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# **SA Report for the GESP Policies and Site Options Consultation Document**

**Final Report**

**Appendices**

Prepared by LUC  
June 2020

**Project Title:** Sustainability Appraisal of the Greater Exeter Strategic Plan

**Client:** East Devon District, Exeter City, Mid Devon District and Teignbridge District Councils

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# SA Report for the GESP Draft Policies and Site Options Consultation Document

## Final Report

## Appendices

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## Appendix 1

### Consultation Responses Received in Relation to the SA Scoping Report (February 2017)

**Table A1.1: Consultation comments received in relation to the GESP SA Scoping Report received up to May 2017 and how they have been addressed in this SA Report**

*Issues the consultation was seeking to consider:*

- Are the policies, plans, programmes, strategies and initiatives (PPPSIs) reviewed appropriate?
- Are there any other baseline indicators which should be used to provide useful information?
- Are the sustainability issues identified considered appropriate?
- Do the SA objectives cover all necessary issues?

Name / Organisation	Summary of Comments	GESP Councils Officers' Response <sup>1</sup>
Abbotskerswell Parish Council and Wolbourn Residents Association.	<ol style="list-style-type: none"> <li>1. The document refers to the importance of the SH SAC but fails to recognise significant areas of Teignbridge (and Torbay) with designated roosts, critical flyways and foraging grounds. It is important that the GESP acknowledges and reflects the SHSAC sustenance zones and flyways, and the many satellite roosts vital to the integrity of the SHSAC. These designated environmental areas must be protected against significant development and be "conserved and enhanced", as stated in the GESP Issues consultation document and NPPF Paragraph 114.</li> <li>2. The document recognises sites currently designated with a high level of protection (e.g. County Wildlife Sites, SSSI's, AGLV, Historic Sites, etc). There are numerous other sites which are of also of significance but to date have not received designation. It is important to identify these and, where possible designate them, to avoid future conflicts or their loss.</li> <li>3. The document recognises that 23% of the population are over 65. This significant group numerically are being ignored in terms of the provision of new housing. There must be an opportunity to free up larger residences if more bungalows etc. are built, preferably in "retirement" communities. Housing affordability is a major problem in an area with generally low income levels and high house prices. Many of the new housing developments are selling at "market" prices, substantially more than an acceptable mortgage multiplier. Switching the emphasis of some new development to the older generation would free up the wider housing market which in turn would allow lower value properties to become available to first-time buyers.</li> <li>4. Social Housing – There is a clear need to meet the housing needs of all in our communities. There is no mention of core social housing need, previously called council housing; this is probably the most urgently needed category. Affordable</li> </ol>	<ol style="list-style-type: none"> <li>1. The South Hams SAC is discussed alongside the other biodiversity assets in the plan area in <b>Appendix 3</b> of this SA Report. If further relevant evidence is produced through the Habitat Regulation Assessment at any stage this will be incorporated into the SA baseline data.</li> <li>2. The document is seeking to establish a baseline for assessing the plan as it is being prepared. If there is no data available on locally important sites it is challenging to consider these. Evidence should also be proportionate.</li> <li>3. Comment noted.</li> <li>4. Noted. Evidence on the affordability of affordable housing will be sought.</li> <li>5. Noted.</li> <li>6. Noted.</li> <li>7. The SEA will consider impacts of the plan (at each stage), including transport matters.</li> <li>8. The SEA is unable to review all existing footpaths and cycle routes, and this level of evidence is not considered</li> </ol>

<sup>1</sup> The GESP Council Officers prepared the SA Scoping Report and these responses to the consultation comments received. However, the LUC SA team has addressed those comments that relate to updating baseline information, plans and programme reviews and amending SA objectives in this latest version of the SA Report, therefore, the LUC SA team has updated page and Appendix number references to reflect where the information is now contained in this SA Report (rather than where it was presented in the SA Scoping Report).

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	<p>housing is not affordable for many people when ratios of house price to earnings often exceed 8-10 times local wage rates and rents take up 50-60% of net income. This lack of social housing needs to be addressed as a pre-requisite core infrastructure requirement for the GESP.</p> <ol style="list-style-type: none"> <li>Agree that employment land should be focussed on extending existing business areas where there is already better infrastructure and ease of transport.</li> <li>Teignbridge generally and Newton Abbot particularly have become dormitory towns for Exeter, Plymouth and Torbay. This has long-term social and environmental implications which need to be addressed at the draft plan stage.</li> <li>The document notes the growth in van traffic. This is putting considerable strain on many of the GESP area's minor roads, designed for horses and carts and not modern vehicles. The Plan should consider the wider infrastructure as well as that associated with development sites.</li> <li>The extension of cycle routes and footpaths is an essential element if there is to be any change in culture away from the motor vehicle. This should include a review of all existing such routes as many are inadequate, dangerous, particularly narrow shared cycle/pedestrian routes and narrow pavements beside fast moving traffic, or simply non-existent.</li> <li>The Travel to Work Areas are in many cases a driver of increased vehicle use, particularly as new developments, be they business or residential, move further out from the centre and thus the communication hubs. With widely distributed pockets of development around Newton Abbot, the provision of economic bus services becomes more challenging.</li> <li>Flood risk is likely to become an increasing problem. This must lead to land allocations avoiding flood plains and hillsides where there are existing developments downstream.</li> </ol>	<p>proportionate to the task.</p> <ol style="list-style-type: none"> <li>Comment noted</li> <li>Flood risk is discussed in <b>Appendix 3</b>. Evidence emerging from the Strategic Flood Risk Assessment will be used to inform the plan.</li> </ol>
Blackdown Hills AONB Partnership	<ol style="list-style-type: none"> <li>Scant reference to AONBs in the area, and we would wish to ensure that proper regard is had to these nationally important designations.</li> </ol>	<ol style="list-style-type: none"> <li>Noted. Further baseline information has now been included in the baseline evidence section of this report at <b>Appendix 3</b>.</li> </ol>
Savills on behalf of Bloor Homes	<ol style="list-style-type: none"> <li>Stage B <i>Developing and Refining Options</i> must test all options rather than only considering a reduced range of options which may have been 'shortlisted' by the Councils through the wider plan making process. The testing of all the options available will ensure that the evidence base clearly demonstrates how any preferred options selected by the Councils meet the test of soundness in accordance with paragraph 182 of the NPPF.</li> <li>Baseline - The inclusion of current plans and policies, notably existing local plans, as part of the baseline is supported. The levels of growth planned, including allocations, alongside infrastructure which has been secured either individually or within development proposals, should be considered as part of the baseline. This will ensure</li> </ol>	<ol style="list-style-type: none"> <li>The SA will test all reasonable alternative options – <b>Chapters 4 and 5</b> present the SA findings of the policy and site options, and <b>Appendix 7</b> provides the audit trail of Councils' reasons for selecting or discounting each option considered.</li> <li>Noted – it is agreed that existing plans and allocations should be referenced and these are now detailed as part of the review of plans, policies and programmes</li> </ol>

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	that where opportunities exist for additional growth within these locations, supporting by already planned infrastructure, that these are appropriately assessed in the SA/SEA.	and baseline evidence in <b>Appendices 2 and 3</b> . Local Plans of the surrounding local authority areas have also been included in <b>Chapter 3</b> . Secured / planned infrastructure improvements identified within Infrastructure Delivery Plans have been included in the review of plans, policies and programmes in <b>Appendix 2</b> .
Mr Mark Brown	<ol style="list-style-type: none"> <li>1. It is good and thorough. I would very much like to see a firm commitment to phase out the use of glyphosate in the near future, and also a phasing out of any pension holdings in fossil fuel stocks.</li> </ol>	<ol style="list-style-type: none"> <li>1. The SA does highlight the impact of agricultural chemicals on water quality as part of the baseline evidence in <b>Appendix 3</b>. However, it should be noted that the use of herbicides and the way pensions are invested are not within the scope of the land-use plan.</li> </ol>
Alex Gandy on behalf of Dartmoor National Park Authority	<ol style="list-style-type: none"> <li>1. Landscape / Historic Environment - The potential impact of development in the GESP on the quality and character of the National Park should be identified as a key issue to be assessed as part of the SA, as well as potential impacts on the setting of heritage assets, particularly Conservation Areas, close to the National Park boundaries. Of particular concern is the potential for development, particularly that relate to housing, renewable energy and other major proposals, to impact on the National Park's views, landscape setting and landscape character.</li> <li>2. Housing - Dartmoor's status as a National Park and its statutory purposes mean that it has limited land supply and is not a suitable place for large scale development, as reflected in the NPPF para 14 (footnote 4). The GESP should recognise its role in relieving development pressure on the National Parks as an important principle of delivering sustainable development in the region.</li> <li>3. Access to open space - The National Park provides significant opportunities for access and recreation, with a large rights of way network and areas of open access. This brings with it obvious benefits for health and wellbeing for the region. However there is concern over the potential cumulative impact of increased recreational pressure in the National Park arising from the scale of growth in surrounding areas given the growth ambitions of Plymouth and the Greater Exeter area. Of particular concern is the damage and disturbance of wildlife sites from development which increases recreational use and leads to isolation and fragmentation of habitat.</li> <li>4. Tourism - With regards tourism it is unclear whether the higher tourism figures reported in Teignbridge are due to the inclusion of Dartmoor National Park. Any inclusion of the National Park in these figures should be recognised, together with the likely increase in tourism which will result from housing development in the plan area</li> </ol>	<ol style="list-style-type: none"> <li>1. The SA does consider landscape impacts and specialist advice from landscape professionals in the Councils has informed the appraisal of the site options. The landscape sensitivity assessment work provided by LPA officers which has informed the appraisal of sites in relation to the assumption for SA objective 2: landscape is considerate of landscape designations covered by the Local Plans. This includes the AONBs and Coastal Preservation Areas. Landscape impacts will include any impacts on Dartmoor. The SA Framework now explicitly includes reference to potential effects on the AONBs and National Park as part of the factors considered under SA objective 2.</li> <li>2. The GESP Councils recognise this and all parties will continue to co-operate to deliver shared objectives.</li> <li>3. The GESP will include a Habitats Regulations Assessment process, led by specialists and ecologists, to understand likely impacts (and mitigation measures)</li> </ol>

