

Appendix D(b) – SA Assessment of Residential Sites (Villages)

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Abbotskerswell Site Options

1. Manor Road
2. Orchard Lane
3. Plum Tree Cottage
4. The Butchers Arms

SA Objective	1. Manor Road	2. Orchard Lane	3. Plum Tree Cottage	4. Butchers Arms	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	+/-	+/-	All sites lie within the Landscape Connectivity Zone of the South Hams SAC, all are within 250m of locally designated wildlife sites, including Conitor Copse CWS and Ladywell Wood CWS, and all contain Priority Habitats and habitats and features that support Protected Species including bats, dormice, cirl buntings and Great Crested Newts. Plum Tree Cottage and the Butchers Arms are also within 250m of Ancient Woodland (Grange Copse). Therefore, development of all sites has the potential for minor negative effects on the natural environment. However these effects are uncertain as the retention of hedges and dark flyways, along with other mitigation may overcome any harm, scoring an uncertain minor negative effect (-?). Whilst none of the sites is within 1km of the AQMA at Newton Abbot, development has the potential to direct additional traffic through the AQMA, scoring a minor negative effect (-). All sites have mixed effects overall, as new development would provide for green infrastructure, having a minor positive effect on the natural environment (+).
B. LANDSCAPE	0	0	0	0	None of the sites is within the Undeveloped Coast designation or within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxtan, Powderham and Haldon, having a negligible effect on landscape (0).
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	-?	-?	None of the sites contains any designated heritage assets, including Grade 2 Listed Buildings, but all sites lie within 3km of other designated Grade I and II* Listed Buildings, and Abbotskerswell Conservation Area. Development of all sites has the potential for minor

SA Objective	1. Manor Road	2. Orchard Lane	3. Plum Tree Cottage	4. Butchers Arms	Comments
					negative effects on the historic environment, however, these effects are uncertain due to the absence of information of the significance and sensitivity of heritage assets, including how their setting contributes to their significance and the exact scale, design and layout of the new development (-?). None of the sites is more than 10ha in size and none score positively in respect of built environment.
D. CLIMATE CHANGE MITIGATION	+	+	+	+	The sites all lie between 1km – 5km from Newton Abbot, scoring an uncertain negligible effect, as development would benefit from higher level services and facilities close by. However, their mode of transport is uncertain and therefore effects on climate change mitigation are uncertain (0?). All sites lie more than 1km from the nearest railway station but all are within 500m of a bus stop served by a frequent bus service between Newton Abbot and Totnes. This gives access to railway stations at Newton Abbot and Totnes. Development of all sites is likely to have a minor positive effect (+) from the availability of public transport, which will reduce reliance of the private car and have a positive effect in relation of climate change mitigation.
E. CLIMATE CHANGE ADAPTATION	--?	-?	-?	--?	Sites at Manor Road and the Butchers Arms contain areas of Flood Zone 3, where development could have a significant negative effect. However, effects are dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk, so development scores an uncertain significant negative effect (- -?). Sites at Orchard Lane and Plum Tree Cottage lie wholly within Flood Zone 1, but would build upon greenfield land. In addition, there are local flooding issues surface water run off and the stream at Bottoms Bridge associated with development of the site at Plum Tree Cottage. Development of both of these sites could have a minor negative effect, however, the effect is uncertain as it is dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk (-?).

SA Objective	1. Manor Road	2. Orchard Lane	3. Plum Tree Cottage	4. Butchers Arms	Comments
F. LAND RESOURCES	-	0	0	0	<p>Development of Manor Road would have a minor negative effect on land resources as it would utilise between 1 – 5 hectares of Grade 2 agricultural land, having minor negative effects (-) along with between 1 – 5 hectares of Grade 3 agricultural land, having uncertain minor negative effects as it is not known whether the land is Grade 3a or 3b (-?). Development of Orchard Lane would have negligible effects on land resources because although it would utilise Grade 2 agricultural land, the site area is less than 1 hectare (0). Development of Plum Tree Cottage would have negligible effects as the site is less than 1 hectare in size and would utilise Grades 3 and 4 agricultural land.</p> <p>There are no minerals constraints affecting the sites. Although sites at Plum Tree Cottage and the Butchers Arms are within a Minerals Safeguarding Area, due to their proximity to the village, minerals would not be extracted in these locations and, as such, their presence does not constrain development.</p>
G. WATER RESOURCES	-?	0	-?	-?	<p>Sites that contain or lie immediately adjacent to watercourses have the potential to affect water bodies. Sites at Manor Road, Plum Tree Cottage and the Butchers Arms contain or lie adjacent to watercourses and the location of residential development could affect water quality in nearby waterbodies during construction. The effects would be minor as the waterbodies do not flow into the Exe. The extent to which water quality is affected would depend on construction techniques and the use of sustainable drainage systems (SuDS) within the design; therefore effects are uncertain at this stage (-?). The site at Orchard Lane does not contain or lie adjacent to a watercourse, having negligible effects (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>Development of residential sites that are within 800m of an area of major open space and that are within 400m of a walking or cycle path will have a significant positive (++) effect on health, which is influenced by the proximity of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation and active travel. All</p>

SA Objective	1. Manor Road	2. Orchard Lane	3. Plum Tree Cottage	4. Butchers Arms	Comments
					<p>sites are within 800m of the recreation area/tennis courts/skate park of the village and all sites are within footpaths, creating options for recreation, and development would have a significant positive effect on health.</p> <p>It is unlikely that any site will deliver significant open space and active transport links due to their small sizes, having a negligible effect in terms of their limited new opportunities for recreation (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> <p>All sites score higher (less deprived) than the Devon average and development would have a negligible effect (0).</p> <p>All sites are in close proximity (within 100m) to existing residential development, where there may be minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase (-). In addition, the site at Manor Road is adjacent to a business park, where residents of new development may experience minor negative effects on amenity (-).</p>
K. ACCESS TO SERVICES	+/-	+/-	+/-	+/-	<p>Whilst residential sites that are located adjacent to Exeter or the Main Towns will generally have the best access to services and facilities, defined villages do offer some level of day-to-day services and facilities. Therefore, development within and adjacent to them will have a minor positive effect in terms of access to services, such as a local shop, school and community hall. All sites lie within or adjacent to the defined village of Abbotskerswell and have a minor positive effect (+).</p>

SA Objective	1. Manor Road	2. Orchard Lane	3. Plum Tree Cottage	4. Butchers Arms	Comments
					<p>All sites lie within 1km of the Abbotskerswell Primary School, having an uncertain minor positive effect, with effects being dependant on capacity within the school or its ability to expand on site (+?).</p> <p>In addition, all sites have access to superfast broadband connection, having a minor positive effect (+).</p> <p>However, none of the sites is sufficiently large to provide for a new school, having minor negative effects on the provision of new services (-).</p>
L. JOBS AND LOCAL ECONOMY	+	+	+	+	<p>The location of sites will influence the achievement of this objective by determining how easily residents would be able to access job opportunities at existing and proposed employment/construction sites. None of the sites is adjacent to a Main Town, however, all sites are within 1km of Henleys Business Park on the northern edge of the village, having a minor positive effect in terms of access to jobs (+). (It is acknowledged that Plum Tree Cottages lies 1.1km from the Business Park, however, for the purposes of comparing the effects of the sites in relation to accessibility to employment opportunities, this additional 100m is considered negligible).</p>
M. TOWN CENTRES	-	-	-	-	<p>Although Abbotskerswell lies within easy reach of Newton Abbot by bus or on bicycle, none of the sites is adjacent to it, another a Main Town or to Exeter. Therefore, development would have a minor negative effect in relation to supporting the viability and vitality of town centres. However, it is likely that people living within Abbotskerswell would turn to Newton Abbot for higher level services and facilities.</p>
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	<p>All sites lie more than 1km from the nearest railway station but all are within 500m of a bus stop served by a frequent bus service between Newton Abbot and Totnes. This gives access to railway stations at Newton Abbot and Totnes. Development of all sites is likely to have a minor positive effect (+) from the availability of public transport, which will reduce reliance of the private car and have a positive effect in relation of climate change mitigation.</p>

SA Objective	1. Manor Road	2. Orchard Lane	3. Plum Tree Cottage	4. Butchers Arms	Comments
					None of the site is large enough to deliver sustainable travel links, such as bus routes or strategic cycle routes, having a negligible effect on connectivity and transport (0).

Bishopsteignton Site Options

1. Land S of Forder Lane
2. Bishops Combe
3. High Elms
4. Bakers Yard

SA Objective	1. Land S of Forder Lane	2. Bishops Combe	3. High Elms	4. Bakers Yard	Comments
A. NATURAL ENVIRONMENT	+/-?	+/-?	+/-?	+/-?	<p>All three sites are within the Landscape Connectivity Zone associated with the South Hams SAC, with the potential for minor negative effects, although these may be mitigated, so the effect is uncertain. (-?) Each site contains Priority Habitats, scoring a minor negative effect, although this effect is uncertain as mitigation may overcome effects, such as retention of hedges, or buffer zones.(-?) High Elms site alternatively does not contain any Priority Habitats.</p> <p>There are no AQMA's in close proximity to the sites but development on any of the sites could increase car travel into Teignmouth, where roads such as Bitton Park Road and Bishopsteignton Road are within an AQMA. However, this effect is uncertain given the distance of the sites from the management area and the public transport options available. (-?)</p> <p>All sites will be required to provide for green infrastructure, which will have a minor positive effect on the natural environment. (+)</p>

					<p>Overall, the 3 greenfield sites (1-3) score a mix of uncertain minor negative effects and minor positive effects.</p> <p>Bakers Yard lies within the Landscape Connectivity Zone associated with the South Hams SAC, with the potential for minor negative effects, although these may be mitigated, so the effect is uncertain. (-?) The site does contain Priority Habitat in terms of species-rich hedges, scoring a minor negative effect, although this effect is uncertain as mitigation may overcome effects, such as retention of these features, or buffer zones (-?). There are no AQMA's in close proximity to the site but development of the site could increase car travel into Teignmouth, where roads such as Bitton Park Road and Bishopsteignton Road are within an AQMA. However, this effect is uncertain given the distance from the management area and the public transport options available (-?). The site will be required to provide for green infrastructure, which will have a minor positive effect on the natural environment (+). Overall, Bakers Yard scores a mix of uncertain minor negative effects and minor positive effects.</p>
B. LANDSCAPE	--?	-?	0	-?	<p>Land S of Forder Lane & Bishops Combe both lie within Undeveloped Coast and the former has a highly visually prominent location. The effects on the setting of each part of the protected landscape are uncertain, as it will depend on the detailed scale, layout and design of the development. However, Forder Lane land scores an uncertain significant negative effect (--?) with Bishops Combe having an uncertain minor negative effect (-?) Alternatively, High Elms is outside any landscape protection areas and occupies a contained location within the village, so having negligible effects. (0) None of the sites are within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxton, Powderham or Haldon. There are no local landscape issues, with all sites being capable of being integrated within the village.</p> <p>Bakers Yard lies within Undeveloped Coast and has a visually prominent location. The effects on the setting of each part of the protected landscape are uncertain, as it will depend on the detailed scale, layout and design of the development. Therefore the land scores an uncertain minor negative effect (-?). The site is not within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxton, Powderham or Haldon. There are no local landscape issues, with the site being capable of being integrated within the village.</p>

