to green infrastructure, Site 1 is currently a members only golf club, however, non-members are permitted to access the site to use the commercial and hospitality services. Therefore development of this site would result in a loss of green infrastructure resulting in a minor negative effect (-). The remaining sites each provide less than 1,000 homes which could have a minor positive effect (+) through the provision of local public green space.</p>
B. LANDSCAPE	--	-	--	-	-	<p>Sites 1 &amp; 3 lie within 250m of the boundary of Dartmoor National Park which could have a significant negative effect (--).</p> <p>Sites 2, 4 &amp; 5 have local landscape sensitivities relating to their proximity to DNP and in case of Site 2, the potential impact on the distinctive separate character and concretion with Chudleigh Knighton, which could have minor negative effect (-).</p>
C. HISTORIC AND BUILT ENVIRONMENT	+/-	-	-	-	-	<p>The sites lie within 3km of the various grade II listed buildings. This could have a minor negative effect (-) on the historic environment.</p> <p>In addition, as Site 1 is a large greenfield site (&gt;10ha), it could have sufficient space to accommodate a well-designed development and create a new high quality environment, resulting in a minor positive effect (+).</p>

						<p>It is noted that Site 1 contains significant evidence of medieval or later tin working and any proposals for development here should be informed by the results of a programme of archaeological work. Sites 2 lies in an area of archaeological potential with regard to known prehistoric activity in the surrounding landscape, and in an area associated with the post-medieval pottery industry in Bovey Tracey. A programme of archaeological works to determine the potential impact is recommended.</p>
D. CLIMATE CHANGE MITIGATION	+	+	+	+	+	<p>The sites lie 1-5km from Bovey Tracey or Newton Abbot, which has an uncertain negligible effect (0?). They are more than 1km from a railway station, within 500m of a bus stop, served by frequent buses (approx. half hourly-hourly) and have access to a cycle route within 1km that will have a minor positive effect (+) on climate change mitigation.</p> <p>Although all the sites have a potential yield of less than 1,000 homes, which would have a significant negative effect (--) on the provision of new transport links, all sites would be required to either provide active travel connections to existing routes or provide new routes to the nearest main settlement.</p> <p>Overall, the sites are likely to have a minor positive effect in relation to climate change mitigation due to distance from public transport options (+).</p>
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	-?	<p>Sites 1, 2, 3, 4 and 5 lie wholly or mainly within Flood Zone 1 and do not fall within a critical drainage area, resulting in an uncertain minor negative (-?) effect.</p>
F. LAND RESOURCES	--	--	-	0	-	<p>Sites 1 and 2 have over 5ha of Grade 3 agricultural land that could have an uncertain significant negative effect (?--).</p> <p>Sites 3 and 5 contain between 1ha and 5ha Grade 3 agricultural land, which would have a minor negative effect (-). However, the effect on sites 3 and 5 would be more limited as they are already developed and in use as employment land.</p> <p>Site 4 has less than 1a of Grade 3 agricultural land, which would have a negligible effect (0).</p> <p>Site 2 lies within a Minerals Consultation Area (MCA) for ball clay. This would have an uncertain minor negative effect (?-) as mineral resources could be sterilised, but could be extracted prior to development.</p>