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	<p>and an assessment of the impact this may have.</p> <ol style="list-style-type: none"> <li>5. Water quality / Flood Risk - Dartmoor is the source of 45% of South West Water's supply. A number of rivers rise on Dartmoor and flow into the GESp area. Flood risk is a potential cross-boundary issue, although the scale of development in the National Park is not likely to give rise to significant flood risk downstream. However there could be significant opportunities for natural flood management upstream within the National Park to reduce or mitigate flood risk within the GESp area. The Environment Agency is currently putting together a proposal for a programme of work to investigate flood management including the whole of Dartmoor NP, but with a particular focus on the Teign and Dart river catchments.</li> <li>6. Air quality &amp; emissions / Nature - The scoping report should identify potential impacts on Dartmoor's habitats. Vehicle emissions are a contributing factor to nitrogen deposition and significant increases in traffic volumes in the vicinity of important habitats is likely to have a negative impact. The cumulative impact of increased traffic volumes over the plan period is likely to be most significant along the A38 corridor, given Greater Exeter and Plymouth's growth aspirations.</li> <li>7. Table 3 – sustainability issues - We would like to see potential impacts on Dartmoor National Park identified, particularly the impact of development on the special qualities and setting of the National Park and heritage designations, as well as views from the National Park. The potential cumulative effects of development leading to increased recreational pressure on the National Park should also be reflected in table 3.</li> <li>8. Areas of particular environmental importance - Para 3.11 – although this section is focusing on European designated sites, we would expect to see recognition of the close proximity to the two National Parks and AONBs.</li> <li>9. Sustainability objectives - The SA framework objectives and monitoring indicators should include assessment of potential impacts on the National Park as highlighted above.</li> </ol>	<p>on protected species and habitats.</p> <ol style="list-style-type: none"> <li>4. It is not known if the tourism figures include the DNP area. Clearly Dartmoor is a significant attraction. An assessment of recreational impacts on protected habitats (including on Dartmoor) will form part of the HRA.</li> <li>5. Comments noted. This matter will be considered by the Green Infrastructure team.</li> <li>6. The scoping report was set out to establish the Sustainability Objectives based on readily available data. Later work in the plan making process has looked at more detailed potential impacts, based on growth options. This included potential effects on air quality and biodiversity through SA objectives 1 and 10.</li> <li>7. The key sustainability issues for plan area (see <b>Chapter 3</b> in this SA Report) have been updated in this SA Report to reflect the potential for impacts of development on the specially designated landscapes within the AONBs and National Parks. The key sustainability issues also include the potential for impacts as a result of development on heritage assets and their respective settings. The potential for adverse increases in terms of recreational pressures have also been identified in relation to the Dartmoor National Park as part of the key sustainability issues. Impacts on the Dartmoor National Park including its special qualities and setting have been considered as part of the appraisal work through SA objective 2 with reference to the national park included in the factors. Impacts on heritage assets have been considered separately through SA objective 3. This</li> </ol>

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		<p>separation of objectives is in line with the SEA topics and is to avoid numerous mixed effects being identified.</p> <p>8. The sites identified as being with a 20km radius of the plan boundary by definition will incorporate a significant area of Dartmoor.</p> <p>9. The SA Framework now includes reference to potential effects on the AONBs and National Park as part of the factors considered under SA objective 2.</p>
Highways England	1. Support of sustainable transport modes and willingness to work together.	1. Noted.
Mr Richard Eley	<p>1. Increased productivity can lead to unemployment and increased deprivation, and negative economic growth. The HotSW has recently produced some very misleading statistics which underline these misperceptions. Increased productivity is only guaranteed to be beneficial, where all other factors are equal, which is very rarely the case. Productivity should be examined, and policies should be considered, but it is not a 'holy grail'.</p> <p>2. The reason why there has been so little take up of allocated employment land is twofold: firstly, there is not a close relationship between plan-allocated employment land and economic activity. Allocating employment land does not ensure economic growth! It is a small factor. Creating the right business environment is much more important. So it is better to dual the A303 than put an employment site at the end of it whilst it remains single carriageway. Secondly, there is simply not the demand, and there has been a big over-allocation in Greater Exeter. We are now running 30% below the economic activity predicted for East Devon, and the gap will continue to grow.</p> <p>3. We have allocated employment land to meet housing allocations and we are now proposing housing allocations to meet employment land allocations. To some extent, these needs are 'phantom'. This especially applies to housing need which is exaggerated through poor record-keeping. EDDC's housing list fell dramatically when they started ringing up individuals and found that they were on the list but no longer in need.</p> <p>4. Perhaps the biggest myth is that house prices will fall if we build more. This is not in fact the case, beyond a very long term relationship between supply and demand. High house prices are a result of macro-economic circumstances not new build rates. Government policy today is specifically designed to avoid a significant slump in house prices. So building houses to lower prices flies in the face of what central government</p>	<p>1. Noted. It is important the SA considers both the potential positives and negatives of increased productivity. (Negatives may include environmental consequences, unemployment, and risk that the increases in productivity go into profits rather than increased wages.)</p> <p>2. Comments noted.</p> <p>3. The GESP will be developed in light of a robust and up to date evidence base including an objectively assessed housing needs assessment, and economic development needs assessment. These will consider growth trends and delivery mechanisms for employment uses.</p> <p>4. There is a relationship between the balance of housing supply and demand and house prices, albeit that there are other factors which also impact on house prices.</p> <p>5. Comment noted.</p> <p>6. The SA baseline in <b>Appendix 3</b> of this SA Report presents the <i>Percentage of Car Ownership</i> statistics, and <i>Number of Shopping Trips</i> statistics. The SA baseline does not currently include specific</p>

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	<p>is currently seeking.</p> <ol style="list-style-type: none"> <li>We need to be very careful about the use of employment statistics: NOMIS stats are very unreliable at local level. This led EDDC to claim that East Devon had unemployment rates of 7% when they were in fact 2%: this affected policy.</li> <li>The car congestion statistics look very poor, and reflect Sustrans preoccupations with travel to work scenarios. I recognise that you can only publish statistics that are available, but more useful material would be provided by comparing DCC traffic counts over recent times on the same stretches of road. These, I suspect would show congestion growth, rather than traffic decline. I assume suitable material is available.</li> <li>The Plan needs to be evidence-based, no doubt. But evidence is not always reliable. It is often biased, and often flawed. Importantly, it can be misinterpreted by those who do not have statistical background and qualifications. So evidence is important, but it is not the be all and end all. And its quality is uncertain.</li> <li>The Plan looks like it will over-state the importance of Exeter. Market and coastal towns need to be given greater emphasis in GESP.</li> <li>There is no conflict between economic growth and the protection and enhancement of the environment. The two are positively interconnected. So protection of the environment will lead to economic growth. The Plan quite incorrectly insists the two objectives are in conflict, represented by an 'x' in the 'scoring system'. Economic growth is stronger within National Parks than outside them. A main objective of the GESP should be to achieve economic growth and improve the environment.</li> <li>The Plan confirms the importance of SMEs, but there does not appear to be much representation of this vital group, who are the backbone of the local economy. There needs to be organised SME input to the Plan. Unfortunately, our LEP does not have any SME representation and refuses to allow SMEs to join the Board, so there is no voice for this sector.</li> </ol>	<p>'congestion' statistics.</p> <ol style="list-style-type: none"> <li>Comment noted.</li> <li>Comment noted.</li> <li>It is accepted that 'Jobs and Local Economy' will not have exclusively negative impacts on the Natural Environment. However, on balance there are likely to be equal or more negative than positive consequences, such as development of land. Scoring in matrix will be amended to reflect this. The compatibility testing of the SA objectives originally presented in the SA Scoping Report is not a requirement of the environmental report. As such it is not re-presented in this SA Report.</li> <li>Comments noted.</li> </ol>
Environment Agency	<ol style="list-style-type: none"> <li>Support.</li> </ol>	<ol style="list-style-type: none"> <li>Support noted.</li> </ol>
Exeter Green Party	<ol style="list-style-type: none"> <li><b>Cohesive analysis and presentation of what the data is telling us.</b> The key data is not analysed or presented in a way that builds a picture of what is actually going on across the whole area, instead being too fragmented across respective districts. This is a serious omission if the plan is to actually address current and future challenges that arise across the area as a whole.</li> <li><b>Need to integrate transport policy influences and impacts.</b> Figure 3, page 11 lists plans and policies affecting the GESP. We appreciate that the boundaries of current land use planning do not allow for full integration of local authority and national transport planning. However, given the absolutely key, negative impacts (of all kinds) of the travel patterns within the GESP area, and the fact that economic development is a core part of the future Plan, every possible attempt needs to be made to reference and integrate with Devon County Council's Highways Authority role and the HOTSW LEPs role in transport also, given that their economic strategy is in</li> </ol>	<ol style="list-style-type: none"> <li>The SA baseline in this SA Report in <b>Appendix 3</b> provides suitable and proportionate evidence to identify the current characteristics and state of the environment, economy and social issues in the GESP area. It is not clear from the comment what else should be provided.</li> <li>Agree that other relevant plans include the Devon Local Transport Plan 3 and HOTSW LEP Strategic Economic Plan. These are now included in the review of plans, policies and programmes in <b>Appendix 2</b>.</li> </ol>