C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	-?	+?/-?	<p>There are no Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Conservation Areas on any of the sites, but all sites are within 3km of a heritage asset, scoring an uncertain negative effect. (-?) Land S of Forder Lane and Bishops Combe sites are less than 0.5km from Bishopsteignton House, a Grade II Listed Building at Newton Road, whilst High Elms is closer to the Grade II Listed Building of Lower Radway House & Little Radway, at within 100m of the site. This does not affect the scoring of the sites and all are considered to have potential for an uncertain minor negative impact, which may be overcome through design and layout details.</p> <p>There are no Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Conservation Areas on any of the sites, but all sites are within 3km of a heritage asset, scoring an uncertain negative effect (-?). Bakers Yard is less than 400m from Bishopsteignton House, a Grade II Listed Building at Newton Road. Given the previously developed land status of Bakers Yard may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. Therefore, could result in a minor positive effect. (+?)</p>
D. CLIMATE CHANGE MITIGATION	+	--/+?	--/+?	--?	<p>All of the sites lie within 5km of Teignmouth and Kingsteignton and provision of additional sustainable travel links could help improve this position. In addition, each site is within 500m of a bus stop, with frequent bus services, including peak hour services to Newton Abbot and Teignmouth, scoring a minor positive effect. (+) All sites are less than 5km from a railway station at Teignmouth.</p> <p>Whilst all sites benefit from opportunities for some sustainable travel, due to the small size of Bishops Combe and High Elms they are unlikely to provide Green Infrastructure to support sustainable travel networks on site, scoring an uncertain significant negative effect. (--?) However, the position and scale of Land S of Forder Lane does offer potential for provision and therefore scores (+).</p> <p>Bakers yard lies within 5km of Teignmouth and Kingsteignton and provision of additional sustainable travel links could help improve this position (0?). In addition, the site is more than 500m of a bus stop and more than 1km from a railway station at Teignmouth, therefore likely</p>

					to have a significant negative (--) effect due to distance from public transport options. Whilst the site may benefit from opportunities for some sustainable travel, due to the small size of Bakers Yard it is unlikely to provide Green Infrastructure to support sustainable travel networks on site, scoring an uncertain significant negative effect. (--?)
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	0	<p>All of the sites are greenfield sites within Flood Zone 1 and contain no areas of Flood Zones 2 or 3. Subject to the use of SuDS, which may mitigate effects, the development of these sites has the potential to have uncertain minor negative effects on surface water run-off.(-?) None of the sites is within a Critical Drainage Area.</p> <p>Bakers Yard is a partially brownfield site within Flood Zone 1 and contains no areas of Flood Zones 2 or 3 and therefore will have a negligible (0) effect. The land does not lie within a Critical Drainage Area.</p>
F. LAND RESOURCES	-?	-?	0	+	<p>Development at Land S of Forder Lane would utilise less than 5ha of Grade 3 agricultural land scoring a minor negative effect; however this effect would be uncertain as safeguards during construction may retain the quality of the agricultural land for future use. (-?) Whilst the site at Bishops Combe is smaller, it also covers Grade 3 agricultural land and therefore would also score an uncertain minor negative effect, for the above reasons (-?) Development of High Elms would use less than 1ha of Grade 3 agricultural land and therefore scores a negligible effect. (0)</p> <p>Development of Bakers Yard would utilise less than 5ha of Grade 3 agricultural land that scores a minor negative effect; however this effect would be uncertain as safeguards during construction may retain the quality of the agricultural land for future use. However, the site contains previously developed land and would have a minor positive (+) effect.</p> <p>None of the sites fall within a Minerals Safeguarding Area.</p>
G. WATER RESOURCES	-	-	0	0	<p>Land South of Forder Lane contains a small watercourse in the western section, development therefore has the potential to result in a minor negative effect on water quality. (-) The Bishops Combe site has a bordering small watercourse on the western side which may result in a similar minor negative effect on water quality. (-) High Elms does not contain or fall</p>

					adjacent to a watercourse, scoring a negligible effect. (0) Bakers Yard does not contain or fall adjacent to a watercourse, scoring a negligible effect. (0)
H. HOMES	+	+	+	+	The sites have capacity to deliver between 7 and 74 homes, scoring a minor positive effect, (+) as they will provide for market development and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply. Bakers Yard has capacity to deliver between 13 and 20 homes, scoring a minor positive effect, (+) as they will provide for market development and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply.
I. HEALTH	+/+	+/0	+/0	+	<p>Bishopsteignton does not contain any recreation field for outdoor leisure pursuits, the nearest public recreation facility is at Broadmeadow, Teignmouth which is more than 800m from each of the sites. In terms of public rights of way, all of the sites are within 400m of a public footpath link, scoring a minor positive effect. (+)</p> <p>There are no present links to cycle routes for the sites but the forthcoming Teign Estuary Cycle Trail will provide a link from the southern side of the village providing a new leisure facility for journeys to Teignmouth and Newton Abbot with access within 400m of the Land South of Forder Lane site, providing a minor positive effect. (+) In addition, the site has sufficient capacity to deliver a moderate level of open space. The other sites due to size with up to 49 homes do not have such potential and therefore score negligible effect. (0)</p> <p>Bishopsteignton does not contain any recreation field for outdoor leisure pursuits, the nearest public recreation facility is at Broadmeadow, Teignmouth which is more than 800m from the site. In terms of public rights of way, Bakers Yard is within 400m of a public footpath link, scoring a minor positive effect (+). There are no present links to cycle routes for the sites but the forthcoming Teign Estuary Cycle Trail will provide a link from the southern side of the village providing a new leisure facility for journeys to Teignmouth and Newton Abbot with access within 800m of the site. The Bakers Yard site, due to limited size for up to 49 homes, does not have potential to deliver significant open space or active travel and therefore will score negligible effect.(0)</p>
J. WELLBEING	-/-?	-	-	-	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

					<p>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). Bishopsteignton had a score of 28,320, which is less deprived than the Devon average and effects of the development would be negligible (0).</p> <p>All sites lie within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated.</p> <p>Land South of Forder Lane's proximity to the A381 could have a minor negative impact from noise and pollution on new residential development, but the distance from the site is similar to the relationship of existing development within Bishopsteignton itself to the north of the road, so the effect is uncertain. (-?)</p> <p>Bakers Yard in Bishopsteignton has a score of 28,320, which is less deprived than the Devon average and effects of the development would be negligible (0). The site lies within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated.</p>
K. ACCESS TO SERVICES	+/-	+/-	+/-	+/-	<p>All of the sites are adjacent to a defined village with day-to-day services and facilities, scoring a minor positive impact (+). In addition, all sites are within 1km of a primary school, resulting in minor positive effects, although these effects are uncertain as capacities of local schools may change over time (+?). All sites have access to superfast broadband, scoring a minor positive effect (+), but none of the sites is large enough to accommodate a new school, scoring a minor negative effect (-).</p>

					<p>Overall, there are mixed effects in relation to access to services, as all sites are close to existing services, but are not of sufficient size to provide new schools.</p> <p>Bakers Yard is adjacent to a defined village with day-to-day services and facilities, scoring a minor positive impact (+). In addition, the site is within 1km of a primary school, resulting in minor positive effects, although these effects are uncertain as capacities of local schools may change over time (+?).</p> <p>The site has access to superfast broadband, scoring a minor positive effect (+), but is not large enough to accommodate a new school, scoring a minor negative effect (-). Overall, there are mixed effects in relation to access to services.</p>
L. JOBS AND LOCAL ECONOMY	+	+	--	+	<p>Two of the sites (Land South of Forder Lane & Bishops Combe) are within 1km of a proposed employment redevelopment site at Bakers Yard, (as allocated in Policy BSE1 of the Bishopsteignton NP) scoring a minor positive effect, (+) Higher Elms is further away from this and other employment sites and therefore scores a significant negative effect (--). None of sites 1-3 in Bishopsteignton is adjacent to a Main Town or is large enough to provide for employment on site.</p> <p>Bakers Yard is not within 1km of an existing employment site, however it does form part of a proposed employment redevelopment site at Bakers Yard, (as allocated in Policy BSE1 of the Bishopsteignton NP) scoring a minor positive effect (+). The site is not adjacent to a Main Town.</p>
M. TOWN CENTRES	-	-	-	-	<p>None of the sites is adjacent to Exeter or a Main Town, scoring a minor negative effect in relation to support viable and vital town centres. (-) However, all of the sites are likely to rely on the high level services and employment opportunities provided by Newton Abbot and Exeter, which can be accessed.</p> <p>Bakers Yard is not adjacent to Exeter or a Main Town, scoring a minor negative effect in relation to support of viable and vital town centres. (-) However, it is likely to rely on the high level services and employment opportunities provided by Newton Abbot and Exeter, which can be accessed by public transport.</p>
N. CONNECTIVITY AND TRANSPORT	+	--	+	--	<p>Whilst none of the sites is within 1km of a railway station, Land South of Forder Lane & Higher Elms sites lie within 500m of a bus stop with frequent bus services, including peak</p>

					<p>hour services to Exeter and Teignmouth, scoring a minor positive effect. (+) The Bishops Combe site is above the threshold distance by some way and therefore has a significant negative effect scoring. (--)</p> <p>Bakers Yard is more than 1km of a railway station and more than 500m of a bus stop and there is no existing cycle route within 1km. It therefore has a significant negative effect scoring. (--)</p>
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Broadhempston Site Options

1. Land north of Ashwick Court
2. SW of Stoop Cross
3. Land west of Ashwick Court

SA Objective	1. Land north of Ashwick Court	2. SW of Stoop Cross	3. Land west of Ashwick Court	Comments
A. NATURAL ENVIRONMENT	+/-?	+/-?	+/-?	<p>All of the sites are within the South Hams SAC Landscape Connectivity Zone and development has the potential to have a minor negative effect on habitats and connectivity features and protected species of great crested newt and cirl bunting, through loss or fragmentation. Both sites by Ashwick Court are close to the Broadhempston Pond CWS and Stoop Cross site lies within travel catchment range of 500m.</p> <p>All sites contain identified habitats, scoring a minor negative effect, although this effect is uncertain as mitigation may overcome effects, such as the retention of hedges, or buffer zones (-?).</p> <p>There are no nearby AQMA's, however, development on any of the sites could increase car travel into Newton Abbot, where roads including Wolborough Street and Highweek Street are within an AQMA. However, this effect is uncertain given the distance of the sites from the town and the public transport options available (-?).</p> <p>All sites will be required to provide for green infrastructure which will have a minor positive effect on the natural environment. (+)</p>

				Overall, all sites score a mix of uncertain minor negative effects and minor positive effects.
B. LANDSCAPE	-	-	-	<p>The sites fall within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC). However, the impact on the setting of this protected landscape is limited, as the sites are located on the outer/centralXX edge of the buffer zone, have the potential for only a limited yield, and are connected to existing residential areas</p> <p>This limited impact on DNP and the SAC mean that there is a minor negative effect. (-).</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?	-	-	<p>Land West of Ashwick Court lies closest to designated heritage assets, being adjacent to the conservation area in the centre of the village which contains a number of Grade II Listed Buildings, including The Retreat.</p> <p>The Stoop Cross site has similar heritage assets in terms of adjoining the conservation area with Grade II Listed Buildings at Sneydhurst and Stoope on the eastern side.</p> <p>Land north of Ashwick Court is less close to heritage assets than the other two sites but does contain possible medieval boundary features.</p> <p>These points do mean that both Land West of Ashwick court and Stoop Cross are considered to have potential for a minor negative effect (-) and Land North of Ashwick Court an uncertain negative effect. (-?)</p>
D. CLIMATE CHANGE MITIGATION	--/+?	--?/+	--?/+	<p>All of the sites are located more than 5km from Newton Abbot or a Main Town, scoring a significant negative effect, which is uncertain, as the provision of additional sustainable travel links could mitigate this effect (--?). However, the sites are within 500m of a bus stop with peak hour bus services to primarily Totnes, so produce a minor positive effect (+) for all sites.</p> <p>Overall, all sites have mixed effects on climate change mitigation.</p>
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	<p>All of the sites are greenfield sites within Flood Zone 1 and contain no areas of Flood Zones 2 or 3. Subject to the use of SuDS, which may mitigate effects, the development of these sites has the</p>

				potential to have uncertain negative effects on surface water run off (-?). None of the sites is within a Critical Drainage Area.
F. LAND RESOURCES	-?	-?	-?	Development of each of the sites would utilise between 1-5ha of Grade 2 agricultural land, scoring a minor negative effect, however, this effect would be uncertain as safeguards during construction may retain the quality of the agricultural land for future use (-?). None of the sites lie within a Minerals Safeguarding Area.
G. WATER RESOURCES	0	0	0	None of the sites at Broadhempston contains or lies adjacent to a watercourse, scoring a negligible effect (0).
H. HOMES	+	+	+	Sites would deliver between 20 and 42 homes each, scoring a minor positive effect (+), as they will provide for market development, and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply.
I. HEALTH	++	+	++	<p>Broadhempston does contain a playing field for team sports and a tennis court, (Headlands Playing Field) at Waterford Cross, land north of Ashwick Court is adjacent to the playing field and within 400m of a walking path, scoring a significant positive (++) effect in relation to health.</p> <p>West of Ashwick Court is 380m away from the recreation facility at Headlands and within 400m of a walking path, scoring a significant positive (++) effect in relation to health.</p> <p>SW of Stoop Cross is 1km away and adjoining a walking path, scoring a minor positive effect. (+)</p> <p>There are no cycle path links for the sites.</p> <p>All of the sites due to size have capacity for up to 49 homes and therefore do not have potential for significant open space or active transport links and therefore score negligible effect. (0)</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). Broadhempston has a score of 20,819, which is less deprived than the Devon average and effects of the development would be negligible (0).</p> <p>All sites lie within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated. Overall, the three sites have a minor negative impact on wellbeing, although this could be a temporary effect (-).</p>
K. ACCESS TO SERVICES	+/-	+/-	+/-	<p>All of the sites are adjacent to a defined village with day-to-day services and facilities, scoring a minor positive impact (+). In addition, all sites are within 1km of a primary school, resulting in minor positive effects, although these effects are uncertain as capacities of local schools may change over time (+?).</p> <p>All sites have access to standard broadband, scoring a negligible effect (0). None of the sites is large enough to accommodate a new school, scoring a minor negative effect (-).</p> <p>Overall, there are mixed effects in relation to access to services, as all sites are close to existing services, but are not of sufficient size to provide a new school.</p>