G. WATER RESOURCES	-?	-?	-?	0	0	Sites 1, 2, and 3 are immediately adjacent of contain watercourses that do not run into the Exe Estuary, which could result in an uncertain minor negative effect (?-) on water resources. Sites 4 and 5 are not close to watercourses, which would have a negligible effect (0).
H. HOMES	+	+	+	+	+	Each of the sites have the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).
I. HEALTH	+	+	+	+	+	<p>All sites lie within 800m of an area of major open space and are within 400m of a walking or cycle path, which will have a significant positive (++) effect.</p> <p>In terms of site ability to deliver open space provision and active transport links, Sites 3, 4 &amp; 5 all sites will deliver less than 50 homes and could have a negligible effect (0). Sites 1 &amp; 2 will deliver between 50-499 homes which could have a minor positive effect (+).</p> <p>Overall there would be a net positive effect (+).</p>
J. WELLBEING	0	0	0	0	0	<p>Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).</p> <p>The average IMD ranking for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived). Site 1 falls within a Lower Super Output Area (LSOA) 003A, that has an IMD score of 20,742, Sites 2 and 3 fall within LSOA 007A that has an IMD score of 22,077, Site 4 falls within LSOA 004B that has an IMD score of 21,570, and Site 5 falls within LSOA 007B that has an IMD score of 18,000.</p> <p>All of these LSOA areas are less deprived than the Devon average and effects of the development would be considered negligible (0).</p>
K. ACCESS TO SERVICES	+/-	+/-	+/-	+/-	+	<p>Sites 1, 2, 3 and 4 lie adjacent to, or within the Bovey Tracey town settlement limit, which would have a significant positive effect (++) . Site 5 lies within the defined settlement of Heathfield, but remote from a main town, which would have a minor positive effective (+).</p> <p>Site 4 is within 500m of Bovey Tracey Primary School, however the school does not have any additional capacity and cannot be expanded on its existing site. Site 6 is within 500m of St Catherine's C of E Primary School in Heathfield, which does have capacity. Site 1 lies within 1km of an existing school. The proximity of all these sites has a minor positive effect (+).</p>

						<p>Site 2 is more than 1km from an existing school, which has a minor negative effect (-).</p> <p>None of the sites are of sufficient size to accommodate a new school, which would have a minor negative effect (-).</p> <p>Bovey Tracey and Heathfield both have superfast broadband (30-300mbps) in the majority of postcode areas, so this has a minor positive (+) effect.</p> <p>Overall, Sites 1-4 could have mixed minor positive/negative effects (+/-). Site 5 could have a minor positive effect due to its close proximity to a school with capacity.</p>
L. JOBS AND LOCAL ECONOMY	+	+	+	+	++	<p>Sites 1-4 are adjacent to, or within the Bovey Tracey settlement boundary, which would have a minor positive effect (+). Site 5 lies within the Heathfield settlement boundary and adjacent to Heathfield Industrial Estate, which would have a significant positive effect (++).</p> <p>All the sites have the capacity for less than 500 homes, which will have a negligible effect on the provision of on-site employment land.</p>
M. TOWN CENTRES	++	++	++	++	-	<p>Sites 1-4 are located adjacent to or within Bovey Tracey, which would have a significant positive effect (++) on the town centre. Site 5 is not located adjacent to a main town, so its ability to support the vitality of a town centre would be limited, which would have a minor negative effect (-).</p>
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	+	<p>The sites lie more than 1 km from a railway station, within 500m of a bus stop, are served by frequent buses (approx. half hourly (Sites 1-4) hourly (Site 5) and have access to a cycle route within 1km. This would have a minor positive effect (+).</p> <p>All sites have a capacity of less than 1,000 homes, which will have a negligible effect (0) on the delivery of sustainable transport links.</p>

## Ashburton Site Options

### 1. Dolbeare Road Combined Sites

SA Objective	1. Dolbeare Road Sites	Comments
A. NATURAL ENVIRONMENT	-?/+?	<p>The site lies within the South Hams SAC Landscape Connectivity Zone and within 10km of Dartmoor and South Dartmoor Woods SACs where development has the potential to have a minor negative effect on habitats and connectivity features, and protected species of bat and dormice, through loss or fragmentation, including Priority Habitats of hedgerows, trees and pasture. However, these effects are uncertain as these features and habitats may be retained. Parts of the site are also adjacent to Dolbeare Farm OSWI and Pitley Farm UWS. Subject to the existing network of boundary hedges being retained, retention of trees and other mitigation measures, such as “bat friendly” lighting and wildlife buffers, this effect, however, in the absence of details to demonstrate how natural habitats and biodiversity would be protected the development of the site has the potential to have an uncertain minor negative impact (-?).</p> <p>The site is more than 1km from an AQMA, but lies close to an existing source of air pollution (A38). This may impact on residents of the development, but the development itself would not result in an increase in traffic within an existing AQMA, having a negligible effect (0). There are no watercourses on or adjacent to the site, with negligible effects on water quality.</p> <p>The site is large enough to be able to provide for a network of green infrastructure, which will have a minor positive effect on the natural environment (+).</p> <p>Overall, the development of the site has the potential for mixed uncertain minor negative (-?) and minor positive (+) effects on the natural environment.</p>