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	<p>practice the core driver for transport policy across the county.</p> <p>3. <b>Congestion.</b> In line with our comment above regarding the absence of a clear picture of what is actually going on across the area, a significant omission in the report is mention of congestion as a serious and growing problem across the Exeter area; (Exeter being ranked as one of the most seriously congested cities in the UK recently). Congestion is not only bad for the economy, it also has health impacts, but critically, (and this tends to be ignored), has significant quality of life impacts for those living near it, people walking and cycling around the city, and in the general reduction of quality of the public realm through noise, loss of connectivity across roads etc.</p> <p>The SEA/SA should provide evidence on congestion impacts and objectives relating to reducing congestion through achieving significant transport modal shifts away from private car journeys.</p> <p>4. <b>Air quality.</b> The following statement is a highly misleading, at least for the Exeter area: <i>"Although generally improving, air quality concerns still remains an issue, mainly as a result of road congestion in some urban areas."</i> It is misleading because:</p> <ul style="list-style-type: none"> <li>• ECC's monitoring equipment for PM10s is out of date. ECC do not monitor PM2.5s at all – and these tiny particles have very serious health impacts. This means that any statement about current levels of traffic-derived air pollution are partial and therefore unreliable.</li> <li>• Whilst overall air quality in the city area shows reductions of several key pollutants which arise mainly from traffic, it is also the case that there are no true 'safe levels' for any of these pollutants. Saying that air quality is 'generally improving' gives the false impression that air quality is broadly ok.</li> </ul> <p>We therefore believe that the SEA/SA should be setting out goals that are about dramatically reducing air pollution from traffic as a key objective.</p> <p>5. The report asserts <b>that issues of soil quality /erosion</b> fall outside the planning system. This is another highly misleading statement. Sustainable Drainage approaches can make significant contributions to improving flood management, water quality and reducing soil erosion.</p> <p>6. <b>Causes of poor water quality.</b> For Exeter, poor water quality is also linked to chemicals from road run off, sewage pollution from Combined Storm Overflows, and leachate from old land fill sites. This points again to the importance of Sustainable Drainage approaches, and to the critical importance of sufficient and modern water infrastructure systems, to reduce the incidence of water polluted by sewage overflowing into the storm water system.</p> <p>7. <b>Economy.</b> We feel that the description of the Greater Exeter economic system (p36) is misleading. It fails to capture the significantly changed realities of the city including:</p>	<p>3. Comment noted. This SA Report includes baseline evidence on air quality in the GESp area in <b>Appendix 3</b>. If further evidence on congestion becomes available, it may be considered. The SA Framework has been updated to include reference to potential effects on the congestion as part of the factors considered under SA objective 14.</p> <p>4. Comments noted. The task of the baseline information in the SA Scoping Report and this SA Report is not to set out goals. These will be set out in the GESp plan itself.</p> <p>5. Most threats to soil resulting from agriculture and natural processes are outside the planning system. Wording has been amended to clarify meaning in the baseline evidence presented in <b>Appendix 3</b> of this SA Report.</p> <p>6. Comment noted.</p> <p>7. If additional evidence on shifting employment patterns or the consequences of the increasing size of the Exeter TTWA become available, they may be included.</p> <p>8. Agree – the key sustainability issues have been updated in <b>Chapter 3</b> in this SA Report. Data on commuting distances will be sought.</p> <p>9.</p> <ol style="list-style-type: none"> <li>The definition of natural environment for SA purposes is not inconsistent with considering ecosystems services or natural capital. Air pollution is captured in the air quality component of "Wellbeing" which is SA objective 10.</li> <li>Comment noted – text added to clarify that employment land should</li> </ol>



Name / Organisation	Summary of Comments	GESP Councils Officers' Response <sup>1</sup>
	<ul style="list-style-type: none"> <li>the inexorable shift of employment – in terms of numbers of people employed – from the Exeter city centre to its outer edges, including March Barton, and the concomitant impacts of this shift</li> <li>the reducing role of the city centre – fewer shoppers, fewer jobs etc.</li> </ul> <p>Another glaring omission is the failure to highlight the huge significance of Exeter's enormous travel to work area, or draw conclusions as to the sustainability of this model. The SEA/SA should be setting out a clear description of the impacts of the current model (private car journeys dominating, with concomitant impacts on carbon emissions, air quality, reduction of market for public transport use etc.</p> <p>8. <b>Listing of sustainability issues facing the area</b> (section 3.7).</p> <ul style="list-style-type: none"> <li>Under 'climate change' there is no mention of the fact that continuing with the current models of transport /economy/housing cannot possibly be congruent with reducing carbon emissions. This has to be key sustainability issue underpinning the entire SEA and a core objective. The GESp area cannot be moving towards a more sustainable future unless 'low carbon' is at the heart of the final GESp plan.</li> <li>Under 'economic': reference should be made to the related issues, growing over the past decade, for people to live further away from where they work, the loss of jobs in the GESp and wide Devon, and the overconcentration of jobs in Exeter. The SEA/SA appears to accept this as a given. Instead, the SEA should raise the objective of enabling economic activity to take place at a more local level and to positively seek ways to reduce overall travel.</li> </ul> <p>9. <b>Sustainability objectives Section 4</b></p> <ul style="list-style-type: none"> <li>The definition of 'natural environment' is too limited for both the SEA and GESp itself. It would be more useful to adopt the concept of 'natural capital' or eco-systems services. The current definition does not cover, for example, air pollution, and feels like a very old-fashioned way of defining 'environment'</li> <li>Under G, jobs and economy, the objective should be enabling economic activity to take place at a more local level e.g. micro-enterprise, social enterprises, and to positively seek ways to reduce overall travel.</li> <li>Under H city and town centres, add: protect and enhance green spaces in all urban and larger village settings.</li> <li>Given the impacts of Brexit, the risks of poor food security, deteriorating biodiversity, soil erosion, and the actual and potential importance of growing and processing food in the GESp area, there should be an objective relating to protecting the potential of Exeter's hinterland to continue to grow and process food, and to the importance of enabling people to 'grow their own' via allotments and spaces for community growing land.</li> </ul> <p>10. <b>Section 4.4 – inter-compatibility of objectives.</b></p> <ul style="list-style-type: none"> <li>We do not agree with the statement: <i>There will however be important decisions which need to be taken in plan making, informed by the findings of</i></li> </ul>	<p>be provided for large and small businesses in SA objective 12 "Jobs and local economy".</p> <p>c. Comments noted – SA objective 9 "Health" considers access to open space.</p> <p>d. Comment notes - Green infrastructure (considered through SA objectives 1 "Natural Environment", 4 "Climate change mitigation" and 9 "Health") can include allotments.</p> <p>10.</p> <p>a. Comment noted – text clarified.</p> <p>b. Within the context of the SA issues, there is limited conflict between the social and economic issues. The report acknowledges that there may be environmental consequence.</p>

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	<p><i>Sustainability Appraisal when in identifying economic priorities, particularly in respect of the more rural and sensitive parts of the plan area</i> . The implication is that economic priorities mainly impact on landscape and visual amenity. In our view, the far more significant impacts are those decisions which continue the current, unsustainable patterns which have emerged in the GESP area, namely long distance car commuting, loss of jobs in outlying towns and villages and the disparity in housing availability and prices within the area.</p> <ul style="list-style-type: none"> <li>The report sees no conflict between the core social and economic objectives. We do not agree. Unless the interplay of housing, jobs and movement is actively addressed and planned in ways that reverse current trends, there will be extreme conflicts between social, economic and then of course environmental objectives.</li> </ul>	
Mrs Maureen Mills	<ol style="list-style-type: none"> <li>Please could the abundance of Himalayan Balsam be addressed under water quality? This is an invasive plant which thrives to the exclusion of native plants, chokes rivers thereby changing the fauna. Currently removal of HB is addressed by volunteers only with no input from a statutory body. Reduction of HB may be seen in the River Tale, a tributary of the R. Otter - a result of years of effort, and still continuing. Support and involvement from DCC/EDC would widen awareness, interest and be seen as important, and if in the Plan would make a real difference.</li> </ol>	<ol style="list-style-type: none"> <li>This matter may be too detailed for the SA Report to address. Comments will be noted by officers leading on the biodiversity elements of the plan. However, it should be noted that as a land-use plan, there is little that the GESP can actively do to tackle this specific issue.</li> </ol>
Corine Dyke, Natural England	<ol style="list-style-type: none"> <li>Paragraphs 3.1 to 3.6 appear to refer to the environment only. We recommend that this introductory section also refers to the economic and social context.</li> <li>Biodiversity (page 16): We recommend that you mention here that biodiversity is in general decline (NPPF para 109).</li> <li>Landscape (page 18): This section does not make mention of the AONBs in the plan area.</li> <li>Climate change: Current changes arising from climate change (habitat changes and biodiversity adaptation, coastal adaptation, need for cooling/shading etc) could be mentioned here as well as its causes.</li> <li>Sustainability issues: The sustainability issues as identified in the table in paragraph 3.7 do not sufficiently reflect the baseline: <ol style="list-style-type: none"> <li>The table only refers to internationally protected sites (SAC, SPA and Ramsar) and ignores nationally and locally designated sites and biodiversity in undesignated areas. Biodiversity is in general decline which needs to be addressed by the Strategic Plan (NPPF para 109). The issue should also refer to biodiversity enhancement as well as protection.</li> <li>The climate change line should identify the need for adaptation to climate change, to benefit people and biodiversity.</li> <li>The baseline identifies that there is deficient access to open space in several areas within the plan area. This should be picked up in the sustainability</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>Text included in this SA Report at <b>Chapter 3</b> which introduces the sustainability context for the development in the plan area and the SA refers to the SEA topics as well as the three pillars of sustainability.</li> <li>Text on biodiversity added. The updated NPPF (2019) no longer makes reference to the general decline in biodiversity in the country.</li> <li>Text on landscape added.</li> <li>Text on climate change added.</li> <li>In <b>Chapter 3</b> "Key sustainability issues" of this SA Report changes the following updates have been made: <ol style="list-style-type: none"> <li>Text on biodiversity added.</li> <li>Text on climate change adaptation added.</li> <li>Text on open space added.</li> </ol> </li> <li>Error! Reference source not found. <b>Chapter 2</b> in this SA Report</li> </ol>

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	<p>issues.</p> <p>6. Chapter 4. Sustainability Objectives: In the table in paragraph 4.1 we recommend that you add the following:</p> <ul style="list-style-type: none"> <li>a. Natural environment: Natural habitats and biodiversity, flora and fauna and green infrastructure</li> <li>b. Climate change and resources: Coastal change/adaptation, climate change adaptation by biodiversity</li> <li>c. Health and wellbeing: Cooling/shading</li> </ul> <p>7. Appendix 2: Relevant plans, policies and programmes: Natural England has not reviewed the plans listed. However, we advise that the following types of plans relating to the natural environment should be considered where applicable to the plan area:</p> <ul style="list-style-type: none"> <li>• Green Infrastructure strategies</li> <li>• Biodiversity plans</li> <li>• Rights of Way Improvement plans</li> <li>• Shoreline Management Plans</li> <li>• Coastal Access plans</li> <li>• River Basin Management plans</li> <li>• AONB management plans</li> <li>• Relevant landscape plans and strategies.</li> </ul>	<p>presents the revised SA framework. The following updates have been made:</p> <ul style="list-style-type: none"> <li>a. Text on multi-functional green infrastructure added in SA objective 1.</li> <li>b. Text added on Coastal Change in SA objective 5.</li> <li>c. Baseline does not have evidence that need for cooling/shading will be a significant issue.</li> </ul> <p>7. Comments noted and relevant up to date plans are now included in <b>Chapter 3</b> and <b>Appendix 2</b> of this SA Report.</p>
David Lobban, PCL Planning	<p>1. The draft scoping report lacks a consideration of weighting or balance to be given to derived objectives. These are not to be derived from superior authority but should be open to debate and scrutiny with varied private, public and community interests. Attention is drawn to the guidance set out in the NPPF 7 with regard to a general presumption of balance between the factors determining sustainable planning.</p>	<p>1. The SA process has had an awareness of all of the SA objectives and the appraisal findings (which reflect the three pillars of sustainability referred to in the NPPF) have informed the plan making process.</p>
Mr Trevor Preist	<p>1. P 28 Table 7 / P 87 Table 23 - There is an inconsistency in the completions for Exeter within these two tables and I was told that Table 7 is correct. This gives 4445 completions within Exeter in 10 years whereas Table 23 gives 6340. On page 28 in the section on 'Delivery' it quotes 11,300 homes delivered within GE in a 5 year period and at the top of page 29 it quotes 12,300 homes being built since the adoption of the District plans. To get both of these figures I believe one needs to use ALL the figures in Table 23.</p> <p>2. P 36 Table 10: In 2011 Bristol had a population of 428,000 and Greater Exeter 452,000. Although Table 10 refers to data in 2014 the difference in the scale of the numbers in the two columns compared with the closeness of the two above tells me that something is clearly wrong. It is likely that the Greater Exeter column in the table</p>	<p>1. The data in Table 23 in the original Scoping Report is now out of date, because it included purpose built student accommodation, which can no longer be counted toward housing supply. An update is now included in <b>Appendix 3</b> of this SA Report.</p> <p>2. The figures refer to Exeter. The text has clarified in the baseline evidence presented in <b>Appendix 3</b>.</p> <p>3. The GVA figures in the table on p39 of the SA Scoping Report were included as</p>