L. JOBS AND LOCAL ECONOMY	--	--	--	None of the sites is within 1km of an existing or proposed employment site, or adjacent to a Main Town. This limits the job opportunities available to prospective occupiers of the sites and has significant negative effects in relation of jobs and the local economy. (--) In addition, none of the sites is large enough to provide for employment on site, having a negligible effect (0).
M. TOWN CENTRES	-	-	-	None of the sites is adjacent to Exeter or a Main Town, scoring a minor negative effect in relation to support viable and vital town centres. (-) However, all of the sites are likely to rely on the high level services and employment opportunities provided by Newton Abbot and Totnes, which can be accessed by public transport
N. CONNECTIVITY AND TRANSPORT	+	+	+	Whilst none of the sites is within 1km of a railway station, all of the sites lie within 500m of a bus stop with peak hour bus services to primarily Totnes, so produce a minor positive effect (+) for all sites due to distance from public transport options. Given the capacity of each of the sites, there is no scope for delivery of new sustainable transport links, a negligible effect is scored. (0)

Chudleigh Knighton Site Options

1. Land to the rear of Apple Tree Close
2. Tollgate Farm

SA Objective	1. Apple Tree Cl	2. Tollgate Farm	Comments
A. NATURAL ENVIRONMENT	-	0	<p>Both sites lie adjacent to sensitive sites. Site 1 lies adjacent to Chudleigh Knighton Heath SSSI/DWT Reserve (international importance for invertebrates and heathland) and there is therefore potential for a significant negative effect (--) arising from development. Development of Site 2, which lies adjacent to an Unconfirmed Site of Wildlife Interest - Pitt Farm (orchard) could have a negligible effect (0)</p> <p>The sites lie within the South Hams SAC Landscape Connectivity Zone and Sustenance Zone, and development has the potential to have a minor negative effect on habitats and connectivity features, and protected species of bat and dormice, including Priority Habitats of hedgerows, and grassland (possible self-improved). However, these effects are uncertain as these features and habitats may be retained. A38 Strategic Flyway and Radio-tracked flyways are also close to the site. They also lie within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC).</p> <p>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 could be mitigated. However, in the absence of details to demonstrate how natural habitats and biodiversity would be protected the development of the sites has the potential to have an uncertain minor negative impact (-).</p>

			<p>The sites are further than 1km from an AQMA, and any development would not have the potential to result in increased traffic within an AQMA, resulting in only a negligible effect (0). Site 1 has a watercourse running along its eastern edge, which adjoins and area of flood zone 2 and 3 to the east of the site. There are no watercourses on or adjacent to Site 1.</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 each site have the potential for mixed uncertain minor negative (-?) and minor positive (+) effects on the natural environment.</p>
B. LANDSCAPE	-	-	The sites lie within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC). However, the impact on the setting of this protected landscape is limited as the proposed sites are more than 1km from the DNP boundary resulting in a likely minor negative effect (-)
C. HISTORIC AND BUILT ENVIRONMENT	-	-	There are no Grade I, II* or II listed buildings on or adjacent to the sites. However, the sites are within the buffer of a number of Grade II listed buildings. Therefore, there is the potential for a minor negative effect on the historic environment (-).
D. CLIMATE CHANGE MITIGATION	-	-	The sites lie 1-5km from Bovey Tracey and Chudleigh. The sites are more than 5km from a railway station, within 500m of a bus stop, served by frequent buses (approx. hourly) (++) and have access to a cycle route within 1km. Overall, development of the sites is likely to have a minor negative effect in relation to climate change mitigation due to the distance from public transport options (-).
E. CLIMATE CHANGE ADAPTATION	-	-	The sites lie within Flood Zone 1. As the sites are entirely greenfield land outside of flood zones 3 and 3b, there is likely to be an uncertain minor negative (-) effect, dependent on the SuDS provision made and, (in the case of Site 1) ,whether the design of development brought forward could avoid adjacent areas of flood risk.
F. LAND RESOURCES	--	-	Site 1 has more than 5 ha of Grade 3 agricultural land, which would have a significant negative (--) effect. Site 2 has 3.5ha of Grade 3 agricultural land, which would have a minor negative (-) effect.
	-	-	Part of Site 1 lies within a Ball Clay Mineral Safeguarding Area, with the remainder within the associated Minerals Consultation Zone. This could have a minor negative (-) effect, as mineral resources could be sterilised.
G. WATER RESOURCES	+	+	Site 1 lies immediately adjacent to a watercourse that is a River Teign tributary. This could result in moderate negative (-) effects on water quality although this is uncertain at this stage of assessment.

H. HOMES	++	++	Both sites have the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).
I. HEALTH	0	0	The site lies within 800 m of an area of major open space and is within 400m of a walking path that connects to this space, so will have a major positive (+) effect. Both sites have the capacity to deliver open space provision and active transport links, with a minor positive effect (+)
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). The sites lie in a Lower Super Output Area (LSOA) that has an IMD score of 17,318, which is less deprived than the Devon average and effects of the development would be considered negligible (0).</p>
K. ACCESS TO SERVICES	+	+	Both sites are within 500m of Chudleigh Knighton Church of England Primary School, and lie adjacent to the village settlement limit. Both these factors have a minor positive effect (+). Chudleigh Knighton has superfast broadband (30-300mbps) available, so this has a minor positive (+) effect. Overall, the site could have a minor positive effect (+).
L. JOBS AND LOCAL ECONOMY	-	-	The sites location will support existing local services in the village and locality, but are too small to include a component of employment land, which would have a negligible effect (0). The sites are within 5km of a main town (Chudleigh and Bovey Tracey) and are connected via public transport which would have a minor positive effect (+). Overall the sites have a minor positive effective on jobs and the local economy.
M. TOWN CENTRES	+	+	As the sites are not located adjacent to a main town, their ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).
N. CONNECTIVITY AND TRANSPORT	--	0	Both sites lie more than 1 km from Newton Abbot railway station, are less than 500 m from a bus stop with a frequent service, and have a cycle route within 1 km. This means that the sites are likely to have a minor positive (+) effect in relation to connectivity and transport, due to distance from sustainable transport options.

Denbury Site Options

1. Denbury Glebe
2. Land East of East Street
3. Land South of the Union Inn
4. Land at Denbury Down Lane

SA Objective	1. Denbury Glebe	2. Land East of East Street	3. Land South of the Union Inn	4. Land at Denbury Down Lane	Comments
1. NATURAL ENVIRONMENT	+/-	+/-	+/-	+/-	<p>All sites lie within the South Hams Special Area of Conservation (SAC) Landscape Connectivity Zone, and within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC). The proximity all sites to these sensitive locations could have a minor negative effect (-)</p> <p>Development has the potential to have a minor negative effect on habitats and connectivity features, and protected species of bat and dormice, including Priority Habitats of hedgerows, and grassland. However, these effects are uncertain as these features and habitats may be retained. Subject to the existing network of boundary hedges being retained, retention of trees and other mitigation measures, such as “bat friendly” lighting and wildlife buffers, this effect could be mitigated. However, in the absence of details to demonstrate how natural habitats and biodiversity would be protected the development of the sites has the potential to have an uncertain minor negative impact (-).</p> <p>The sites are further than 1km from an AQMA, and any development would not have the potential to result in increased traffic within an AQMA, resulting in only a negligible effect (0).</p>

					<p>All sites are large enough to warrant inclusion of green infrastructure, which will have a minor positive effect on the natural environment (+).</p> <p>Overall, the development of each site has the potential for mixed minor effects (+/-) on the natural environment.</p>
2. LANDSCAPE	0	0	0	0	The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC) which could have a negligible effect (0).
3. HISTORIC AND BUILT ENVIRONMENT	-	-	-	-	The sites lie within 3km of the Denbury Conservation area and various grade II listed buildings. This could have a minor negative effect (-) on the historic environment.
4. CLIMATE CHANGE MITIGATION	+	+	+	+	The sites lie 1-5km from the nearest main towns of Newton Abbot and Ashburton, 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. hourly)(+) and do not have access to a cycle route within 1km. Overall, development of the sites is likely to have a minor positive effect in relation to climate change mitigation (+).
5. CLIMATE CHANGE ADAPTATION	-	-	-	-	The sites lie within Flood Zone 1 and do not lie within a critical drainage area, resulting in an uncertain minor negative (-?) effect.
6. LAND RESOURCES	-	-	-	-	<p>Sites 1 and 2 have less than 1ha of Grade 2 agricultural land, which could have a negligible (0) effect. Site 3 has over 2ha of Grade 3 agricultural land, which would have a minor negative (-) effect. Site 4 has just over 1ha of grade 2 agricultural land, which would have a minor negative (-) effect.</p> <p>A small section at the eastern edge of site 1, and at the north eastern edge of site 4 fall within a Minerals Consultation Area (MCA) Aggregates. The whole of site 2 lies within a Minerals Consultation Area (MCA) Aggregates. The majority of site 3 falls within a Minerals Safeguarding Area (MSA) Aggregates, with a small section at the south east corner falling within a Minerals Consultation Area (MCA) Aggregates. All sites would have a minor negative effect (-).</p>
7. WATER RESOURCES	0	0	0	0	None of the sites contain or are immediately adjacent to watercourses resulting in a negligible effect (0).

8. HOMES	+	+	+	+	Each of the sites have the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).
9. HEALTH	+	+	+	+	The sites lie within 800 m of an area of major open space and is within 400m of a walking path that connects to this space, so will have a minor positive (+) effect. In terms of site ability to deliver open space provision and active transport links, all sites will deliver less than 50 homes and would have a negligible effect (0). Overall there would be a net positive effect (+).
10. WELLBEING	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). Sites 1 and 4 fall within a Lower Super Output Area (LSOA 13A) that has an IMD score of 16,006, which is less deprived than the Devon average and effects of the development would be considered negligible (0). Sites 2 and 3 fall within a Lower Super Output Area (LSOA 19B) that has an IMD score of 20,819, which is also less deprived than the Devon average and effects of the development would be considered negligible (0).</p>
11. ACCESS TO SERVICES	+	+	+	+	All sites are within 500m of Denbury Primary School, and lie adjacent to the village settlement limit. Both these factors have a minor positive effect (+). Denbury has superfast broadband (30-300mbps), so this has a minor positive (+) effect. Overall, the site could have a minor positive effect (+).
12. JOBS AND LOCAL ECONOMY	+	+	+	+	The sites location will support existing local services in the village and locality, but are too small to include a component of employment land, which would result in a negligible effect (0). The sites are within than 5km of a main town (Newton Abbot) and are connected via public transport which would have a minor positive effect (+). Overall the sites have a minor positive effective on jobs and the local economy.
13. TOWN CENTRES	-	-	-	-	As the sites are not located adjacent to a main town, their ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).
14. CONNECTIVITY AND TRANSPORT	+	+	+	+	The sites lie more than 1 km from a railway station, are less than 500 m from a bus stop with a frequent service, but do not have a cycle route within 1 km. This means that the sites are likely to have a minor positive (+) effect in relation to connectivity and transport.