B. LANDSCAPE	-?	The site lies within 250m of the boundary with Dartmoor National Park. The effects on the setting of this protected landscape are uncertain, as it will depend on the detailed scale, layout and design of the development. A well designed scheme incorporating landscaping could have a negligible impact on the landscape of Dartmoor National Park, which is much more affected by the existing dual carriageway construction of the A38 that lies between the site and the National Park. Nevertheless, given the proximity to Dartmoor National Park, there is an uncertain potential for minor negative effects (-?).
C. HISTORIC AND BUILT ENVIRONMENT	-?/+?	<p>There are no Grade I, II* or II listed buildings on the site. However, there are 2 Grade II listed buildings close to the site, which also has the potential for archaeological heritage assets. Detailed effects on these heritage assets is difficult to determine at this stage in the absence of additional information to ascertain the significance of the archaeological assets or details of the scale, layout and design of development. Therefore, there is the potential for a minor negative effect on the historic environment (-?).</p> <p>The size of the site is large enough to create a high quality built environment which could result in a minor positive impact on the built environment. However, in the absence of details of the scale, layout and design of development, this effect is uncertain (+?)</p> <p>Overall, there is potential for mixed uncertain minor positive and negative effects in relation to the historic and built environment.</p>
D. CLIMATE CHANGE MITIGATION	+	Whilst the site lies more than 5km from Exeter City or a Main Town within Teignbridge, it lies within 1km of the town of Ashburton, within Dartmoor National Park. The town centre of Ashburton provides a good range of services and facilities, which could be accessed on foot, by bike or by public transport. Although the site is more than 5km from a railway station, it is within 500m, at its closest, of a bus stop, served by frequent buses. This provides opportunities for sustainable travel to and from the site. Overall, development of the site could result in a minor positive effect in relation to climate change mitigation (+).
E. CLIMATE CHANGE ADAPTATION	-?	The site is a greenfield site, with the potential for development to result in effects on surface water run off. Subject to the use of SuDS this may be mitigated, however, the site scores an uncertain minor negative effect as a result (-?). The majority of the site lies within Flood Zone 1 but a small area in the north east corner is within the Critical Drainage Area associated with Holbeam Dam. Because of the presence of the CDA, which would require surface water to be managed to a higher than normal standard, development has the potential to result in a minor negative effect on climate change adaptation. However, given the limited area affected, this impact is uncertain and could be negligible if mitigated appropriately (-?).
F. LAND RESOURCES	--?	<p>The site would utilise &gt;5ha of Grade 3 agricultural land scoring a significant negative effect (--).</p> <p>The site is larger than 10ha and lies mostly within a Minerals Safeguarding Area. Development has the potential for a significant negative effect on this resource, which is unlikely to be able to be extracted prior to development (--)</p>
G. WATER RESOURCES	0	There are no watercourses on or adjacent to the site, resulting in negligible effects on water quality (0).
H. HOMES	+	The site has the capacity to deliver between 341 and 488 homes, including a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply, scoring a minor positive effect (+).