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	<p>contains the 2014 figures for Exeter.</p> <ol style="list-style-type: none"> <li>P 37 Productivity and P 39 Table 15: The GVA figures on P 37 are in the range £29K - £33K whereas the weighted GVA total for GE in Table 15 is £43K. WHY ARE THEY SO DIFFERENT? £43K is larger than the UK average of £36.6K.</li> <li>P 45 lines 3-4: 'the use of rail stations (and thus rail journeys) has increased by 262%'. This is deduced from Table 43 P 99. This table gives the evolution of passenger usage for each station within GE from 2000/1 to 2014/15 and then calculates a percentage growth for each station. The text adjacent to the table and also on P 45 quotes average station percentage increases. On this same page it explicitly states that across GE the (average) station usage has increased by 262% and that therefore journeys have increased by the same figure. NOT SO! To get the journey increase one needs to total the journeys in 2000/1 and in 2014/15 and then calculate the growth – this is about 100%. Averaging the station percentages, weights those with small usage equally with those having large usage. The resulting average has no relevance to the growth in journeys.</li> <li>P 96 line 6: 'the population of working age in the Greater Exeter area has increased by a third, from 161,000 to 215,000'. In the section on Demographics (P 30) the number in the age group 16-64 is given as 277,500 for GE. In the 'Travel to work' data provided by the Census the age group used is 16-74. 'The population of working age' is an ill-defined quantity. These figures are NOT the population of working age BUT the number in the population who are working (i.e. working residents).</li> <li>Table 39 (P 96) and Table 44 (P 100): I have trouble in reconciling the fact that the walking and cycling percentages in these Tables are markedly different, and it may be that they are expressed as percentages of different groupings.</li> </ol>	<p>LEP wide (Devon and Somerset). The Updated GVA figures have been included for the districts within the plan area in <b>Appendix 3</b> of this SA Report.</p> <ol style="list-style-type: none"> <li>Agreed. Baseline evidence in <b>Appendix 3</b> has been the revised from the SA Scoping Report to show actual change (+5.7m trips) and revised percentage change, which is 105% between 2000 and 2015.</li> <li>Comment noted.</li> <li>Comment noted.</li> </ol>
Vail Williams on behalf of Gleeson Developments Ltd	<ol style="list-style-type: none"> <li>There are currently inconsistencies within the draft scoping report in relation to the presented housing delivery figures. On page 28, it states that "<i>Completions across all districts have fluctuated over recent years (see Appendix 2 Table 23). Over 11,300 homes have been delivered in the area over the last 5 years (2011-12 to 2015-16)</i>". Page 28 also contains Table 7, which shows the housing completions by Local Authority against their annual delivery target. Both Table 7 and Table 23 (within appendix) show housing completions by Local Planning Authority. However, the figures presented for Exeter are different within the two tables. The figures presented in Table 23 of the appendices are significantly higher for Exeter compared to Table 7 and, consequently, the statement that over 11,300 homes have been delivered in the area over the last 5 years, appears incorrect as it is utilising the higher figures. It is noted that these figures are derived from the LPA Authority Monitoring Reports (AMRs) and reviewing the housing figures contained within Exeter City Council's AMR 2015-16 shows the annual number of dwellings completed matches the figures presented within Table 7 on page 28, not Table 23. Therefore, the number of homes that have been delivered in the area over the last 5 years, (2011-12 to 2015-16) is 10,149 rather than the reported 11,300. As a minor point, there is a typographical</li> </ol>	<ol style="list-style-type: none"> <li>Point noted, has been amended in the baseline information in <b>Appendix 3</b>. The figures in table 23 in the SA Scoping Report included purpose-built student accommodation, which it has now been determined cannot count towards the 5 year housing land supply.</li> <li>Point noted and related to the point above text updated in <b>Appendix 3</b>.</li> <li>Comment noted.</li> <li>Comment noted. Providing the site has been submitted via the HELAA process it will be considered.</li> <li>Comment noted.</li> <li>Comment noted.</li> <li>Comment noted.</li> </ol>

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	<p>error within Table 7 with the figure reported in 2015-16 for Exeter as 6,188; this should read 618.</p> <ol style="list-style-type: none"> <li>2. On page 29 the draft scoping report states that “<i>Based upon the information presented above 12,300 homes have been built since the adoption progression of the various local plans covering the area</i>”. However, totalling the figures provided above (Table 7 page 28) indicates the actual number of homes delivered is c.10,300, not the 12,300 as reported. Consequently, this has a knock on effect for the other figures presented within the paragraph in terms of the remaining number of homes to be delivered.</li> <li>3. Notwithstanding this, the differing start dates for the plan period of each Local Authority demonstrates the difficulty in aligning these with the proposed Strategic Plan. Given these are presented as the base line data, it is considered fundamental that these figures are both sound, and a start date of the plan period for the GESP is clearly established. This will facilitate monitoring of both the GESP and the Local Plans.</li> <li>4. <b>Pedlerspool, Exhibition Road, Crediton:</b> The Greater Exeter Strategic Plan identifies themes to help deliver the vision in response to the planning issues identified; including housing, infrastructure, environment and delivery. In terms of the proposal at Pedlerspool, as set out in detail within application reference 17-00348-MOUT, this meets and provides significant benefit when assessed against these overarching strategic themes. Crediton is recognised as one of Mid Devon’s most sustainable settlements (under Policy S1 of the MDDC proposed submission document January 2017), and is considered a sustainable location for development. Consequently, there is support and recognition of Crediton’s role for future development both within / adjoining the settlement and also its contribution to the wider rural area.</li> <li>5. The proposal contains significant benefits for the local community, including provision under the theme “healthy communities” on social, sports and cultural facilities, due to provision for the rugby club. It is agreed that one of the key considerations for the GESP (and any of the District’s Local Plans) is the deliverability of key sites to ensure a regular and adequate supply of housing and employment land over the plan period. The recently submitted application on Pedlerspool clearly demonstrates the deliverability of the site (subject to the details contained within the application on viability and gypsy and traveller provision) and provides more detailed information on other considerations, such as the incorporation of landscaping and heritage within the overall proposal.</li> <li>6. It is considered that, in relation to the spatial strategy to deliver housing, whilst some significant strategic sites will help to deliver the necessary quantum of development, there needs to be a suitable range of sites to ensure flexibility and regular deliverability of the required housing. As part of this overarching strategy for housing delivery, the viability of schemes needs to be realistically assessed taking into account</li> </ol>	

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	<p>any policy burdens in accordance with paragraph 173 of the NPPF:</p> <p>7. In conclusion, it is recognised that there are benefits of producing a Strategic Plan, and the cooperation between Local Authorities. However, this needs to be carefully considered given the relationship with the District's Local Plans and the Plan period. The Strategic Plan, whilst there may be the opportunity to utilise the existing evidence bases of the constituent LPAs, should take a strategic view to help shape and influence future development within the Greater Exeter area, rather than responding to issues and proposals already established in the Local Plans. It is considered that the proposal at Pedlarspool positively responds to the issues and themes raised within the consultation document and these representations should be read in conjunction with representations made to Mid Devon District Council and also the details and supporting documentation contained within the planning application (17-00348-MOUT).</p>	
Savills on behalf of St Modwen Development Ltd	<p>1. The scope of the baseline assessment covers the range of relevant considerations. However, in line with national policy and guidance, within the assessment of impacts, caution should be applied in placing emphasis on existing local plan designations, such as landscape setting, green wedges etc. Their designation was a product of that relevant Local Plan, and whilst their continued designation may be considered appropriate at the end of the GESp process, wider sustainability objectives may override these local designations; or require the redefine of these boundaries. Therefore the weight given to any conflict with local plan designations should be considered in the round.</p> <p>2. Land to the east of Exeter is promoted as a broad location for the Councils to consider within their emerging evidence base as an opportunity to deliver a sustainable new community, with significant functional links to the City of Exeter and the surrounding existing and proposed key employment centres within East Devon.</p>	<p>1. Agree.</p> <p>2. Providing the site has been submitted via the HELAA process it will be considered.</p>
Mr Chris Wakefield	<p>1. European Directive 2001/42/EC is cited as a key reference for the environmental appraisal effort. These provisions are currently written in to the scoping report, but what provisions are made to secure them against alterations arising from our exit from the European Union?</p> <p>2. Para 4.3 includes a mention of the likely conflict of environmental and economic objectives. It is important to remember that the natural environment sets absolute limits on human activity (because our global resources are finite), whereas current economic objectives are predicated on unfettered expansion. The contradiction here will ultimately have to be resolved in favour of the environment rather than the economy. So GESp, if it is to be meaningful as a 'development' plan, will need somehow to recognise this.</p> <p>3. Evidence made available in support of policy changes is nowadays sometimes tampered with to achieve a political objective. A case in point is East Devon's Local Plan where policy aspirations were used to inflate the perceived housing needs of the</p>	<p>1. No provisions have been made given that the outcomes of Brexit are unknown. Many EU Directives are transcribed into British law, such as the Birds and Habitats Regulations 2011. Text is included at <b>Chapter 3</b> of this SA Report about the current status of European legislation in light of Brexit. As per RTPi guidance SEA/SA is likely to be a continued requirement post Brexit under the Aarhus Convention (dependent upon whether or not the UK continues to be a signatory), and the Espoo Convention and its Protocol on SEA.</p> <p>2. Comment noted.</p>