Doddiscombsleigh Site Options

1. Land at Springfield, Doddiscombsleigh

SA Objective	Land at Springfield	Comments
A. NATURAL ENVIRONMENT	+/-?	<p>The site is not within 250m of an international or national designation. However, it lies within the Landscape Connectivity Zone associated with the South Hams SAC, is within 10km of Dartmoor SAC and is also within the 10km buffer of the Exe Estuary SPA, within 250m of a locally designated site (Woodah CWS and Doddiscombsleigh Hill UWS) and contains Priority Habitats and habitats that support Protected Species. Development could have a minor negative effect on the natural environment, however, this effect is uncertain and mitigation may overcome negative effects (-?). The site is not within 1km of an AQMA and, given the small size of development that would be suitable in this village, the level of increased traffic would have a negligible effect on the AQMAs in Exeter (0).</p> <p>The site would be required to provide for green infrastructure, which will have a minor positive effect on the natural environment (+).</p> <p>Overall, the site has the potential to have a mixed effect, with and uncertain minor negative and likely positive effect on the natural environment. (+).</p>
B. LANDSCAPE	0	<p>The site is outside the Undeveloped Coast designation, lies 1.2km from the boundary with Dartmoor National Park and is more than 1km away from Exeter City or the historic landscapes of Mamhead, Oxtun, Powderham and Haldon. Whilst the site would extend the form of the village, only a small scale development would be suitable in the village, which could be assimilated into the local landscape, given the lack of particular local landscape issues, having a negligible effect on the conservation of the landscape (0).</p>
C. HISTORIC AND BUILT ENVIRONMENT	-?	<p>There are no designated heritage assets on the site, but it lies within 3km of a heritage asset (Nearest Grade II Listed building is 230m to the west, nearest Grade I Listed Building 600m to the east). Development has thr</p>

		potential to have a minor negative effect on these heritage assets, however, the effect is uncertain as negative effects may be overcome through design (-?).
D. CLIMATE CHANGE MITIGATION	+/-	The site is more than 5km away from Exeter City or a Main Town, where development could have a significant negative effect on climate change mitigation, due to the distance from services. However, this effect is uncertain (--?) and, although the site is more than 1km from a station, it is within 500m of a bus stop, served by a relatively frequent service (4-5 times a day) and peak hours service, which would also enable travel by a sustainable mode, which could have a minor positive effect on climate change mitigation. Overall, development could have mixed effects on climate change mitigation (-/+)
E. CLIMATE CHANGE ADAPTATION	-?	The site would utilise greenfield land within Flood Zone 1, which has the lowest probability of flooding, but where surface water run off from development could have a minor negative effect on climate change adaptation. However, this effect is uncertain and surface water could be managed through the use of SUDS, mitigating the effects of the development (-?).
F. LAND RESOURCES	0	Development of the site could be done in a way that has negligible effects on land resources as it would involve the loss of less than 1ha of mainly Grade 4 agricultural land (0), taking account of the small scale of development that would be suitable in the village.
G. WATER RESOURCES	-?	There is a minor watercourse along the north boundary of the site that runs into Batts Brook, a tributary of the River Teign, so development could have a minor negative effect on water quality. However, subject to the proper disposal of foul drainage, this effect is uncertain (-?).
H. HOMES	+	Although the site could deliver up to 35 homes, only a small scale development of 5-10 dwellings is likely to be acceptable in the village, scoring a minor positive effect (+), as they will provide for market development, and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply.
I. HEALTH	-	The site lies within 600 metres of footpaths and 1.6km from access to woodland, however, it lies more than 800 m from an area of major open space and more than 400m from a walking or cycle path, and development could have minor negative effects in relation to health from the lack of access to recreational opportunities or active travel (-).
J. WELLBEING	-	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. 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

		<p>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). Doddiscombsleigh scores 17,904, which is less deprived than the Devon average and effects of development on either site would be negligible (0).</p> <p>The site lies within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated.</p> <p>Overall, the site has a minor negative effect on wellbeing, although this could be a temporary effect (-).</p>
K. ACCESS TO SERVICES	+	<p>The site is not immediately adjacent to the Settlement Limit of the defined village, but is within 50m of it, and therefore within easy access of the limited facilities available there, helping to support the existing services and having a minor positive effect (+)</p> <p>The site lies within 400m of a Primary School, with minor positive effects, but these are uncertain, scoring (+?), as capacity will alter over time. Standard broadband only is available for downloads, having a negligible (0) effect.</p> <p>Overall, development of the site could have minor positive effects in relation to access to services, as it could help to support the existing facilities of the village including the Primary School and public house.</p>
L. JOBS AND LOCAL ECONOMY	--	<p>The site is more than 1km from an existing or proposed employment site and is not adjacent to Exeter or a Main Town. As such, development could have a significant negative effect (--) due to the lack of easy access to employment opportunities. However, it would be possible to access employment opportunities within Exeter by bus, which may reduce this significant negative effect. The site is not sufficiently large to provide onsite employment, having a negligible effect.</p>
M. TOWN CENTRES	-	<p>The site is not located adjacent to Exeter or a Main Town and development could have a minor negative effect (-) in relation to supporting town and city centres. However, it would be possible to access Exeter by bus, which may help to support the viability and vitality of the city centre, reducing this negative effect.</p>
N. CONNECTIVITY AND TRANSPORT	+	<p>Although the site is more than 1km from a station, it is within 500m of a bus stop, served by a relatively frequent service (4-5 times a day) and peak hours service, which would enable travel into Exeter by a sustainable mode, scoring a minor positive effect (+). The site is not sufficiently large to provide on site sustainable travel, having a negligible effect (0).</p>

Exminster Site Options

2. Milbury Barton
3. Exminster West
4. Sentry's Farm
5. Sannerville Chase
6. Land to SSE of Exminster House

SA Objective	1. Milbury Barton	2. Exminster West	3. Sentrys Farm	4. Sannerville Chase	5. Land to SSE of Exminster House	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	+/-	+/-	+/-	<p>All sites lie within the Exe Estuary Special Protection Area (SPA) and Dawlish Warren Special Area of Conservation (SAC) 10km Zone.</p> <p>All of the sites lie within or adjacent to Cirl Bunting breeding territory zones. The whole of site 2 is part of 'The Farm (Exminster)' County Wildlife Site (CWS), identified for Cirl Buntings. This Cirl Bunting CWS is particularly important as it hosts the most northerly population of Cirl bunting in Britain. If this site were developed, substantial areas of Cirl bunting habitat must be established within 2km before the existing habitat is damaged. The new area would need to exceed the area lost, to compensate for establishment period and other offsetting 'risks'.</p> <p>All sites contain a number of European Protected Species, including various species of Bats, Dormouse, and in the case of Site 5, Barn Owls, possibly Reptiles and Badgers nearby. Development could impact on associated habitats for the species identified, particularly grassland, arable, tree roosts, hedgerow, scrub,</p>

						<p>The proximity all sites to these sensitive locations could have a minor negative effect (-)</p> <p>Development has the potential to have a minor negative effect on habitats and connectivity features, and protected species including Priority Habitats. However, these effects are uncertain as some of these features and habitats may be retained. Subject to the existing network of boundary hedges being retained, retention of trees and other mitigation measures, such as deliver of a significant Cirl Bunting mitigation site, “bat friendly” lighting and wildlife buffers, this effect could be mitigated. However, in the absence of details to demonstrate how natural habitats and biodiversity would be protected the development of the sites has the potential to have an uncertain minor negative impact (-).</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>It is assumed that sites 1, 2, 3, and 4 could have a minor positive effect (+) on green infrastructure. Development of Site 5 could have a minor negative effect (-) on green infrastructure as it is currently used as local amenity green space, some of which would be lost.</p>
B. LANDSCAPE	0	-	-	0	0	<p>Sites 1 and 4 have no notable landscape sensitivities and could have a negligible effect (0).</p> <p>Site 2 lies in an area that forms part of an open break between Exminster and Exeter. The effects on the rural nature, existing landscape quality ecology and heritage value are uncertain, as it will depend on the detailed scale, layout and design of the development. A well designed scheme incorporating landscaping could limit the impact to a minor negative (-) effect.</p> <p>Site 3 lies in a sensitive landscape, but as impacts could be countered by the surrounding urban context and by good design that reflects the character of the settlement, it could have a minor negative effect (-).</p>

						Site 5 is currently used as amenity open and lies on the gateway area leading to the village. The loss of a green space in a gateway area could therefore have a minor negative effect (-).
C. HISTORIC AND BUILT ENVIRONMENT	-	-	-	-	-	The sites lie within 3km of the various grade II listed buildings, most notably the Grade II, former Hospital and landscaped grounds, the Chapel of Exe Vale Hospital; and North Lodge and South Lodge. This could have a minor negative effect (-) on the historic environment.
D. CLIMATE CHANGE MITIGATION	+	+	+	+	+	The sites lie 1-5km from the nearest main town/city of Exeter, 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)(++) and do not have access to a cycle route within 1km. Overall, development of the sites is likely to have a minor positive effect in relation to climate change mitigation (+).
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	-?	The sites lie within Flood Zone 1 and do not lie within a critical drainage area, resulting in a uncertain minor negative (-?) effect.
F. LAND RESOURCES	-	--	-	0	0	<p>Sites 1 and 3 contain over 1ha of Grade 1 agricultural land, which would have a minor negative effect (-). Site 2 has more than 5ha of Grade 2 and 3 agricultural land which would have a significant negative effect (--). Site 4 is Grade 4 agricultural land which has a negligible effect (0). Site 5 has less than 1ha of Grade 3 agricultural land which has a negligible effect (0).</p> <p>None of the sites lie within either a Minerals Consultation Area (MCA) or Minerals Safeguarding Area (MSA).</p>
G. WATER RESOURCES	0	0	0	0	0	None of the sites contain or are immediately adjacent to watercourses resulting in a negligible effect (0).
H. HOMES	+	+	+	+	+	Each of the sites has the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).
I. HEALTH	+	+	++	+	+	<p>Site 3 lies within 800m of an area of major open space and is within 400m of a walking or cycle path, which will have a significant positive (++) effect. Sites 1, 2, 4 & 5 lie more than 800 m from an area of major open space and are more than 400m of a walking path that connects to this space, so will have a minor negative (-) effect.</p> <p>In terms of site ability to deliver open space provision and active transport links, Sites 1, 3, 4 & 5 all sites will deliver less than 50 homes and could have a negligible effect (0). Site 2 will deliver between 50-499 homes which could have a minor positive effect (+).</p>

						Overall there would be a net positive effect (+).
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). Sites 1, 4 & 5 fall within a Lower Super Output Area (LSOA 002C), that has an IMD score of 31,322, Site 2 falls within LSOA 002B that has an IMD score of 18,426, and Site 3 falls within LSOA 002B that has an IMD score of 18,426. 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>All sites are within 500m of Exminster Primary School, however the school does not have any additional capacity and cannot be expanded on its existing site. In addition, the new primary school planned for the South West Exeter allocation (SWE1) only has capacity to accommodate existing planned growth. All sites lie adjacent to the village settlement limit. Both these factors have a minor positive effect (+). Exminster has superfast broadband (30-300mbps) in the majority of postcode areas, so this has a minor positive (+) effect. Overall, the site could have a minor positive effect (+).</p>
L. JOBS AND LOCAL ECONOMY	+	+	+	+	+	<p>The sites are adjacent to Exminster settlement boundary, which would have a minor positive effect (+). All the sites have the capacity for less than 500 homes, which will have a negligible effect on the provision of on-site employment land. Overall the sites have a minor positive effective (+) on jobs and the local economy.</p>
M. TOWN CENTRES	-	-	-	-	-	<p>As the sites are not located adjacent to a main town, their ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).</p>
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	+	<p>The sites lie more than 1 km from a railway station, are less than 500 m from a bus stop with a frequent service, but do not have a cycle route within 1 km. This means that the sites are likely to have a minor positive (+) effect in relation to connectivity and transport.</p>

Ipplepen Site Options

1. Blackstone Road
2. Park Hill Lodge
3. Blackberry Hill
4. Field off Dornafeld Road
5. Field off Moor Road

SA Objective	1. Blackstone Road	2. Park Hill Lodge	3. Blackberry Hill	4. Field off Dornafeld Road	5. Field off Moor Road	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	+/-	+/-	+/-	<p>Site 1 lies in the South Hams SAC Landscape Connectivity Zone. Priority habitat species rich hedges, together with grassland and trees support various bat species, Cirl Bunting, Dormice and Great Crested Newts.</p> <p>Site 2 lies in the South Hams SAC Landscape Connectivity Zone and is 240 from Ross Park County Wildlife Site (CWS). Habitats include hedges, rough grass and pasture which various bat species, Cirl Bunting, Dormice and Great Crested Newts.</p> <p>Site 3 lies in the South Hams SAC Landscape Connectivity Zone and is immediately south of Church Halls CWS. Priority habitat of species rich hedges, together with arable land, trees and buildings support various bat species, Cirl Bunting, Dormice and Great Crested Newts. Bat and bird survey required.</p> <p>Site 4 lies in the South Hams SAC Landscape Connectivity Zone and is adjacent to Appletrees Knoll Unconfirmed Wildlife Site (UWS) which require buffers to be provided</p>