I. HEALTH	+	<p>The site lies within 800m of a local circular walk along Terrace Walk to the north of Ashburton and other footpaths. These would provide for recreational opportunities. National cycle route 272 lies approx. 1.2km from the site, which would enable cycling to Bovey Tracey, Heathfield and Buckfastleigh.</p> <p>The site has the capacity to deliver significant open space and active transport links and would, overall, have a minor positive impact on health (+).</p>
J. WELLBEING	-?	<p>Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). Any such site options in areas of higher deprivation are likely to have a minor positive (+) effect.</p> <p>One of the most commonly-used measures of deprivation in England is the Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA). The average measure of multiple deprivation for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived). Ashburton and Buckfastleigh score 15,556, which is less deprived than the Devon average and effects of the development would be negligible (0).</p> <p>The site's proximity to the A38 could have a minor negative impact from noise and pollution on new residential development, but the distance from the site is not dissimilar to the relationship of development within Ashburton itself to the north of the A38, so the effect is uncertain (-?).</p>
K. ACCESS TO SERVICES	++/-	<p>The site is adjacent to the town of Ashburton and lies within 800m of a secondary school, within 1km of a primary school and, within 1.2km of the town centre. These would have significant (++) and minor positive (+) impacts. As the site would be insufficiently large to support the provision of new schools it would score a minor negative impact. The availability of superfast broadband has a minor positive impact.</p> <p>Overall, the site could have a minor positive effect as it lies adjacent to the town of Ashburton, which scores significantly positive, but with a minor negative effect due to the increased demand on these services, particularly education.</p>
L. JOBS AND LOCAL ECONOMY	+	<p>The site's location adjacent to the town of Ashburton offers employment opportunities scoring a minor positive effect (+). The sites is insufficiently large to accommodate an element of employment (&lt;500 homes), which has a negligible effect.</p>
M. TOWN CENTRES	++	<p>The site's location adjacent to the town of Ashburton would potentially support the vitality of the town centre, causing a likely positive significant effect (++).</p>
N. CONNECTIVITY AND TRANSPORT	+	<p>The site is within 500m of a bus stop, served by frequent and peak hours bus services. In addition, it lies approx. 1km from a national cycle route, which links to Bovey Tracey and Buckfastleigh, and with off road cycle routes to Heathfield and Newton Abbot beyond, scoring a likely minor positive effect (+).</p>

## Edge of Exeter Site Options

1. Peamore
2. Markham's Farm
3. Attwell's Farm

SA Objective	1. Peamore	2. Markham's Farm	4. Attwell's Farm	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	+/-	<p>Site 1 lies within the Exe Estuary Special Protection Area (SPA), Dawlish Warren Special Area of Conservation (SAC) 10km Zone and the Dawlish Warren SAC 10km Recreation Zone. The southern tip of the site lies within the South Hams Special Area of Conservation (SAC) Greater Horseshoe Bat Landscape Connectivity Zone. The site also contains Shillingford Wood and Shillingford Plantation ancient woodland, and Peamore Lake Other Site of Wildlife Interest (OSWI) (Lake with tall herb vegetation and secondary broadleaved woodland). Trood Other Site of Wildlife Interest (OSWI) (Broadleaved woodland and semi-improved grassland) lies adjacent to the site and an Unconfirmed Wildlife Site (UWS) lies within the site to the South of Peamore House. The site contains habitats for various protected species including Cirl Bunting, Bats, Dormice and Great Crested Newt.</p> <p>Site 2 lies within the Exe Estuary SPA and the Dawlish Warren SAC 10km Zone. The site contains habitats for various protected species including Bats, Dormice and Great Crested Newt.</p> <p>Site 3 is within the Exe Estuary SPA and part of the site is within the Kinnerton Way County Wildlife Site. Immediately adjacent is grassland and woodland priority habitat, situated just north of Whitycombe Way. The site contains habitats for various protected species including Bats, Hedgehogs, Dormice and Great Crested Newt.</p>