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	area. I would like to see some provisions for wider democratic control of the plan and its outcomes, more than just the standard rounds of 'public consultations' which are now so widely distrusted.	3. Comment noted.
Mrs C Brabner-Evans (Woodland Trust)	<ol style="list-style-type: none"> <li>1. The Woodland Trust recommends information about overall levels of tree cover and the details of woods and trees, particularly ancient woods and trees and veteran trees within the plan area. We recommend a clear commitment to protect ancient woods and trees as well as a target to achieve net gain in levels of tree cover during the plan period.</li> <li>2. The Woodland Trust recommends that ancient woodland should be clearly referenced within this section of the Sustainability Appraisal. Ancient woodland is an irreplaceable natural resource that has remained constantly wooded since at least AD1600. It is important that there is no further avoidable loss of ancient trees through development pressure, mismanagement or poor practice. The Ancient Tree Forum (ATF) and the Woodland Trust would like to see all such trees recognised as historical, cultural and wildlife monuments scheduled under TPOs and highlighted in plans so they are properly valued in planning decision-making. There is also a need for policies ensuring good management of ancient trees, the development of a succession of future ancient trees through new street tree planting and new wood pasture creation, and to raise awareness and understanding of the value and importance of ancient trees.</li> <li>3. Para 118 of the National Planning Policy Framework states that: "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss." Following publication of the Housing White Paper, ancient woodland will soon benefit from the same protections as green belt land. This shows a clear direction of travel, recognising that the NPPF does not currently provide sufficient protection for ancient woodland. Until the NPPF is amended there is a clear role for Local Plans and associated documents to provide this improved level of protection and to ensure that irreplaceable habitats get the same level of protection as heritage assets enjoy under the NPPF.</li> <li>4. Access to Open Space: Woods make particularly outstanding green spaces for public access because of the experience of nature they provide, their visual prominence alongside buildings which offers balance between the built and natural worlds, their low maintenance costs and their ability to accommodate large numbers of visitors. Woodland and related activities can also be valuable in promoting social inclusion. Woodland activities, such as tree planting, walking and woodland crafts, can provide a forum for people of all ages and cultural backgrounds to come together to learn about and improve their local environment. Easily accessible woods close to residential areas provide measurable benefits: they encourage people to exercise; help reduce the mental stresses of modern society; improve air quality and reduce respiratory</li> </ol>	<ol style="list-style-type: none"> <li>1. The NPPF (paragraph 175) includes a clear commitment to protect Ancient Woodland. This has been reflected in <b>Chapter 3</b> of this SA Report which sets out the planning policy context for the GESp and SA process.</li> <li>2. Further reference has been made to Ancient Woodland in the Biodiversity section of the baseline evidence section in <b>Appendix 3</b>.</li> <li>3. Ancient Woodlands have been mapped as an 'absolute constraint' for the purposes of identifying growth options.</li> <li>4. Comments noted. The baseline evidence section in <b>Appendix 3</b> has information relating to access to woodland in the county area.</li> </ol>

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	<p>diseases. Space for People research shows that less than 17% of the population of England has access to local woodland within 500m of their home. Across Devon this figure is lower than the national average at under 9% (Woodland Indicators by Local Authority 2016). We need to remedy this and bring the quality of life benefits trees and woods can offer to our communities.</p>	



## Appendix 2

### Review of Plans, Policies and Programmes

**Table A2.1: Review of plans, policies and programmes relevant to the preparation of the Great Exeter Strategic Plan and the SA**

*As of the end of January 2020 the UK has left the EU. A transition period is now in place until 31st December 2020. During this period, all EU rules and regulations will continue to apply to the UK. As such, the documents presented in this table include those at the EU level. As set out in the Explanatory Memorandum accompanying the Brexit amendments<sup>2</sup>, the purpose of the Brexit amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the EU. No substantive changes are being made by this instrument to the way the SEA regime operates.*

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
<b>International</b>			
IPCC's Fifth Assessment Report on Climate Change (IPCC, 2014) <sup>3</sup>	To limit and/or reduce all greenhouse gas emissions which contribute to climate change	The GESP should support reduction in emissions of greenhouse gases.	Include sustainability objectives to support reduction in emissions of greenhouse gases.
The Cancun Agreement-UNFCCC (2011)	Shared vision to keep global temperature rise to below two degrees Celsius, with objectives to be reviewed as to whether it needs to be strengthened in future on the basis of the best scientific knowledge available.	The GESP should aim to reduce emissions and include greenhouse gas emissions.	Include sustainability objects to support the reduction in greenhouse gas emissions and mitigation to climate change.
Johannesburg Declaration on Sustainable Development (2002)	Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all. Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.	Ensure that site allocations and policies take account of the principles of the Declaration.	Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> <li>• The right of everyone to receive environmental information</li> <li>• The right to participate from an early stage in environmental decision making</li> <li>• The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</li> </ul>	Ensure that site allocations and policies take account of the principles of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production. <i>Relates to the overall SA process.</i>
<b>European</b>			
<i>The Convention</i>	The main purpose of the convention is to reinforce and promote policies for the conservation	Ensure site	Include SA objectives

<sup>2</sup> Explanatory Memorandum to the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 No. 1232

<sup>3</sup> IPCC (2014) Fifth Assessment Report on Climate Change

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
<i>for the Protection of the Architectural Heritage of Europe (Granada Convention 1985)</i>	and enhancement of Europe's heritage and to foster closer European co-operation in defence of heritage. Recognition that conservation of heritage is a cultural purpose and integrated conservation of heritage is an important factor in the improvement of quality of life.	allocations and policies take account of the conservation of heritage.	on the conservation and enhancement of heritage and decision making criteria on architectural heritage.
<i>The European Convention on the Protection of Archaeological Heritage (Valetta Convention 1992)</i>	Agreement that the conservation and enhancement of an archaeological heritage is one of the goals of urban and regional planning policy. It is concerned in particular with the need for co-operation between archaeologists and planners to ensure optimum conservation of archaeological heritage.	Ensure site allocations and policies take account of the conservation of heritage.	The SA Framework should include an objective on the conservation and enhancement of heritage and decision making criteria on archaeological heritage.
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	Allocate sites and develop policies that are selected based on the SEA findings (as well as other relevant factors).	Requirements of the Directive must be met in Sustainability Appraisal where an integrated SA/SEA is being undertaken (as is the case for the GESP). <i>Relates to the overall SA process.</i>
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	Allocate sites and develop policies that take account of the Directive as well as the more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective for reducing pollution.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
<i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i>	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objective relating to the energy performance/efficiency.
<i>The Birds Directive 2009 Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended</i>	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures: Creation of protected areas. Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones. Re-establishment of destroyed biotopes. Creation of biotopes.	Allocated sites and development management policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development. Avoid pollution or deterioration of habitats or any other disturbances affecting birds.	Include sustainability objectives for the protection of birds.
<i>The Waste Framework Directive 2008 Directive 2008/98/EC on waste</i>	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in	Include sustainability objectives that minimise waste production as well as promote recycling.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
		national policy.	
<i>The Air Quality Directive 2008</i> Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to maintain and enhance air quality.
<i>The Floods Directive 2007</i> Directive 2007/60/EC on the assessment and management of flood risks	Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives that relate to flood management and reduction of risk.
<i>The Water Framework Directive 2000</i> Directive 2000/60/EC establishing a framework for community action in the field of water policy	Protection of inland surface waters, transitional waters, coastal waters and groundwaters.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and minimise the impact on water quality.
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Allocate sites and develop policies that take account of the Directive as well as more	Include sustainability objectives to increase recycling and reduce the amount of waste.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
		detailed policies derived from the Directive contained in national policy.	
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance water quality.
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC on packaging and packaging waste	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in national policy.	Include sustainability objectives to minimise the environmental impact of waste and promote recycling.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	Allocate sites and develop policies that have been selected taking into account HRA findings along with other factors. The GESP must be subject to Habitats Regulations	Include sustainability objectives to protect and maintain the natural environment and important landscape features.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
		Assessment in line with the Directive.	
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	Allocate sites and develop policies that take account of the Spatial Development Perspective as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to conserve natural resources and cultural heritage.
EU Seventh Environmental	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital;	Develop policies that take	Include sustainability objectives to protect

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Action Plan (2002-2012)	(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges.	account of the Environmental Action Plan as well as more detailed policies derived from the Directive contained in the NPPF.	and enhance the natural environment and promote energy efficiency.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
<b>National</b>			
Ancient Monuments and Archaeological Act (1979)	The act makes provision for the investigation, preservation and recording of matters regarding historic or archaeological interest and for the regulation of operations and/or activities affecting them.	The GESP will seek to ensure policies that reflect the conservation and protection of heritage and archaeological assets.	The SA should ensure the concept of the Ancient Monuments and Archaeological Act is reflected through SA objectives and appraisal questions.
Localism Act (2011)	The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The Localism Act includes a number of important packages. <ul style="list-style-type: none"> <li>• The new act makes it easier for local people to take over the amenities they love and keep them part of local life;</li> <li>• The act makes sure that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done.</li> <li>• The act places significantly more influence in the hands of local people over issues that make a big difference to their lives.</li> <li>• The act provides appropriate support and recognition to communities who welcome new development.</li> <li>• The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future.</li> <li>• The act reinforces the democratic nature of the planning system passing power from</li> </ul>	The GESP will need to reflect the principles of Localism as identified in the document. The GESP will need to incorporate the concept of Neighbourhood Planning, with the intention of giving neighbourhoods far more ability	To ensure the concepts of the Localism Act are embedded within the SA framework. <i>Relates to the overall SA process.</i>



Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
	<p>bodies not directly to the public, to democratically accountable ministers.</p> <ul style="list-style-type: none"> <li>The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective.</li> <li>The act gives Local Authorities more control over the funding of social housing, helping them plan for the long- term.</li> </ul> <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>	to determine the shape of the places in which people live.	
National Planning Policy Framework (2019)	<p>Presumption in favour of sustainable development.</p> <p>Delivering sustainable development by:</p>	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Delivering a sufficient supply of homes.	Development plans should be informed by a local housing need assessment, conducted using the standard method in national planning guidance <sup>4</sup> .	The SA Report should include a sustainability objective / appraisal question relating to the supply of housing.
	Building a strong, competitive economy.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.
	Ensuring vitality of town centres.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.

<sup>4</sup> Ministry of Housing, Communities and Local Government (2018) Housing Delivery Test Measurement Rule Book

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
	Promoting healthy and safe communities.	The GESP should be set out to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.	The SA Report should include a sustainability objective / appraisal question relating to the promotion of healthy and safe communities.
	Promoting sustainable transport.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective relating to improving communication.