						<p>at the northern and western boundaries. Habitats include hedges, rough grass and pasture which various bat species, Cirl Bunting, Dormice and Great Crested Newts.</p> <p>Site 5 lies in the South Hams SAC Landscape Connectivity Zone and is 240 from Ross Park County Wildlife Site (CWS). Habitats include hedges, rough grass and pasture which various bat species, Cirl Bunting and Dormice.</p> <p>All sites would therefore have a minor negative effect (-) on natural environment. .</p> <p>All sites are further than 1km from an AQMA, and although the sites have access to frequent bus services, they do have the potential to increase traffic in the Newton Abbot AQMA, resulting in a minor negative effect (-).</p> <p>As all the sites are proposed for residential development and have a capacity of less than 1,000 homes, they could have a minor positive effect (+) on the provision of green infrastructure as a result of the provision of, or contribution to local green space.</p>
B. LANDSCAPE	-	-	-	-	-	<p>Sites 1 lies adjacent to existing settlement and would be conspicuous from approach roads. A large development here would need to be designed sensitively to blend into the existing historic rural character of the village.</p> <p>Although Site 2 is detached from Ipplepen, the parcel is on the village side of the Totnes Road and within the context of existing built development and non-agricultural land uses. An elevated location that is visible from the wider landscape. Without careful design and planning, development here could further erode the rural tranquil character of the area and erode the setting of and nucleated character of Ipplepen.</p> <p>Site 3 abuts the edge of Ipplepen and lies close to the core of the village. Frontage would be conspicuous from the lane and add to ribbon development. Development would need to have a frontage that reflected a modern interpretation of the characteristic vernacular development of terraced cottages.</p>

						<p>Site 4 could have an adverse effect on historic landscape character, a visually prominent location.</p> <p>Site 5 lies adjacent to the existing settlement and is conspicuous from approach roads. Careful design will be required to balance growth of the settlement with maintenance / enhancement of its historic, rural character.</p> <p>As the sites have local landscape sensitivities it is considered that they will have a minor negative effect (-) on the landscape. However the scale of development proportionate to the village/rural setting must also be considered.</p>
C. HISTORIC AND BUILT ENVIRONMENT	-	-	-	-	-	<p>Sites 1, 3 4 and 5 occupy a large area in a landscape known to contain a concentration of prehistoric, Romano-British and later settlement. Given the significance of the known archaeological deposits recently investigated, these areas should not developed without first undertaking a comprehensive programme of archaeological work to enable the significance of any heritage assets to be understood, as well as the impact of any development upon any such assets.</p> <p>Site 2 has potential, prehistoric, Roman and early medieval archaeology that will need to be evaluated prior to determination of any application.</p> <p>Sites 1, 3, 4 and 5 lies in the buffer area of a Grade II listed building. All sites lie within 3km of Ipplepen Conservation Area and a Scheduled Monuments area (Local provisional). Therefore all sites will have an uncertain minor negative effect (-) on the historic and built environment.</p>
D. CLIMATE CHANGE MITIGATION	+	+	+	+	+	<p>The sites lie 1-5km from 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. hourly) and do not have access to a cycle route within 1km. The sites could therefore have a minor positive effect (+) on climate change mitigation.</p> <p>All the sites have a potential yield of less than 1,000 homes, which could have an uncertain significant negative effect (--?) on the provision of new transport links.</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 (+).
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	-?	All sites within Flood Zone 1 and do not fall within a critical drainage area, resulting in an uncertain minor negative (-?) effect.
F. LAND RESOURCES	--	0	0	-	-	<p>Site 1 contains more than 5ha of Grade 2 agricultural land that would have a significant negative effect (--)</p> <p>Sites 4 and 5 have between 1ha-5ha of Grade 2 agricultural land that would have a minor negative effect (-).</p> <p>Sites 2 and 3 have less than 1ha of Grade 3 agricultural land that would have a negligible effect (0).</p> <p>Sites 1, 3, 4, and 5 lies within a Minerals Safeguarding Area for the nearby limestone resource, which would result in an uncertain minor negative effect (?-) as there could be an opportunity to extract the mineral resource prior to any development going ahead.</p>
G. WATER RESOURCES	0	0	0	0	0	None of the sites are adjacent to watercourses, which would have only 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>Sites 1, 2, 4 and 5 are more than 800m from an area of major open space and more than 400m from a walking or cycling path, which will have a minor negative effect (-) on health.</p> <p>Site 3 lies within 800m of an area of major open space, which will have a minor positive (+) effect.</p>

						In terms of site ability to deliver open space provision and active transport links, Sites 2, 3 and 4 will deliver less than 50 homes and could have a negligible effect (0). Sites 1 & 5 will deliver between 50-499 homes which could have a minor positive effect (+).
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). Sites 1, 2, 3 and 4 falls within a Lower Super Output Area (LSOA) 019D, that has an IMD score of 28,592, Site 5 falls within LSOA 019D, that has an IMD score of 28,592 and LSOA 019C that has an IMD score of 27,439.</p> <p>As these LSOA areas are less deprived than the Devon average, the effects of the development would be considered negligible (0).</p>
K. ACCESS TO SERVICES	+/-	-	+/-	+/-	+/-	<p>Sites 1, 3, 4 and 5 are located adjacent to a defined village that would have a minor positive effect (+). Site 2 is detached from the village, which would have a minor negative effect (-).</p> <p>The sites have access to superfast broadband, which has a minor positive effect (-).</p> <p>Sites 1, 3, 4 and 5 are within 1km of Ipplepen Primary School that will have a minor positive effect (+). Site 2 is more than 1km from the school in a detached location which may have a minor negative effect (-). Ipplepen Primary school currently has additional capacity, however there is no opportunity for expansion on its existing site.</p>

L. JOBS AND LOCAL ECONOMY	+	+	--	+	+	<p>Site 3 is more than 1km from an employment site and is not adjacent to a main town, which would have a significant negative effect (--). All other sites are within 1km of an existing and a proposed employment site, which would have a minor positive effect (+).</p> <p>All the sites have the capacity for less than 500 homes, which will have a negligible effect (0) on the provision of on-site employment land.</p>
M. TOWN CENTRES	-	-	-	-	-	<p>None of the sites are located adjacent to a main town, so their 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. hourly) but do not 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>

Kenn and Kennford Site Options

1. Kenn South
2. Lamacroft Farm
3. Land at Kennford (east High Street)
4. Land at Gissons Hotel
5. St Andrew's Close

SA Objective	1. Kenn South	3. Lamacroft Farm	4. Land at Kennford	5. Land at Gissons Hotel	6. St Andrew's Close	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	+/-	+/-	+/-	<p>All sites lie within the Exe Estuary Special Protection Area (SPA), the South Hams SAC Landscape Connectivity Zone, the Dawlish Warren Special Area of Conversation (SAC) and the Cirl Bunting consultation zone. This may have an uncertain minor negative effect (-?).</p> <p>Site 1 is 175m to the west of Trehill Wood (ancient and semi-natural woodland). Habitats include species rich hedgerow, arable land, woodland and watercourses supporting protected species of bat and dormice, including Priority Habitats of hedgerows, and grassland.</p> <p>Site 2 lies close to Cirl Bunting breeding territory. Sites 3 and 4 lie within Cirl Bunting breeding territory. Site 5 lies within a Cirl Bunting consultation zone.</p> <p>The sites are further than 1km from an AQMA, but have the potential to result increased traffic within an AQMA, resulting in minor negative effect (-).</p>

						All sites could have a minor positive effect (+) on the natural environment through the provision of local public open space.
B. LANDSCAPE	-	-	-	-	-	Development of Sites 1, 3 and 4 would introduce tension between the distinctiveness of Kenn and Kennford and erosion of the rural setting of Kenn Conservation Area. They would need to respond to the rural, historic context. Development likely to have an adverse effect on the setting of Kenn Conservation Area - Bickham House and Trehill House. These local landscape sensitivities could have a minor negative effect (-).
C. HISTORIC AND BUILT ENVIRONMENT	-?	--?	-?	-?	-?	<p>Site 1 has three Grade II listed buildings adjacent to the site which could have a minor negative effect (-?).</p> <p>Site 2 contains a Grade II listed building which could have a potential significant negative effect (--?)</p> <p>Site 3 has two Grade II listed buildings adjacent to the site which could have a minor negative effect (-?).</p> <p>Site 4 lies within the buffer of a listed building, which could have a minor negative effect (-?).</p> <p>Site 5 has one Grade II listed building adjacent to the site which could have a minor negative effect (-?).</p>
D. CLIMATE CHANGE MITIGATION	+	+	+	+	+	The sites lie 1-5km from Exeter, 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. hourly) and do not have access to existing cycle routes within 1km. Overall, development of the sites is likely to have a minor positive effect in relation to climate change mitigation (+).
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	-?	The sites lie within Flood Zone 1 and do fall within a critical drainage area, resulting in an uncertain minor negative (-?) effect. Any development must be accompanied by a suitable drainage strategy to mitigate the risk of surface water flooding.

F. LAND RESOURCES	--	--	--	--	0	<p>Sites 1, 2, 3 and 4 have more than 5ha of Grade 2 or 3 agricultural land , which would have a significant negative effect (--). Sites 4 and 5 have less than 1ha of grade 2 agricultural land, which would have a negligible effect (0).</p> <p>None of the sites lie within a Mineral Safeguarding Area or Minerals Consultation Zone.</p>
G. WATER RESOURCES	0	--?	0	0	0	<p>Site 2 lies immediately adjacent to a watercourse that runs into the Exe Estuary SPA, which could result in a significant negative effect (--?) on water quality although this is uncertain at this stage of the assessment.</p> <p>The remaining sites do not contain or are immediately adjacent to watercourses resulting in a negligible effect (0).</p>
H. HOMES	+	+	+	+	+	Each of the sites have the capacity to deliver fewer than 1,000 homes, scoring a minor positive effect (+).
I. HEALTH	+	+	+	+	+	The sites lie within 800 m of an area of major open space and are within 400m of a walking path that connects to this space, so will have a minor positive (+) effect. In terms of site ability to deliver open space provision and active transport links, Sites 1, 2 and 3 can deliver in excess of 50 homes and would have a minor positive effect (+), Sites 4 & 5 can deliver less than 50 homes and would have a negligible effect (0).
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). The sites lie in a Lower Super Output Area (LSOA 002B) that has an IMD score of 18,426, which is less deprived than the Devon average and effects of the development would be considered negligible (0).</p>
K. ACCESS TO SERVICES	+	+	+	+	+/-	All sites are adjacent to the defined village of Kennford, which has a minor positive effect (+).

						<p>Sites 1, 2, 3 and 4 are within 1km from Kenn Primary School, which would have a minor positive effect (+?). Site 5 is more than 1km from the school which could have a minor negative effect (-?). Kenn Primary School currently has capacity but cannot expand further on its existing site.</p> <p>All sites have superfast broadband (30-300mbps) available in the majority of postcode areas, so this has a minor positive (+) effect.</p>
L. JOBS AND LOCAL ECONOMY	+	+	+	+	+	<p>The sites are within 1km of a proposed employment site, which would have a minor positive effect (+). The sites all have a capacity for less than 500 homes, so will support existing local services in the village and locality, thereby having a negligible effect (0) on jobs and the local economy. Overall the sites have a minor positive effective on jobs and the local economy.</p>
M. TOWN CENTRES	-	-	-	-	-	<p>As the sites are not located adjacent to a main town, their ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).</p>
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	+	<p>The sites lie more than 1 km from a railway station, and are less than 500 m from a bus stop with a frequent service. This means that the sites are likely to have a minor positive (+) effect in relation to connectivity and transport.</p>

Kenton Site Options

1. Mamhead Road
2. Land at South Town
3. Witcombe Lane
4. East Town Farm, East Town Lane

SA Objective	1. Mamhead Road	2. Land at South Town	3. Witcombe Lane	4. East Town Farm, East Town Lane	Comments
A. NATURAL ENVIRONMENT	+/-	+/-	+/-	+/-	<p>All sites lie within 10km of the Exe Estuary Special Protection Area (SPA) and the Dawlish Warren Special Area of Conservation (SAC). They are also adjacent to Haldon View Unconfirmed Wildlife Site (UWS), identified for semi-improved grassland, and are close to Warboro Plantation UWS identified for broadleaved woodland and plantation - recreational impacts may be an issue. The Exe Estuary SSSI lies 390m from the eastern edge of Site 2. The proximity all sites to these sensitive locations could have a minor negative effect (-)</p> <p>Development has the potential to have a minor negative effect on habitats and connectivity features, and protected species of bat and dormice, including Priority Habitats of hedgerows, and grassland. However, these effects are uncertain as these features and habitats may be retained. Subject to the existing network of boundary hedges being retained, retention of trees and other mitigation measures, such as “bat friendly” lighting and wildlife buffers, this effect could be mitigated. However, in the absence of details to demonstrate how natural habitats and biodiversity would be protected the development of the sites has the potential to have an uncertain minor negative impact (-).</p>