				<p>The proximity all sites to these sensitive locations could have a minor negative effect (-)</p> <p>All sites are further than 1km from an AQMA, and have the potential to result in increased traffic within an AQMA, resulting in a minor negative effect (-).</p> <p>Due to their size, all sites could have a minor positive effect (+) on green infrastructure through the provision of local open space and on-site play provision.</p>
B. LANDSCAPE	-	--	--	<p>Site 1 is isolated from any existing settlements and separated from the SWE1 allocation by the A30, contributing to the further erosion of the rural character of the landscape and reinforcing the urbanising effects of the major road network. Residential development would be out of scale with the scale of the road network patterns and would be conspicuous from the road users. Its presence could be perceived as an erosion of the rural setting or Exeter. Any development would need to be designed in such a manner so as to to not be devoid of a sense of place and ungrounded in the patterns of the locality. Wooded ridgetop and steep fields facing Exeter are unlikely to be suitable for development and should be maintained as public open space. These local landscape sensitivities could have a minor negative effect (-)</p> <p>Site 2 is within the landscape setting of Haldon Belvedere warranting an increase in sensitivity. High sensitivity landscape that is open to views from A30. These local landscape sensitivities and the site location within 250m of the Exeter City boundary could have a significant negative effect (--)</p> <p>Site 3 forms part of the landscape setting for Exeter and within high landscape sensitivity zone. Middle section of land is fairly well hidden but overall landscape sensitivity needs to be addressed. These local landscape sensitivities and the site location within 250m of the Exeter City boundary could have a significant negative effect (--)</p>
C. HISTORIC AND BUILT ENVIRONMENT	--/+	+/-	+/-	<p>Site 1 site contains a nationally important designated heritage asset protected as a Scheduled Monument (listed as Enclosures NE of Peamore Cottage). In addition, records indicate that the landscape contains a concentration of prehistoric heritage assets, Roman Scheduled Monument, Pond Farm Roman settlement and Peamore House Parkland. Therefore a comprehensive programme of archaeological work should be undertaken to enable the significance of the heritage assets to be understood as well as the impact of any development upon any such assets. A small portion of the south-east corner of the site lies within buffer of Grade I or II* Listed Building. This could have a significant negative effect (--) on the historic environment.</p> <p>Site 2 does not lie within buffer of Grade I or II* Listed Building. The landscape contains known archaeological sites - prehistoric or Roman settlements. Therefore a comprehensive programme of archaeological work</p>

				<p>should be undertaken to enable the significance of the heritage assets to be understood as well as the impact of any development upon any such assets. Core sites may need to be preserved in open space. This could have a minor negative effect (-) on the historic environment.</p> <p>Site 3 is not within buffer of a Grade I or II* Listed Building. The proposed development site occupies a large area within a landscape where prehistoric activity is recorded in the wider area and where little in the way of formal archaeological investigation has been undertaken. While parts of the site are too steep to have been settled in antiquity other parts of the site are less steep, offer good prospects eastward to the River Exe and could have been settled in antiquity. Any planning application for development here should include sufficient information on the presence and significance of any heritage assets with archaeological interest within the proposed development site. Although there may be localised potential for remains of undesignated assets where topography is not too steep, this is unlikely to affect principle or quantum of development, though it may influence layout. This could have a minor negative effect (-) on the historic environment.</p> <p>All the sites are large, greenfield sites (&gt;10 ha) that could have sufficient space to accommodate a well-designed development and create a new high quality built environment. This could result in a minor positive effect (+?).</p>
D. CLIMATE CHANGE MITIGATION	+	-	+	<p>All sites lie less than 1km from Exeter, which has an uncertain minor positive effect (+?).</p> <p>Sites 1 &amp; 3 are more than 1km from a railway station, within 500m of a bus stop, served by frequent services and site 1 does not have access to a cycle route within 1km. This could have a minor positive effect in relation to connectivity and transport (+).</p> <p>Site 2 is more than 1 km of a railway station and within 500 m of a bus stop with an infrequent service, which is likely to have a minor negative (-) effect.</p>
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	<p>The sites lie within Flood Zone 1 and do not lie within a critical drainage area, resulting in an uncertain minor negative (-?) effect.</p> <p>Site 1 contains a large pond has an outfall that connects with the watercourse, which also takes the drainage from the A38.</p> <p>Site 2 contains a small area in steep part of the site subject to surface water run-off. Offsite drainage connection difficult as the natural drainage route is cut off by the A30.</p>