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	Making effective use of land.	The GESP should seek to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.	The SA Report should include a sustainability objective / appraisal question relating to the use of previously developed land.
	Achieving well-designed places.	The GESP should set out a clear design vision – design policies should reflect local aspirations and be grounded in an understanding of each area's defining characteristics.	The SA Report should include a sustainability objective / appraisal question relating to good design.
	Protecting Green Belt Land.	To prevent urban sprawl by keeping land permanently open.	Include a sustainability objective relating to urban sprawl.
	Meeting the challenge of climate change, flooding, and coastal change.	The GESP should take into account the long-term implications for flood risk, coastal change, water supply, biodiversity and	Include a sustainability objective relating to climate change mitigation and adaption.

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		landscapes, and the risk of overheating from rising temperatures.	
	Conserving and enhancing the natural environment.	The GESP should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment.	The GESP should set out a positive strategy for the conservation	Include a sustainability objective relating to the conservation and enhancement of historic features.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
		and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	
	Facilitating the use of sustainable minerals.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to avoiding sterilisation of identified, viable mineral reserves.
Housing and Planning Act (2016)	The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access home-ownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.	The GESP will need to take account of the provisions of the Act in relation to housing provision.	Include a sustainability objective relating to the provision of an appropriate range of housing within the District.
Housing White Paper (DCLG, 2017) Fixing our broken housing market	The emphasis of the Paper is on four areas: <ul style="list-style-type: none"> <li>• Local Planning Authorities planning for the right homes in the right places.</li> <li>• Building homes faster.</li> <li>• Diversifying the housing market.</li> <li>• Helping people right now to invest in affordable homes.</li> </ul>	The GESP will need to take account of the changes proposed in the White Paper. Greater clarity required in respect of Objectively Assessed Housing Need, delivery rates, the process of plan making, generation of new communities.	Include sustainability objectives relating to housing provision, community facilities and services.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
Part of the Housing White Paper Fixing our broken housing market Planning for the right homes in the right place: consultation proposals (DCLG, 2017)	<p>The consultation document sets out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. Proposals include:</p> <ul style="list-style-type: none"> <li>• A standard method for calculating local authorities' housing need.</li> <li>• How neighbourhood planning groups can have greater certainty on the level of housing need to plan for.</li> <li>• A statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries.</li> <li>• Making the use of viability assessments simpler, quicker and more transparent.</li> <li>• Increased planning application fees in those areas where local planning authorities are delivering the homes their communities need.</li> </ul> <p>It also includes a 'Housing need consultation data table' which sets out the housing need for each local planning authority using the proposed method, how many homes every place in the country is currently planning for, and, where available, how many homes they believe they need.</p>	The objectively assessed need for housing will need to be based on the new standardised methodology for calculating housing need.	Include sustainability objectives relating to new housing provision and the local authority's capacity to manage growth.
National Planning Practice Guidance (2019)	<p>Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> <li>• Air quality</li> <li>• Climate change</li> <li>• Conserving and enhancing the historic environment</li> <li>• Flood risk</li> <li>• Health and well being</li> <li>• Housing and economic development</li> <li>• Natural environment</li> <li>• Minerals</li> <li>• Rural housing</li> <li>• Open space</li> <li>• Transport</li> <li>• Waste</li> <li>• Water supply, wastewater and water quality</li> </ul>	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the plan. It also includes information on preparation of plans which can be taken into consideration.	The principles and requirements of national policy will need to be embedded within the SA framework and appraisal
National Planning Policy for Waste (2014)	Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.	The GESP should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.
Planning Policy for Traveller Sites (2015)	<p>The Governments planning policy for Traveller sites which aims to:</p> <ul style="list-style-type: none"> <li>• Ensure local planning authorities make their own assessment of need.</li> <li>• Work collaboratively to meet need through identification of land setting pitch and plot targets.</li> <li>• Plan for sites over a reasonable timescale.</li> </ul>	The GESP should include any policies and site allocations needed to	Ensure the requirements of national planning guidance are reflected in the SA Framework.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
	<ul style="list-style-type: none"> <li>• Protect Green Belt from inappropriate development.</li> <li>• Promote more private Traveller site provision.</li> <li>• Reduce number of unauthorised developments.</li> <li>• Include fair, inclusive and realistic policies in Local Plans.</li> <li>• Increase the number of sites in appropriate locations.</li> <li>• Reduce tension between Travellers and settled communities in planning decisions.</li> <li>• Ensure accessibility to services and facilities.</li> <li>• Protect the local environment and amenity.</li> </ul>	support Gypsy and Travellers.	
HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment	<p>The 25 Year Environment Plan sets out government action to tackle a wide range of environmental pressures.</p> <p>The 25 Year Environment Plan identifies six areas around which action will be focused. These include:</p> <ul style="list-style-type: none"> <li>• Using and managing land sustainably.</li> <li>• Recovering nature and enhancing the beauty of landscapes.</li> <li>• Connecting people with the environment to improve health and wellbeing.</li> <li>• Increasing resource efficiency, and reducing pollution and waste.</li> <li>• Securing clean, productive and biologically diverse seas and oceans.</li> <li>• Protecting and improving the global environment</li> </ul>	Develop policies that promote conservation and enhancements of the natural environment and ensure that site allocations take account of the goals of the Environment Plan.	Include sustainability objectives that relate to the protection of the natural environment.
DEFRA (2019) Clean Air Strategy 2019	The strategy sets out the comprehensive action that is required from across all parts of government and society to meet these goals. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms. The UK has set stringent targets to cut emissions by 2020 and 2030.	Ensure that site allocations and policies will contribute to maintaining and improving air quality.	Include sustainability objectives to protect and improve air quality.
DEFRA and DfT (2017) Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities: Draft UK Air Quality Plan for tackling nitrogen dioxide	The Plan provides an overview of actions that the UK Government plans to take to achieve reduction of harmful air pollution, particularly nitrogen dioxide. Proposes reducing air pollution is via charging Clean Air Zones (CAZs) – areas in which emission standards determine whether a vehicle's owner must pay a charge to enter.	Ensure that site allocations and policies will contribute to maintaining and improving air quality.	Include sustainability objectives to protect and improve air quality.
DEFRA (2017)	Statutory air quality plan for nitrogen dioxide (NO <sub>2</sub> ), setting out how the UK will be reducing	Ensure that site	Include sustainability

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UK plan for tackling roadside nitrogen dioxide concentrations	roadside nitrogen dioxide concentrations.	allocations and policies will contribute to maintaining and improving air quality.	objectives to protect and improve air quality.
HM Government (2017) The UK Climate Change Risk Assessment	<p>The Climate Change Act requires the Government to compile every five years its assessment of the risks and opportunities arising for the UK from climate change. It identifies six urgent climate change risks for the UK:</p> <ul style="list-style-type: none"> <li>• Flooding and coastal change risks to communities, businesses and infrastructure.</li> <li>• Risks to health, wellbeing and productivity from high temperatures.</li> <li>• Risk of shortages in the public water supply, and for agriculture, energy generation and industry, with impacts on freshwater ecology.</li> <li>• Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity.</li> <li>• Risks to domestic and international food production and trade.</li> <li>• New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.</li> </ul>	The GESP should acknowledge the six priority areas identified and ensure that policies and site allocations help to address such matters, rather than increasing the risks.	Include sustainability objectives relating to the six urgent climate change risks identified in the assessment.
DEFRA (2018) The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate	The programme sets out the strategy for adapting both to the climate change that is already evident, and that which we might see in the future.	The GESP should include policies which require development which is delivered to be adapted to climate change.	Include a sustainability objective relating to climate change adaptation.
HM Government (2017) The Clean Growth Strategy	Under the Climate Change Act, the Government is required to publish a set of policies and proposals that will enable the legally-binding carbon budgets, on track to the 2050 target, to be met. The Clean Growth Strategy sets out a range of policies and proposals, as well as possible long-term pathways for UK emissions in two ways – by decreasing emissions and by increasing economic growth.	The GESP should support renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from renewable sources.
HM Government (2017)	The Government White Paper sets out the approach to building an industrial strategy that addresses long term challenges to the UK economy by improving living standards and	The policies will need to	The SA will need to consider objectives in



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Industrial Strategy: Building a Britain fit for the future	economic growth by increasing productivity and driving growth across the whole country. It identifies five foundations of productivity: Ideas; people; Infrastructure; Business Environment; and Places.	encourage economic growth across the whole plan area and take account of changing economic conditions and requirements to support businesses and enterprises.	relation to economic growth and development.
Laying the Foundations: A Housing Strategy for England (2011)	<p>The Housing Strategy sets out a package of reforms to :</p> <ul style="list-style-type: none"> <li>• Get the housing market moving again</li> <li>• Lay the foundations for a more responsive, effective and stable housing market in the future</li> <li>• Support choice and quality for tenants</li> <li>• Improve environmental standards and design quality. The new strategy addresses concerns across the housing market making it easier to secure mortgages on new home, improving fairness in social housing and ensuring homes that have been left empty for years and are lived in once again.</li> </ul> <p>There is the target to deliver up to 100,000 new homes by freeing up public sector land with Build Now, pay later deals.</p>	The GESP needs to include policies that help in the delivery of housing.	Include a sustainability objective relating to housing provision.
UK Government Sustainable Development Strategy: Securing the Future (2005)	<p>The Strategy sets out 5 principles for sustainable development:</p> <ul style="list-style-type: none"> <li>• Living within environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good governance ; and</li> <li>• Using sound science responsibly.</li> </ul> <p>The strategy sets four priorities for action:</p> <ul style="list-style-type: none"> <li>• Sustainable consumption and production;</li> <li>• Climate change and energy;</li> <li>• Natural resource protection and environmental enhancement;</li> <li>• Sustainable communities</li> </ul> <p>The strategy commits to:</p> <ul style="list-style-type: none"> <li>• A programme of community engagement;</li> <li>• Forums to help people live sustainable lifestyles;</li> <li>• Open and innovative ways for stakeholders to influence decision; educating and training</li> </ul>	<p>The GESP should seek to deliver sustainable communities. These are places which:</p> <ul style="list-style-type: none"> <li>• Meet the diverse needs of existing and future residents</li> <li>• People want to live and work in</li> <li>• Are sensitive</li> </ul>	To ensure that the requirements of the Strategy are embedded within the SA framework.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
		<p>to their environment</p> <ul style="list-style-type: none"> <li>• Contribute to a high quality of life</li> <li>• Are safe and inclusive</li> <li>• Are well planned, built and run; and</li> <li>• Offer equality of opportunity and good services for all</li> </ul>	
English Heritage Historic England Corporate Plan 2018 to 2021 (2018)	<p>The plan sets out its three purposes as to:</p> <ul style="list-style-type: none"> <li>• Secure the preservation of ancient monuments and historic buildings;</li> <li>• Promote the preservation and enhancement of the character and appearance of conservation areas; and</li> <li>• Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings.</li> </ul>	The GESP should contain a planning framework which safeguards the historic environment.	Include a sustainability objective relating to the historic environment.
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	<p>This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport , water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape , visual impact , dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.</p>	The GESP will need to be consistent with the National Policy Statement.	Include a sustainability objective relating to energy efficiency.
Energy White Paper: Our Energy Future (2003)	<p>There are four key aims in this document:</p> <ul style="list-style-type: none"> <li>• To put ourselves on a path to cut the United Kingdom carbon dioxide emissions- the main contributor to global warming- by some 60 % by about 2050, with real progress by 2020;</li> <li>• To maintain the reliability of energy supplies;</li> <li>• To promote competitive markets in the United Kingdom and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and</li> </ul>	The GESP and its policies need to promote development that is energy efficient and increases the	Include a sustainability objective relating to energy efficiency.