					<p>The sites are further than 1km from an AQMA, and any development would not have the potential to result in increased traffic within an AQMA, resulting in only a negligible effect (0). Sites 2, 3 & 4 are large enough to be able to incorporate a portion of green infrastructure, which will have a minor positive effect on the natural environment (+).</p> <p>Overall, the development of each site have the potential for mixed minor effects (+/-) on the natural environment.</p>
B. LANDSCAPE	--	--	--	--	The sites lie within 250m of Powderham Historic Park and Garden and could have a significant negative effect (--)
C. HISTORIC AND BUILT ENVIRONMENT	-	-	-	-	The sites lie within 250m of Powderham Historic Park and Garden and within 3km of the Grade I listed Powderham Castle and 2 other Grade II listed buildings within the Powderham grounds. This could have a minor negative effect (-) on the historic environment.
D. CLIMATE CHANGE MITIGATION	+	+	+	+	The sites lie 1-5km from Dawlish and Exminster, 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) and have access to existing cycle routes within 1km. Overall, development of the sites is likely to have a minor positive effect in relation to climate change mitigation (+).
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	The sites lie within Flood Zone 1 and do not lie within a critical drainage area, resulting in a uncertain minor negative (-?) effect, dependent on the SuDS provision made and, (in the case of Site 1) ,whether the design of development brought forward could avoid adjacent areas of flood risk.
F. LAND RESOURCES	-	--	--	0	Site 1 has over 1ha of Grade 3 agricultural land, which could have a minor negative (-) effect. Sites 2 and 3 have more than 5 ha of Grade 1, Grade 2 or Grade 3a agricultural land, and would have a significant negative (--) effect. Site 4 is all Grade 1 agricultural Land, but as it is less than 1ha in size this would have a negligible effect (0). None of the sites lie within a Mineral Safeguarding Area or Minerals Consultation Zone.
G. WATER RESOURCES	0	0	0	0	None of the sites contain or are immediately adjacent to watercourses resulting in 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	+	+	+	+	The sites lie within 800 m of an area of major open space and is within 400m of a walking path that connects to this space, so will have a minor positive (+) effect. In terms of site ability to deliver open space provision and active transport links, Sites 2 & 3 can deliver in excess of 50 homes and would have a minor positive effect (+), Sites 1 & 4 can deliver less than 50 homes and would have a negligible effect (0).
J. WELLBEING	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). The sites lie in a Lower Super Output Area (LSOA) that has an IMD score of 21,279, which is less deprived than the Devon average and effects of the development would be considered negligible (0).</p>
K. ACCESS TO SERVICES	+	+	+	+	Both sites are within 500m of Kenton Primary School, and lie adjacent to the village settlement limit. Both these factors have a minor positive effect (+). Kenton has superfast broadband (30-300mbps) available in the majority of postcode areas, so this has a minor positive (+) effect. Overall, the site could have a minor positive effect (+).
L. JOBS AND LOCAL ECONOMY	--	--	--	--	The sites are more than 1km from an existing or proposed employment site, which would have a significant negative effect (--). The sites all have a capacity for less than 500 homes, so will support existing local services in the village and locality, thereby having a negligible effect (0) on jobs and the local economy. Overall the sites have a significant negative effect (--).
M. TOWN CENTRES	-	-	-	-	As the sites are not located adjacent to a main town, their ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	The sites lie more than 1 km from Starcross railway station, are less than 500 m from a bus stop with a frequent service, and have a cycle route within 1 km. This means that the sites are likely to have a minor positive (+) effect in relation to connectivity and transport, due to distance from sustainable transport options.

Kingskerswell Site Options

1. Land west of Greenhill Road
2. Vinegrove Torbay Fringe
3. Zig Zag Quarry

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
A. NATURAL ENVIRONMENT	+/-?	+/-?	+/-?	<p>All of the sites lie within the Landscape Connectivity Zone of the South Hams SAC. All of the sites, with the exception of Torbay fringe lies within 250m of local designated sites, including Kerswell Down and Whilborough Common CWS, Yanndon Lane Fields CWS, Kerswell Downn Hill Fields, UWS, Oak Park Fields UWS, Aller Brook West UWS, Aller Orchard Wood OSWI and Oak Park OSWI. All sites contain Priority Habitats and habitats and features that support Protected Species, including bats, dormice, ciril buntings and Great Crested Newts. Therefore, development of all sites has the potential to have a minor negative effect on the natural environment. However, these effects are uncertain as they may be overcome through the retention of hedges, dark wildlife corridors and other mitigation (-?).</p> <p>None of the sites is within 1km of an AQMA and development is unlikely to increase traffic within an AQMA, having negligible effects on air quality (0).</p> <p>All sites have mixed effects overall, as new development would provide for green infrastructure, having a minor positive effect on the natural environment (+).</p>
B. LANDSCAPE	0	-?	-?	<p>None of the sites is within the Undeveloped Coast designation or within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxtan, Powderham and Haldon, having a negligible effect on landscape (0).</p>

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
				However, development of sites at Torbay Fringe and Zig Zag Quarry would reduce the physical separation between Kingskerswell and Torquay (Torbay Fringe) and between Newton Abbot and Kingskerswell (Zig Zag Quarry). Development of these sites could have minor negative effects on the local landscape, however these effects are unknown as landscaping or retaining areas as undeveloped land, may overcome any negative effects (-?)
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	-?	<p>None of the sites contains any designated heritage assets but all of the sites are within 3km of Grades I and II* Listed Buildings, Kingskerswell Conservation Area and Ancient Monuments. Development of all sites has the potential for minor negative effects on the historic environment, however, these effects are uncertain due to the absence of information of the significance and sensitivity of heritage assets, including how their setting contributes to their significance and the exact scale, design and layout of the new development (-?).</p> <p>None of the sites is more than 10ha in size and none score positively in respect of built environment.</p>
D. CLIMATE CHANGE MITIGATION	-	+	+	<p>All of the sites lie between 1km – 5km from the Main Town of Newton Abbot, scoring an uncertain negligible effect, as although development would benefit from higher level services and facilities close by, the mode of transport that would be chosen to access then is uncertain. Therefore effects on climate change mitigation are uncertain (0?).</p> <p>None of the sites is within 1km of a railway station, however sites at Torbay fringe, Zig Zag Quarry and West of Brook Haven Close are within 500m of a bus stop served by a frequent bus service This gives access to railway stations. Development of all sites is likely to have a minor positive effect (+) from the availability of public</p>

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
				<p>transport, which will reduce reliance of the private car and have a positive effect in relation of ate change mitigation.</p> <p>The site at Land West of Greenhill Road is within 500m of a bus stop only served by an infrequent (once a week) service. Development of the site would have a minor negative effect on climate change through the lack of public transport and the likely reliance on the use of the private car (-).</p>
E. CLIMATE CHANGE ADAPTATION	--?	--?	-?	<p>Land West of Greenhill Road contains a small strip of land within Flood Zone 3 and part of the Torbay Fringe site lies within a Critical Drainage Area. Development of these sites are likely to have an uncertain significant negative (--?) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.</p> <p>The site West of Brook Haven Close is within Flood Zone 1 but development would utilise greenfield land and is likely to have an uncertain minor negative (-?) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk. The site at Zig Zag Quarry has localised flood risk issues associated with its previous use and development is likely to have an uncertain minor negative (-?) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.</p>
F. LAND RESOURCES	0	--	0	<p>Development of Land West of Greenhill Road would have negligible effects on agricultural land resources because although it would utilise Grade 3 agricultural land, the site area is less than 1 hectare (0). Development of sites at Zig Zag Quarry and Land West of Brook Haven Close would also have negligible effects on agricultural land resources as neither are classed as agricultural land (0). Development of the Torbay Fringe site would utilise more than 5 hectares of Grasde</p>

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
				2 agricultural land and would have a significant negative effect on agricultural land resources (--). There are no minerals constraints causing the development of any of the sites to have any negative effects on minerals resources, thereby having a negligible effect (0).
G. WATER RESOURCES	-?	0	-?	Sites at Torbay Fringe and West of Brook Haven Close do not contain or lie adjacent to a watercourse, and development would have negligible effects on water quality (0). Sites at Land west of Greenhill Road and Zig Zag Quarry contain or lie adjacent to watercourses, where development could have significant negative effects. However, the effects are uncertain as the extent to which water quality is affected would depend on construction techniques and the use of sustainable drainage systems (SuDS) within the design; therefore effects are uncertain at this stage (-?).
H. HOMES	+	+	+	All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development (+).
I. HEALTH	+	+/-	+	Development of residential sites that are within 800m of an area of major open space or that are within 400m of a walking or cycle path will have a minor positive (+) effect on health, which is influenced by the proximity of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation and active travel. Sites at West of Greenhill Road, and West of Brook Haven Close are within 800m of the Recreation Ground at Kingskerswell and the site at Zig Zag Quarry is within 4000m of recreational footpaths. Development of these sites would have a minor positive effect on public health (+). Development of Torbay Fringe, which does not lie within 800m of major open space or within 400m of footpaths, would have a minor negative effect (+), however, the site is

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
				large enough to provide its own opportunities for healthy lifestyles and would score a minor positive effect (+) as well (as would Zig Zag Quarry).
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>Where new residential development is proposed within close proximity (100m) of existing residential development there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. All sites are within 100m of existing residential development and residents could be affected from noise, having a minor negative effect on wellbeing (-). In addition, sites at West of Greenhill Road and Torbay Fringe lie adjacent to A class roads and the proximity of the major roads may result in noise pollution affecting residents in the longer term, having a minor negative effect on wellbeing (-).</p>
K. ACCESS TO SERVICES	+/-	++/-	+/-	All sites, with the exception of Torbay Fringe, lie adjacent to or within the defined village of Kingskerswell. Therefore, development of these sites would give reasonable access to services and facilities and would have a minor positive effect (+). However, Torbay Fringe lies adjacent to the town of Torquay and commercial development at The Willows and development would potentially have easier access to a wider range of services and facilities, akin to those of a Main Town, scoring a significant positive effect (++)

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
				<p>Sites at West of Greenhill Road and West of Brook haven Close are within 1km of the Primary School at Kingskerswell, having an uncertain minor positive effect on access to education services (+), as positive effects are dependent on capacity, but they are not within 1km of a Secondary School. Sites at Zig Zag Quarry and Torbay Fringe are not within 1km of a Primary or Secondary School having an uncertain minor negative effect (-?).</p> <p>All of the sites have access to superfast or ulytrafast broadband connection speeds, having a minor positive effect in relation to access to online services (+).</p> <p>However, none of the sites is sufficiently large to provide for a new school, having minor negative effects on the provision of new services (-).</p>
L. JOBS AND LOCAL ECONOMY	--	+	--	<p>None of the sites lies adjacent to Exeter City. With the exception of Torbay Fringe, none of the sites is within or adjacent to a Main Town, or is within 1km of an existing or planned employment site. Therefore, development of sites at West of Greenhill Road, Zig Zag Quarry and West of Brook Haven Close may have a significant negative effect in relation to access to job opportunities (--). The site at Torbay Fringe is adjacent to the urban area of Torquay and is within 1km of large scale commercial development and also within 1km of Torbay Hospital. Therefore, it is within easy reach of a range of employment opportunities, scoring a minor positive effect (+).</p> <p>None of the sites is large enough to provide on site employment opportunities, having a negligible effect (0).</p>
M. TOWN CENTRES	-	++?	-	<p>None of the sites, with the exception of Torbay Fringe, which is adjacent to the urban area of Torquay, lies adjacent to or within a Main Town or Exeter City. Therefore development of sites at West of Greenhill Road, Zig Zag Quarry and West of Brook Haven Close would have a minor negative effect in relation to supporting</p>

SA Objective	4. West of Greenhill Rd	5. Vinegrove Torbay Fringe	5. Zig Zag Quarry	Comments
				town centre viability and vitality (-). Development of Torbay Fringe may help to support Torquay town centre, but this effect is uncertain, given the distance from the town centre (++)).
N. CONNECTIVITY AND TRANSPORT	-	+	+	<p>None of the sites is within 1km of a railway station, however sites at Torbay Fringe, Zig Zag Quarry and West of Brook Haven Close are within 500m of a bus stop served by a frequent bus service. This gives access to railway stations. Development of all sites is likely to have a minor positive effect (+) from the availability of public transport as a travel option.</p> <p>The site at Land West of Greenhill Road is within 500m of a bus stop only served by an infrequent (once a week) service. Development of the site would have a minor negative effect on due to the lack of public transport and the likely reliance on the use of the private car (-).</p> <p>None of the site is large enough to deliver sustainable travel links, such as bus routes or strategic cycle routes, having a negligible effect on connectivity and transport (0).</p>