				<p>Although Site 3 has no known surface water flooding issues, the topography of the area suggests that without careful treatment there would be discharge onto downstream development. The geotechnical characteristics may not be conducive to SuDs. The adjacent watercourse gets culverted all the way down to the River Exe. Any development would need to be designed to mitigate downstream flood risk. The stream corridor is in poor condition and will need improvement.</p>
F. LAND RESOURCES	--	--	--	<p>Sites 1 has over 5ha of Grade 2 and 3 agricultural land, which would have a minor negative effect (-). Site 2 has more than 5ha of Grade 2 agricultural land, which would have a significant negative effect (--). Site 3 has more than 5ha of Grade 3 agricultural land, which would have a significant negative effect (--).</p> <p>None of the sites lie within either a Minerals Consultation Area (MCA) or Minerals Safeguarding Area (MSA).</p>
G. WATER RESOURCES	--?	0	--?	<p>Sites 1 &amp; 3 are potential residential sites that contain or are immediately adjacent to watercourses that run into the Exe Estuary, which could result in significant negative (--?) effects on water quality, although this is uncertain at this stage of assessment</p> <p>Site 2 does not contain or is immediately adjacent to watercourses resulting in a negligible effect (0).</p>
H. HOMES	+	+	+	<p>Each of the sites has the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).</p>
I. HEALTH	++	+	++	<p>Site 1 is within 800m of an area of major open space and is within 400m of a walking and a cycle path, which will have a significant positive (++) effect..</p> <p>Sites 2 &amp; 3 lie more than 800 m of an area of major open space, but are within 400m of walking and cycle paths, which will have a minor positive (+) effect.</p> <p>In terms of site ability to deliver open space provision and active transport links, Sites 1 &amp; 2 can deliver 500+ homes, which could have a significant positive effect (++).. Site 3 will deliver between 50-499 homes which could have a minor positive effect (+).</p>
J. WELLBEING	-	-		<p>Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).</p> <p>The average IMD ranking for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived). Sites 1 falls within a Lower Super Output Area (LSOA 002B), that has an IMD score of 18,426, Site 2 falls within LSOA</p>

				<p>001A that has an IMD score of 19,093, and Site 3 falls within 2 LSOA areas, LSOA 001B that has an IMD score of 12,472 and LSOA Exeter 005B that has an IMD score of 17,412. The LSOA areas for Sites 1 and 2 are less deprived than the Devon average and effects of the development would be considered negligible (0). Site 3 would have a minor positive effect (+) as it includes an LSOA area with ranking lower than the Devon average.</p> <p>Sites 1 and 2 are adjacent to the A38 and A30 respectively which could have a minor negative effect (-) in the longer term. Site 3 is adjacent to existing residential development which could have a minor negative effect (-)</p>
K. ACCESS TO SERVICES	--	++	++	<p>In relation to access to local services, Sites 2 &amp; 3 are adjacent to (or in the case of Site 3 partially within) the Exeter City boundary which could have a significant positive effect (++). Site 1 is not located adjacent to a defined settlement or village which would have a significant negative effect (--). However the close proximity of Site 1 to the emerging strategic development at South West Exeter (SWE1), that includes local services provision could provide good access to local services for this proposed site if suitable connections were carefully planned.</p> <p>Sites 1 and 2 are more than 1km from an existing primary school, which would have a minor negative effect (-). Site 3 is within 1km of an existing primary school, which would have a minor positive effect (+). However, the schools serving the West Exe area do not have any additional capacity and cannot be expanded on their existing site. The new primary school planned for the South West Exeter allocation (SWE1) only has capacity to accommodate existing planned growth, therefore additional capacity is required.</p> <p>Superfast broadband is not currently available in the vicinity of Site 1, which would have a negligible effect (0). Sites 2 &amp; 3 have superfast broadband (30-300mbps) in the vicinity, so this has a minor positive (+) effect.</p>
L. JOBS AND LOCAL ECONOMY	+	+	+	<p>All sites are within 1 km from an existing employment site, and Site 3 lies adjacent to (partially within) the Exeter City boundary, which would have a minor positive effect (+) on jobs and local employment.</p> <p>Sites 1 &amp; 2 have capacity for between 500 and 1,000 homes which will have a minor positive effect (+) on the potential for any development to include an employment component. Site 3 has a capacity for less than 500 homes that would have a negligible effect (0).</p>
M. TOWN CENTRES	-	++	++	<p>Site 1 is not located adjacent to a main town or city, therefore its ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-). Sites 2 &amp; 3 are adjacent to Exeter so would have a significant positive effect (++)</p>

N. CONNECTIVITY AND  
TRANSPORT

+

-

+

Sites 1 & 3 are more than 1km from a railway station, within 500m of a bus stop, served by frequent services and site 1 does not have access to a cycle route within 1km. This could have a minor positive effect in relation to connectivity and transport (+).

Site 2 is more than 1 km of a railway station and within 500 m of a bus stop with an infrequent service, which is likely to have a minor negative (-) effect.