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	<ul style="list-style-type: none"> <li>To make sure that every home is adequately and affordably heated.</li> </ul>	use and/ or availability or renewable energy.	
The Carbon Plan: Delivery our Local Carbon Future (2011)	The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets. Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.	The GESP will need to include policies that reflect the targets within the Carbon Plan.	Include a sustainability objective relating to greenhouse gas emissions.
Safeguarding our Soils - A Strategy for England (2011)	Current practices focus on protecting English soils and the important ecosystem services they provide. Research is focused on addressing evidence gaps to adapt and refine these policies in order to strengthen protection and their resilience as the climate changes. A Soil Strategy for England sets out the current policy context on soils and a number of core objectives for policy and research.	The GESP will need to include policies on the safeguarding of soils.	Include a sustainability objective relating to soils.
The Plan for Growth implementation update (2013)	The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth: <ul style="list-style-type: none"> <li>Creating the most competitive tax system in the G20</li> <li>Encouraging investment and exports as a route to a more balanced economy</li> <li>Making the UK the best place in Europe to start, finance and grow a business</li> <li>Creating a more educated workforce that is the most flexible in Europe.</li> </ul>	The GESP policies will need to reflect the ambitions set out within the Plan for Growth 2013.	Include a sustainability objective relating to economic growth.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)	The new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade (including rivers and lakes) and at sea.	The GESP will need to contain policies that protect biodiversity.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
Lifetime Neighbourhoods (2011)	This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/wellbeing and housing.	The policies and site allocations will need to reflect the requirements set out within the national strategy.	Include a sustainability objective relating to the creation of sustainable communities.

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UK Bioenergy Strategy (2012)	<p>The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.</p> <p>In summary the four principles state that:</p> <ul style="list-style-type: none"> <li>• Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond.</li> <li>• Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals.</li> <li>• Support for bioenergy should aim to maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) across the economy.</li> <li>• At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity.</li> </ul>	The principles of the Bioenergy Strategy 2012 will need to be reflected within the GESP policies.	Include a sustainability objective relating to energy efficiency and climate change.
Future Water: The Government's Water Strategy for England (DEFRA, 2008)	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 includes:</p> <ul style="list-style-type: none"> <li>• "improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps;</li> <li>• Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water;</li> <li>• Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges;</li> <li>• Cut greenhouse gas emissions; and</li> <li>• Embed continuous adaptation to climate change and other pressures across the water industry and water users".</li> </ul>	Policies should aim to contribute to the vision set out in this Strategy.	Include SA objectives which seek to protect, manage and enhance the water environment.
The Climate Change Act 2008 (including 2050 Target Amendment Order 2019)	<p>The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol. The target was amended in 2019. The Climate Change Act now includes the following:</p> <ul style="list-style-type: none"> <li>• 2050 target. The act commits the UK to reducing emissions to net zero by 2050 from 1990 levels. The target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions.</li> <li>• Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.</li> </ul>	The GESP policies must reflect the objectives of The Climate Change Act, in order to contribute to achieving net zero UK carbon emissions.	Include a sustainability objective relating to climate change.
Heritage Protection for	The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around	The GESP policies will need	Include a sustainability objective relating to

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the 21 <sup>st</sup> Century: White Paper (2007)	three core principles: <ul style="list-style-type: none"> <li>Developing a unified approach to the historic environment;</li> <li>Maximising opportunities for inclusion and involvement; and</li> <li>Supporting sustainable communities by putting the historic environment at the heart of an effective planning system</li> </ul>	to ensure that they protect the District's heritage assets.	cultural heritage.
The Air Quality Strategy for England vol. 1 (2007)	The Air Quality Strategy sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of strategy are to: <ul style="list-style-type: none"> <li>Further improve air quality in the UK from today and long term.</li> <li>Provide benefits to health, quality of life and the environment.</li> </ul>	The GESP policies will need to work towards further improving air quality in the UK.	Include a sustainability objective relating to air quality.
Working with the grain of nature – A Biodiversity Strategy for England (2011))	This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.	The GESP should minimise loss of biodiversity when allocating sites for development.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
Energy Act (2008)	The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO. Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years. Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.	Policies and site allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.	Include a sustainability objective relating to energy efficiency and climate change.
Green Infrastructure and the Urban	Promotes the concept of multifunctionality – the integration and interaction of different activities on the same parcel of land. The Countryside In and Around Towns programme acknowledges Green Infrastructure as a key mechanism for delivering regional and local	Polices and site allocations to deliver new	Ensure the concept of green infrastructure is promoted through the

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
Fringe (Natural England, 2009)	change. The strategy promotes regional coalitions to pool resources, regional stocktakes to examine the extent, state and potential of the GI, influencing RSS and LDFs, putting forward exemplar projects as examples of good practice to learn from.	green infrastructure and enhancement of existing assets in and around new developments to contribute to better quality, multifunctional environments.	SA framework.
Water for Life and Livelihoods: A Strategy for River Basin Planning (Environment Agency, 2006)	This document set out the Environment Agency's strategy to implement the European Water Framework Directive (WFD) by managing water based on river basin planning. The document aims to reduce pollution, prevent deterioration and improve the condition of aquatic ecosystems including wetlands.	GESP policies should promote efficient use of water in new developments and good management of water resources	Consideration of water related issues within the SA framework.
National Infrastructure Plan (2014)	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects	The GESP objectives and policies should support the delivery of infrastructure to support new development.	To ensure that infrastructure delivery is embedded within the SA framework.
Waste Management Plan for England (2013)	The Waste Management Plan follows the EU principal of waste hierarchy. This requires that prevention of waste, preparing for reuse and recycling should be given priority order in any waste legislation and policy. From this principal a key objective of The Plan is to reduce the level of waste going to landfill and to encourage recycling. The Plan also requires that larger amounts of hazardous waste should be disposed of at specially managed waste facilities.	The GESP policies will be required to incorporate the objectives of the national waste policy. In order to encourage the reduction of waste and the reuse of materials.	The objectives of the national waste policy will be required to be embedded within the SA framework.

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Flood and Water Management Act (2010)	The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	The GESP should protect existing and future development as well as residents in Greater Exeter from flood risk.	The overview of flood risk management in England which is provided in the Act will need to be reflected in the Framework of the SA.
The Conservation of Habitats and Species Regulation 2017	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species' and the adaptation of planning and other controls for the protection of European sites.	The GESP should seek to ensure that development does not have an adverse effect on any European sites and European protected species.	The SA Report should include a sustainability objective / appraisal question regarding the protection of European sites and species.
Door to Door: A strategy for improving sustainable transport integration (2013) DfT	The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted: <ul style="list-style-type: none"> <li>• improving availability of information;</li> <li>• simplifying ticketing;</li> <li>• making connections between different steps in the journey, and different modes of transport, easier; and</li> <li>• providing better interchange facilities.</li> </ul>	The GESP should seek to enhance public transport provision and encourage active modes of travel such as walking and cycling.	The SA Report should include a relevant sustainability objective / appraisal question relating to sustainable transport.
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport, water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape, visual impact, dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.	The GESP will need to be consistent with the National Policy Statement.	The SA Report should include a sustainability objective relating to energy efficiency.
Securing the Future: Delivering UK Sustainable Development	Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities: <ul style="list-style-type: none"> <li>• sustainable consumption and production;</li> <li>• climate change and energy;</li> </ul>	The GESP should contain policies that meet the aims of the Sustainable	The SA Report should include sustainability objective / appraisal questions to cover the shared priorities.

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Strategy (2011) DEFRA	<ul style="list-style-type: none"> <li>natural resource protection and environmental enhancement; and</li> <li>Sustainable communities.</li> </ul>	Development Strategy.	
Healthy Lives, Healthy People: our Strategy for public health in England (2010) Department of Health	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	Policies within the GESP should reflect the objectives of the strategy where relevant.	The SA Report should include a sustainability objective / appraisal question relating to health and wellbeing.
Building a Greener Future: Policy Statement (2017) DCLG	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	Policies in the GESP should seek to promote zero carbon residential development.	The SA Report should include sustainability objectives / appraisal questions relating to renewable energy generation and energy efficiency.
UK Energy Roadmap (2011) DECC (as updated in 2013)	Make the UK more energy secure. Help protect consumers from fossil fuel price fluctuations. Help drive investment in new jobs and businesses in the renewable energy sector. Keep the UK on track to meet carbon reduction objectives	The GESP should encourage developments that would support renewable energy provision including electricity, heat and transport.	The SA Report should include sustainability objectives / appraisal questions relating to renewable energy generation and energy.
Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (2013) Department for Transport	Support the economy through the provision of safe and reliable strategic road network, to allow the efficient movement of goods and people. A well-functioning road network provides safe and reliable journeys to enable growth by providing certainty, access to markets and improve mobility.	The GESP should contain policies to promote economic growth through a reliable road network.	The SA Report should include sustainability objectives/ appraisal questions relating to a reliable road network and efficient movement of people.
Preliminary Flood Risk Assessment (PFRA)(2009)	Provides an approach to managing flood risk across Europe, through a six year planning cycle based on a four stage process. Lead Local Flood Authorities (Unitary Authorities or County Councils) are responsible for doing a PFRA for local sources of flood risk, primarily from surface runoff, groundwater and water courses.	Policies within the GESP should reflect this approach to	The SA Report should include sustainability objectives/ appraisal questions in relation to