Liverton Site Options

1. Land West of Benedict's Road, Liverton
2. Land on north side of Old Liverton Road, Liverton

SA Objective	1. Land West of Benedict's Road	2. Land on north side of Old Liverton Road	Comments
A. NATURAL ENVIRONMENT	+/-?	+/-?	<p>Neither site is within 250m of an international or national wildlife designation, however both sites lie within the Landscape Connectivity Zone associated with the South Hams SAC and both contain Priority Habitats and habitats that support Protected Species, with the potential for minor negative effects. These effects are uncertain as they may be mitigated, scoring (-?). In addition, both sites are within 1km of Dartmoor SAC, scoring an uncertain minor negative effect, as mitigation may overcome harm (-?). Land north of Liverton Road is also adjacent to a CWS of national importance, scoring an uncertain minor negative effect (-?).</p> <p>Neither site is within 1km of an AQMA, and neither is likely to result in increased traffic within an AQMA, having a negligible effect on air quality.</p> <p>Both sites would be required to provide for green infrastructure, which will have a minor positive effect on the natural environment (+).</p> <p>Overall the sites have mixed effects on the natural environment and potential negative effects may be mitigated, making them uncertain.</p>
B. LANDSCAPE	--?	--?	<p>Both sites lie within 250m of Dartmoor National Park and would extend the form of the village onto greenfield land, which could have a significant negative effect on the setting of the National Park. However, these effects are uncertain, as both sites could include appropriate landscaping and design</p>

			that could mitigate this impact (--?). Neither site is within 1km of Exeter City or the historic landscapes of Mamhead, Oxtun, Powderham or Haldon or Undeveloped Coast designation.
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	Neither site contains any designated heritage assets, but both are within 3km of a Grade I Listed Building (Stover) and other heritage assets, scoring an uncertain minor negative effect (-?). In addition, Land west of Benedict's Road lies adjacent to two Grade II Listed Buildings (Benedict's Bridge and Coldeast Cottages). Although the impacts on the historic environment could be mitigated through design, there is an uncertain potential for minor negative effects from the development of both sites (-?).
D. CLIMATE CHANGE MITIGATION	+/-	+/-	Both sites lie within 500m of a bus stop, served by a fairly frequent service (every 2 hours to Exeter/Plymouth) and lie within 5km of Newton Abbot, however, bus services to Newton Abbot are less frequent (only 2 a day). This would score a mixed effect of both minor positive and minor negative, due to the mix of frequent and infrequent bus services, depending on destination (-/+). Neither site is within 1km of a station, nor within 1km of a cycle route.
E. CLIMATE CHANGE ADAPTATION	-?	-?	Both sites would utilise greenfield land, where surface water run off from development could have a minor negative effect on climate change adaptation. However, this effect is uncertain and surface water could be managed through the use of SUDS, mitigating the effects of the development (-?). Land north of Old Liverton Road contains no areas within Flood Zones 2 or 3, and the areas in Flood Zones 2 and 3 within Land west of Benedict's Road have been omitted from the development calculations of yield, reducing the site from over 4ha of land to the north and south of Liverton Brook, to a smaller area of 1.2ha to the north of the Brook, outside the areas of Flood Zones 2 and 3. Therefore, neither site contains land within Flood Zones 2, 3a or 3b, having a negligible effect on climate change adaptation (0).
F. LAND RESOURCES	-?	-?	Both sites contain Grade 3 agricultural land, however, Land west of Benedict's Road would utilise between 1-5ha, resulting in the potential for minor negative effects. However, this effect is uncertain as safeguards during construction may retain the quality of the agricultural land for future use agricultural (-?). Land north of Old Liverton Road would utilise less than 1ha of Grade 3 land, so would result in a negligible effect on land resources (0). Both sites are within a Minerals Safeguarding Area for ball clay resource, and development could have a minor negative effect on the sterilisation of the resource. However, in the absence of a Mineral Resource Assessment to demonstrate whether there is potential economic value, this effect is uncertain (-?). Overall, both sites have the potential to have minor negative effects, but these effects are uncertain.

G. WATER RESOURCES	-?	0	There are no watercourses on or adjacent to the Land north of Old Liverton Road, resulting in negligible effects on water quality. The site considered suitable for development at Land to the west of Benedict's Bridge (that is, the area to the north of Liverton brook, outside Flood Zones 2 and 3), does not lie immediately adjacent to a watercourse, as the flood zones provide a buffer. However, runoff from the site would flow downhill to the Brook if not properly managed and has the potential to have a minor negative effect on water quality. This effect is uncertain as it may be overcome through the use of SUDS (-?).
H. HOMES	+	+	Sites would deliver between 7 and 41 homes each, scoring a minor positive effect (+), as they will provide for market development, and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply.
I. HEALTH	++	++	Both sites lie within 800m of an entrance into Great Plantation, a forested area with public access, footpaths and cycle trails. In addition, Land to the west of Benedict's Road is within 400m of a footpath leading to Old Liverton, which further links to footpaths towards the open moor. Although the local footpaths and cycle trails are more likely to be used for recreation than active travel, the proximity of the sites could have significant positive effects on the health of occupiers of either site (++). Neither site is sufficiently large to be like to include active travel routes, scoring a negligible effect (0).
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). Liverton scores 29,432, which is less deprived than the Devon average and effects of development on either site would be negligible (0).</p> <p>Both sites lie within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated.</p>

			Overall, both sites have a minor negative effect on wellbeing, although this could be a temporary effect (-).
K. ACCESS TO SERVICES	+/-	+/-	Both sites lie adjacent to the defined village of Liverton, where day-to-day services are provided for, scoring a minor positive effect (+). Land west of Benedict's Road is also within 1km of the local Primary School at Blackpool, however, this potential positive effect is uncertain, as capacity within the school is likely to change over time (+?). Although Land north of Old Liverton Road lies just beyond 1km of the school (1.15km), it scores an uncertain minor negative effect, due to this slightly reduced accessibility (-?). There are additional shopping facilities within 1km of both sites at Trago Mills. There is access to superfast broadband (download) and standard broadband upload connections, scoring a minor positive effect (+). Neither site is of a sufficient size to provide for a new school, scoring a minor negative effect. Overall, there could be a mixed effect from the development of both sites, with Land west of Benedict's Road performing slightly better as it is closer to the school, although the scores are the same.
L. JOBS AND LOCAL ECONOMY	++	++	Both sites lie within 1km of Liverton Business Park and, whilst both sites lie more than 1km from the employment site at Heathfield Industrial Estate (approx. 1.9km), they are both within 1km of the shopping centre at Trago Mills, where employment opportunities exist. This proximity to a variety of employment opportunities could result in significant positive effects (++), despite the fact that neither site would be sufficiently large to provide on site employment, which would have a negligible effect (0).
M. TOWN CENTRES	-	-	Neither site is adjacent to a Main Town or Exeter, scoring a minor negative effect (-) in relation to supporting vibrant and vital town centres. Although there is a fairly frequent (every 2 hours) bus service to Exeter and Plymouth, bus access to Newton Abbot, the closest Main Town, is less frequent (2 buses a day).
N. CONNECTIVITY AND TRANSPORT	+/-	+/-	Neither site is within 1km of a station. Both sites are within 500m of a bus stop. Bus stops are served by a combination of both frequent and infrequent bus services. Whilst the bus service between Exeter and Plymouth runs every 2 hours (frequent), the bus service to the nearest town of Newton Abbot runs only twice a day (infrequent). Therefore, the sites result in a mixed score of +/- due to this difference in bus service provision.

Ogwell Site Options

1. Mill Lane, East Ogwell

SA Objective	1. Mill Lane	Comments
A. NATURAL ENVIRONMENT	-	<p>The site lies within the South Hams SAC Landscape Connectivity Zone and 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.</p> <p>The eastern arm of the site is adjacent to East Ogwell Village Green Unconfirmed Wildlife Site (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 could be mitigated. 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 effect (-).</p> <p>The site is more than 1km from an AQMA, and any development would not result in any notable increase in traffic within an existing AQMA, resulting in only 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 not large enough to necessitate provision for a green infrastructure, which will have a minor negative effect on the natural environment (-).</p>

		Overall, the development of the site has the potential for a minor negative (-) effect on the natural environment.
B. LANDSCAPE	0	The site lies within the 10km buffer zone of Dartmoor National Park (DNP) and South Dartmoor Woods Special Area of Conservation (SAC). However, the impact on the setting of this protected landscape is limited, as the site is located on the outer edge of the buffer zone, has the potential for only a low yield, and is connected to an existing residential area. This limited impact on DNP and the SAC mean that there is a negligible effect (0).
C. HISTORIC AND BUILT ENVIRONMENT	-	There are no Grade I, II* or II listed buildings on the site. However, there is a Grade II listed building adjacent to the site. Any impact on this heritage asset is difficult to determine at this stage in the absence of details of the scale, layout and design of development. Therefore, there is the potential for a minor negative effect on the historic environment (-).
D. CLIMATE CHANGE MITIGATION	-	The site lies 1-5km from Newton Abbot. It is less than 5km from a railway station, is within 500m of a bus stop, served by infrequent buses (approx. hourly only at peak times) and does not have an existing cycle route within 1km. Overall, development of the site is likely to have a minor negative effect in relation to climate change mitigation due to the distance from public transport options (-).
E. CLIMATE CHANGE ADAPTATION	-	The site lies within Flood Zone 1. As the site is entirely greenfield land outside of flood zones 3a and 3b, it is likely to have an uncertain minor negative (-) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid nearby areas of flood risk.
F. LAND RESOURCES	0	The site comprises less than 1ha of Grade 3 agricultural land and is therefore deemed to have a negligible effect (0). The site lies within a Minerals Consultation Zone, but its small size negates the need for this to be formally considered and scored as part of this SA.
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 6 and 10 homes, scoring a minor positive effect (+).
I. HEALTH	+	The site lies within 800 m of an area of major open space and is within 400m of a walking path that connects to this space, so will have a minor positive (+) effect.
J. WELLBEING	0	Where development is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally (as a result of increased investment, creation of new jobs, services and facilities, etc). The Index of Multiple Deprivation (IMD), which looks at a 'basket' of indicators, including education, income, health, housing, and employment down to neighbourhood level (Local Super Output Area – LSOA).

		The average IMD ranking for Devon in 2019 was 14,246 (out of 30,000, with 1 being the most deprived). The site lies in a Lower Super Output Area (LSOA 13A) that has an IMD score of 16,006, which is less deprived than the Devon average and effects of the development would be considered negligible (0).
K. ACCESS TO SERVICES	+	The site is adjacent to East Ogwell Village and is within 1km of a primary school (Canada Hill), both these factors have a minor positive effect (+). Ogwell has superfast broadband (30-300mbps) available, so this has a minor positive (+) effect. Overall, the site could have a minor positive effect.
L. JOBS AND LOCAL ECONOMY	-	The site's location will support existing local services in Ogwell Village, but is too small to include a component of employment land, which would have a negligible effect (0). The site is more than 1km from the nearest employment site (proposed employment site within the NA3 allocation) which would have a significant negative effect (--). Overall the site has a minor negative effective on jobs and the local economy.
M. TOWN CENTRES	-	As the site is not located adjacent to a main town, its ability to support the vitality of the town centre would be limited, which would have a minor negative effect (-).
N. CONNECTIVITY AND TRANSPORT	--	This site location is more than 1 km from Newton Abbot railway station and is less than 500 m from a bus stop (that connects to Newton Abbot and Totnes), and at present does not have a cycle route within 1 km. This means that the site is likely to have a significant negative (--) effect in relation to connectivity and transport, due to distance from sustainable transport options.

Starcross Site Options

1. Staplake Road
2. Land at Brickyard Lane

SA Objective	1. Staplake Road	2. Land at Brickyard Lane	Comments
A. NATURAL ENVIRONMENT	--/+?	+/-?	<p>Both sites are within the Landscape Connectivity Zone associated with the South Hams SAC, with the potential for minor negative effects, although these may be mitigated, so the effect is uncertain (-?). The land at Staplake Road lies within 250m of the Exe Estuary/SSSI, with potential for significant negative effects, although these may be mitigated so the effect is uncertain (--?). Brickyard Lane lies within 400m of the Exe Estuary/SSSI with potential for uncertain minor negative effects (-?).</p> <p>Both sites contain Priority Habitats and have potential for European Protected Species to be present, which has the potential for minor negative effects from loss of habitats, however any negative effects may be mitigated through the retention of natural features, so the effect is uncertain (-?). Staplake Road is within a Rebuilding Devon Nature Map and Brickyard Lane is partly within this, but is also an Unconfirmed Wildlife Site for possible semi-improved grassland. These could have minor negative effects, but the effects are uncertain, as they may be mitigated.</p> <p>Both sites would be required to provide Natural Infrastructure, which would have a minor positive effect on the natural environment (+).</p> <p>Neither site is within 1km of an AQMA or likely to result in increased traffic within an AQMA, having likely negligible effects (0).</p> <p>There is a potential for mixed effects in relation to the natural environment, with greater potential for harm from development of Staplake Road as it is closer to the Exe Estuary.</p>

B. LANDSCAPE	0	0	Although both are adjacent to the Undeveloped Coast designation, neither is within it, with the exception of 0.1ha of the Brickyard Lane site, which overlaps the adjacent designation. This represents such a small part of the site that the impacts on the Undeveloped Coast designation from development of either site would have negligible effects on the designation (0). Neither of the sites are within 1km of Dartmoor National Park, Exeter City or the historic landscapes of Mamhead, Oxton, Powderham or Haldon. There are no local landscape issues, with all sites being capable of being integrated within the village.
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	There are no Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Conservation Areas on either site, but both sites are within 1km of Grade I Listed Starcross Pumping Station, scoring an uncertain minor negative effect (-?), although, due to the presence of development between the sites and the Grade I Listed Building, negative effects are unlikely. Both sites are within 3km of numerous heritage assets, including Grade I and Grade II Listed Buildings and the Registered Park and Garden of Powderham, with the potential for minor negative effects, although these are uncertain (-?).
D. CLIMATE CHANGE MITIGATION	++/--?	++/--?	Both sites are within 500m of a bus stop, served by peak hours and frequent bus services, and within 1km of a station, scoring a significant positive effect from the opportunities for sustainable travel (++). Both sites are also within 1km of a national cycle route, National Cycle Route 2, which links to Exeter. Whilst both sites benefit from opportunities for sustainable travel, due to their small size they are unlikely to provide Green Infrastructure to support sustainable travel networks on site, scoring an uncertain significant negative effect (--?). Therefore, overall both sites score a mix of uncertain significant negative effects and uncertain significant positive effects.
E. CLIMATE CHANGE ADAPTATION	-?	-?	Both sites comprise greenfield land and both are within Flood Zone 1. The use of greenfield land has the potential for minor negative effects in relation to surface water run off, however, these may be mitigated by SuDS, scoring an uncertain minor negative effect (-?:) However, both sites are also constrained by tide locked outfalls, which are considered to result in potential minor negative effects in relation to flooding. These effects are uncertain, as mitigation may be possible (-?).
F. LAND RESOURCES	0	-?	Both of the sites utilise Grade 1 agricultural land, but Staplake Road, being less than 1ha in size has a negligible effect (0), whereas Brickyard Lane is between 1ha and 5ha in size, and has potential for minor negative effects. However, this effect is uncertain as safeguards during construction may retain the quality of the agricultural land for future use agricultural (-?). Neither of the sites are affected by minerals constraints.
G. WATER RESOURCES	0	0	There are no watercourses within or immediately adjacent to either of the sites, scoring a negligible effect (0).

H. HOMES	+	+	Staplake Road`s capacity of between 10 and 25 homes and Brickyard Lane`s capacity of 27 – 40 homes score a minor positive effect (+), as they will provide for market development, and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply.
I. HEALTH	++	+	Both sites are within 800m of major open space (including the recreation ground and coast) and Staplake Road is within 400m of National Cycle Route 2, scoring a significant positive effect (++). Brickyard Lane lies just over 400m from a National Cycle Route scoring a minor positive effect (+). Both sites have a negligible effect on health in terms of on site active travel infrastructure (0). Therefore, Staplake Road performs slightly better with regard to health, due to its proximity to the National Cycle Trail. However, this is marginal, as Brickyard Lane lies approximately 420m from the cycle route.
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). Starcross scores 20, 397, which is less deprived than the Devon average and effects of development on either site would be negligible (0).</p> <p>Both sites lie within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated.</p> <p>Overall, both sites have a minor negative impact on wellbeing, although this could be a temporary effect (-).</p>
K. ACCESS TO SERVICES	+	+	Both sites adjoin the existing Defined Village of Starcross, and both sites are within 1km of a Primary School, scoring a minor positive effect (+). Both sites have access to Superfast download broadband and standard upload broadband, having a mixed minor positive and negligible effect in relation to both sites. Overall, both sites score a minor positive in relation to access to services (+).
L. JOBS AND LOCAL ECONOMY	--	--	Neither site is within 1km of an existing or proposed employment site or adjacent to a Main Town or Exeter, so although there are limited employment opportunities in the village, both sites score a significant minor effect (--). Neither site is of sufficient scale to provide on-site employment.

M. TOWN CENTRES	-	-	Neither site is adjacent to a Main Town or Exeter, scoring a minor negative effect (-). However, the availability of a rail service into Exeter, Dawlish and Teignmouth and, the off road cycling opportunities, would encourage travel to the city and nearby Main Towns.
N. CONNECTIVITY AND TRANSPORT	++	++	Both sites are within 1km of a railway station and 500m of a bus stop with a frequent service scoring a significant positive effect (++)

Tedburn St Mary Site Options

1. Land at Lower Uppacott
2. Land at Great Uppaton Farm
3. Land to North of Westwater Hill
4. Land east of Cheriton Cross

SA Objective	1. Lower Uppacott	2. Great Uppaton Farm	3. North of Westwater Hill	4. East of Cheriton Cross	Comments
A. NATURAL ENVIRONMENT	+/-?	+/-?	+/-?	+/-?	<p>All of the sites are within 10km of Souh Dartmoor Woods SAC, and all sites, with the exception of Land north of Westwater Hill, contain Priority Habitats, scoring a minor negative effect, although this effect is uncertain as mitigation may overcome effects, such as the retention of hedges, or buffer zones (-?). Great Uppaton Farm has been identified as a potential RIGS site for potential geological exposures, but this scores an uncertain minor negative also and does not affect the overall score of the site (-?).</p> <p>There are no nearby AQMAs, however, development on any of the sites could increase car travel into Exeter, where streets including Okehampton Road, Cowick Street and Buddle Lane are within an AQMA. However, this effect is uncertain given the distance of the sites from the City and the public transport options available (-?).</p> <p>All sites will be required to provide for green infrastructure, which will have a minor positive effect on the natural environment (+).</p> <p>Overall, all sites score a mix of uncertain minor negative effects and minor positive effects.</p>

B. LANDSCAPE	0	0	0	--?	Cheriton Cross site lies adjacent to Dartmoor National Park boundary, where development has the potential to harm the protected landscape, however this effect is uncertain, as it may be overcome through good design and landscaping. Nevertheless, Cheriton Cross scores an uncertain significant negative effect (--?). All other sites within Tedburn St Mary lie more than 1km away from Dartmoor National Park, having negligible effects (0). None of the sites is within 1km of Exeter City, or the historic landscapes of Oxton, Mamhead, Powderham and Haldon, or within (or close to) Undeveloped Coast designation.
C. HISTORIC AND BUILT ENVIRONMENT	-?	-?	-?	-?	None of the sites contains any designated heritage asset, but all sites are within 3km of a heritage asset, scoring an uncertain negative effect (-?). Land at Great Uppaton Farm lies closest to any designated heritage asset, being adjacent to Grade II Listed Hores Uppacott and Upcott, and this site, along with and north of Westwater Hill are within 1km of a Grade II* Listed Building, the Church of St Mary, which lies to the west of Tedburn St Mary at Town Barton. This does not affect the scoring of the sites and all are considered to have potential for an uncertain minor negative impact, which may be overcome through design and layout details.
D. CLIMATE CHANGE MITIGATION	--?/+	--?/+	--?/+	--?/+	All of the sites lies a distance of more than 5km from Exeter or a Main Town, scoring a significant negative effect, which is uncertain, as the provision of additional sustainable travel links could mitigate this effect (--?). However, all sites are also within 500m of a bus stop, with frequent bus services, including peak hours services, to Exeter, scoring a minor positive effect (+). In addition, all sites lie within 1km of National Cycle Route 279, which links Exeter to the east with Okehampton to the west. Overall, all sites have mixed effects on climate change mitigation.
E. CLIMATE CHANGE ADAPTATION	-?	-?	-?	-?	All of the sites are greenfield sites within Flood Zone 1 and contain no areas of Flood Zones 2 or 3. Subject to the use of SUDS, which may mitigate effects, the development of these sites has the potential to have uncertain minor negative effects on surface water run off (-?). None of the sites is within a Critical Drainage Area.
F. LAND RESOURCES	-?	-?	0	-?	Development on Lower Uppacott and Great Uppaton Farm would utilise between 1-5ha of Grade 3 agricultural land, scoring a minor negative effect, however, this effect would be uncertain as safeguards during construction may retain the quality of the agricultural land for future use (-?). Whilst the site at Cheriton Cross is larger than 5 ha, it has been agreed that only a small development of 20 homes would be acceptable, and therefore, the area of the site is likely to be between 1-5ha. The site is Grade 3 agricultural land and its use would score an uncertain minor negative effect, for the reasons above (-?). Development of land north of Westwater Hill would use less than 1ha of Grade 3 agricultural land and scores a negligible effect (0). None of the sites lie within a Minerals Safeguarding Area.

G. WATER RESOURCES	0	0	0	-?	None of the sites within Tedburn St Mary contains or lies adjacent to a watercourse, scoring a negligible effect (0). Land east of Cheriton Cross is bounded by a small watercourse along the south. Given that only a small part of the larger site would be considered for development, this is unlikely to be affected, nevertheless, development has the potential to result in an uncertain minor negative effect on water quality (-?>).
H. HOMES	+	+	+	+	Sites would deliver between 7 and 66 homes each, scoring a minor positive effect (+), as they will provide for market development, and include a proportion of affordable homes and sites for people wishing to build their own home, which helps to diversify supply.
I. HEALTH	++	+	+	+	<p>Lower Uppacott lies immediately adjacent to Tedburn St Mary recreation field, which includes a small park, tennis courts and a cricket club and is within 400m of National Cycle Route 279, which links to Exeter to the east and Okehampton to the west, scoring a significant positive effect in relation to health (++). Whilst Great Uppaton and Land north of Westwater Hill are both within 800m of the entrance to the recreation field, the entrance track to the park is 180 metres long, so the facilities are slightly further, resulting in sites at Lower Uppacott and north of Westwater Hill falling slightly outside the 800m distance to major open space. However, both sites are within 400m of the national cycle route, scoring a minor positive effect (+).</p> <p>Land east of Cheriton Cross lies within 800m of a small park, but this would not be considered as major open space, however, it does lie adjacent to National Cycle Route 279, scoring a minor positive effect (+).</p> <p>In addition, Great Uppaton has sufficient capacity to provide some on site active travel, scoring a minor positive (+).</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). All the sites are within an area with a score of 20, 397, which is less deprived than the Devon average and effects of development on either site would be negligible (0).</p>

					<p>All sites lie within 100m of existing residential development and could result in potential minor negative effects on amenity of existing residents as a result of increased noise and light pollution, particularly during the construction phase of development (-) as longer term effects could be mitigated.</p> <p>Overall, both sites have a minor negative impact on wellbeing, although this could be a temporary effect (-).</p>
K. ACCESS TO SERVICES	+/-	+/-	+/-	+/-	<p>All of the sites are adjacent to a defined village with day-to-day services and facilities (Tedburn St Mary in Teignbridge or Cheriton Bishop in Mid Devon), scoring a minor positive impact (+). In addition, all sites are within 1km of a primary school, resulting in minor positive effects, although these effects are uncertain as capacities of local schools may change over time (+?). All sites have access to superfast broadband, scoring a minor positive effect (+), but none of the sites is large enough to accommodate a new school, scoring a minor negative effect (-).</p> <p>Overall, there are mixed effects in relation to access to services, as all sites are close to existing services, but are not of a sufficient size to provide new schools.</p>
L. JOBS AND LOCAL ECONOMY	--	--	--	--	<p>None of the sites is within 1km of an existing or proposed employment site, or adjacent to a Main Town or Exeter. This limits the job opportunities available to prospective occupiers of the sites and has significant negative effects in relation of jobs and the local economy (--). In addition, Land north of Westwater hill operates as a garage and, although it is unclear whether this would remain or close, there is a potential for a significant negative effect – although this is uncertain as the garage may remain open and only land to the west developed. None of the sites is large enough to provide for employment on site, having a negligible effect (0).</p>
M. TOWN CENTRES	-	-	-	-	<p>None of the sites is adjacent to Exeter or a Main Town, scoring a minor negative effect in relation to support viable and vital town centres (-). However, all of these sites are likely to rely on the high level services and employment opportunities provided by Exeter, which can be accessed by public transport or a National Cycle Route.</p>
N. CONNECTIVITY AND TRANSPORT	+	+	+	+	<p>Whilst none of the sites is within 1km of a station, all of the sites lie within 500m of a bus stop with frequent bus services, including peak hours services, to Exeter, scoring a minor positive effect (+). In addition, all sites lie within 1km of National Cycle Route 279, which links Exeter to the east with Okehampton to the west, widening the options for sustainable travel.</p>