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Environment Agency		manage flood risk.	flood risk management.
Planning (Listed Buildings and Conservation Areas) Act 1990	The Listed Buildings and Conservation Areas Planning Areas Act is to work alongside laws relating to special controls in respects of buildings and areas of special architectural or historic interest. This includes the preservation of architectural and historic interest.	The GESP should include policies that reflect the conservation of architectural and historic assets as set out in the Listed Buildings and Conservation Areas Act.	Ensure the inclusion of heritage and historic interest in the formation of the SA objectives.
<b>Local</b>			
Water Resources Strategy Regional Action Plan for the South West (Environment Agency 2009)	<p>The action plan shows how the South West region will meet the challenges posed by pressures on water resources over a 50 year period.</p> <p>Actions include ensuring the water supply and demand is resilient to the effects of climate change, reducing carbon emissions associated with the supply of water, managing catchments better to protect water resources, enhancing biodiversity, reducing flood risk and improving the water efficiency of new housing and commercial developments.</p>	GESP should be considerate of pressures on water resources in the plan area.	The action plan highlights the need to manage supply of water and catchments and protect water resources.
South West River Basin Management Plan (Environment Agency, 2015)	Priorities for local government include ensuring that local planning documents take into account the objectives of the SWRBMP.	GESP should be considerate of issues relevant to the river basin.	The management plan emphasises the importance of mitigation for development that affects water bodies.
Shoreline Management Plan (South Devon and Dorset Coastal Advisory Group, Dec 2010)	<p>The document is an assessment of shoreline and estuary processes. It outlines the approach to managing coastal change in the area.</p> <p>The objectives of SMPs are to:</p> <ul style="list-style-type: none"> <li>• Improve our understanding of coastal processes.</li> <li>• Work in partnership with all interested organisations and the public.</li> <li>• Prepare a setting for the long term planning of coastal defences.</li> <li>• Set out a plan over a 50 year timescale.</li> </ul>	GESP should be considerate of challenges facing the shoreline/coastal areas in Greater Exeter.	The SA framework should consider impacts on coastal resources in the plan area.
Managing Flood and Coastal	The Strategy has reviewed the policies that are set out in the South Devon and Dorset Shoreline Management Plan (SMP) and covers a 100 year period. Key components are:	GESP should be considerate of	The SA framework should consider

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Erosion Risk for the Exe Estuary – Final Strategy (Environment Agency, May 2014)	<ul style="list-style-type: none"> <li>-maintaining, improving and constructing new coastal defence schemes;</li> <li>-providing flood warning systems;</li> <li>-working with local authority planners to restrict development in flood risk areas;</li> <li>-encouraging the use of flood resilience measures for existing properties in flood risk areas.</li> </ul>	challenges facing the shoreline/coastal areas in Greater Exeter.	impacts on coastal resources in the plan area, and consider objectives to ensure flood risk has been taken account of.
The Nature of Devon – A Biodiversity and Geodiversity Action Plan (DCC, 2009)	Objectives of the action plan include ensuring that planning policies recognise the importance of biodiversity and the geological features of Devon, to ensure consideration is given to nature conservation issues in the implementation of planning.	GESP should be considerate of issues relating to biodiversity and geodiversity in the plan area over the plan period and beyond.	SA framework should ensure, as far as possible, biodiversity is supported and protected.
Devon Landscape Character Assessment (Devon Landscape Policy Group)	Devon's landscape character assessment describes the variations in character between different areas and types of landscape in the county. It provides an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Devon. It also set out strategies and guidelines for the protection, management and planning of the landscape.	The GESP should consider including policies which protect the landscape character of the plan area.	SA framework should consider the impact on landscape.
Devon Landscape Policy Group Advice Note 2: Guidance on the siting, design & assessment of wind & solar PV developments in Devon. (DCC, June 2013)	<p>Balancing the need to support the transition to a low carbon future and the need for energy security with the management of Devon's unique and valued landscape is a key challenge. The landscape is also a major contributor to a strong tourism industry. The conservation of special landscape character is a core principle of the NPPF.</p> <p>Devon has good conditions to produce wind and solar electricity, but it is important that the characteristics of Devon's landscape are not unacceptably harmed by poor design or inappropriate siting of renewable or low carbon technologies.</p>	The GESP should consider including policies which protect the landscape character of the plan area.	The advice note highlights the need to harness renewable energy development opportunities in landscape context.
Historic Seascape Characterisation	The report allows an understanding of historic trends and processes to inform and frame the broader sustainable management of change through marine spatial planning, outreach and research projects. It is one of three projects commissioned to complete strategic-level HSC	The GESP should consider including policies	SA framework should consider the impact on marine environment.

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South West Peninsula (English Heritage, Jan 2014)	coverage of England's coasts.	which protect the seascape of the plan area.	
Heritage at Risk 2019 South West (Historic England)	The Register provides an annual snapshot of historic sites known to be at risk from neglect, decay or inappropriate development. It records relevant listed buildings, places of worship, scheduled monuments, industrial sites, conservation areas, parks and gardens, protected wrecks and battlefields.	The GESP should consider including policies which protect the heritage assets of the plan area.	The SA should contain an objective for and consideration of the protection and enhancement of the historic environment.
Devon Minerals Plan (DCC, Feb 2017)	The plan contains the Council's vision and objectives for minerals planning and policy framework and site proposals to maintain the supply of minerals and limit the impacts of their working.	The GESP should be considerate of mineral resources in the plan area.	The SA framework should consider recognised mineral areas and if possible avoid development of these areas.
Devon Waste Plan (DCC, Dec 2014)	There are six Objectives that identify how sustainable waste management will be achieved, including targets for recycling and energy recovery and measures for the provision of waste management capacity, addressing climate change, supporting communities and businesses, conserving and enhancing Devon's environment, and the transportation of waste.	The GESP should help to promote the achievement of the waste hierarchy as appropriate.	SA framework should assess whether the Plan helps to minimise waste.
Devon Sustainable Community Strategy (2008 – 2018)	The Devon SCS identifies 7 key priorities for the County: Economy, Environment, Health and Wellbeing, Homes and Housing, A Safer Devon ,Strong and Inclusive Communities and Inspiring Young People.	The GESP should be considerate of the priorities of the community strategy.	SA framework should ensure the strategy objectives related to land-use planning are considered.
Devon Education Infrastructure Plan (2016 – 2033) (DCC)	The key aims of the plan are to provide: <ul style="list-style-type: none"> <li>• schools with a clear understanding of how decisions are reached about pupil planning, estate maintenance processes and capital investment;</li> <li>• Local Planning Authorities and housing developers with an understanding of their role in supporting the future pattern of education provision;</li> <li>• the wider community with an understanding of how education provision will be delivered to support the development of Devon over the next 20 years;</li> </ul>	The GESP should be considerate of the aims of the infrastructure plan.	SA should consider educational needs and identify any potential deficiencies.
Devon Partnership	The purpose of the assessment is to quantify the accommodation and housing related support needs of Gypsies and Travellers (including Travelling Showpeople) in terms of	The GESP should consider the	The assessment will help to inform the SA.

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Gypsy and Traveller Accommodation Assessment Report 2015 (Devon Partnership of local & national park authorities)	residential and transit/emergency sites, and bricks and mortar accommodation for the period 2014/15-2034/35.	inclusion of policies to address accommodation for gypsy and travellers.	
Heart of the South West Local Enterprise Partnership (LEP) Business Plan	Objectives include promoting infrastructure to connect markets. Priorities include addressing existing and future constraints on business growth (emphasising the need for ongoing public and private investment to improve connections into and within the area where current connectivity is impacting on productivity and competitiveness), encouraging the roll out of future electronic communication technologies for the region, encourage a joined up approach to future housing development to secure economic prosperity (including social infrastructure and appropriate affordable housing), ensure an integrated approach to economic development recognising the constraints the planning system can place on business growth, particularly affecting rural businesses.	The GESP should be considerate of the objectives of the LEP	The business plan will help to inform the SA.
Heart of the South West LEP Strategic Economic Plan 2014 – 2030	This approach has been translated into three core aims. Creating the conditions for growth by Infrastructure and services to underpin growth (transport infrastructure, broadband and mobile connectivity, skills infrastructure), Maximising Productivity and Employment by stimulating jobs and growth across the whole economy to benefit all sectors (including tourism, agriculture and food and drink) and Capitalising on our Distinctive Assets.	The GESP should be considerate of the objectives of the LEP	SA framework should reflect the main land-use planning related measures of the strategic economic plan.
LEP Local Industrial Strategy – Greater Exeter: the engine for regional growth	The strategy identifies growth challenges and solutions relating to the region's productivity. The strategy includes a capital asset strategy and innovative methods for financing and equity investment that are designed to deliver transformational change where past initiatives have struggled. The regional financing programme seeks to capitalise on the city's increasing prosperity through the City Fund and to self-manage the development of the wider Greater Exeter Region and in East Devon by initial accelerated strategic land acquisition and then delivery of housing, communities and city linked infrastructure to complement the growth of the area.	The GESP should be considerate of the objectives of the LEP Local Industrial Strategy	SA framework should reflect the main land-use planning related measures of the strategic economic plan.
Local Transport Plan 3, Devon & Torbay Strategy 2011 – 2026 (DCC, 2011) and	The plan has five key objectives: <ul style="list-style-type: none"> <li>• Deliver and support new development and economic growth</li> <li>• Make best use of the transport network and protect the existing transport asset by prioritising maintenance</li> <li>• Work with communities to provide safe, sustainable and low carbon transport choices</li> </ul>	The GESP should be informed by the transport strategy.	SA should assess how the transport plan helps to deliver travel, transport and movement objectives.

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Implementation Plan (DCC, 2011)	Strengthen and improve the public transport network <ul style="list-style-type: none"> <li>• Make Devon the 'place to be naturally active'</li> </ul>		
State of Environment report (Devon Local Nature Partnership, March 2018)	The report considers trends which point to the future condition of the environment, as well as identifying current and likely future pressures that need to be considered in decision making. Such issues as Accessibility and Recreation, Land Use, Water Environment & Geology and Soil are covered.	The GESP should include policies which seek to promote the protection of the environment.	The environment report will help to inform the SA.
Plymouth & South West Devon Joint Local Plan (adopted March 2019)	<p>The Joint Local Plan sets out where potential development will take place and how the area will change through to 2034. It is based on the Plymouth Housing Market Area, which includes all of Plymouth, South Hams and West Devon (excluding those parts of South Hams and West Devon within the Dartmoor National Park).</p> <p>There is an overall housing requirement of 26,700 homes between 2014 and 2034, being distributed across the city, towns and villages. This assumes 19,000 homes being developed in and around the city; 7,700 homes being in the towns and villages.</p> <p>The Plymouth Policy Area will also provide for around 291,400m<sup>2</sup> of employment floorspace and the Thriving Towns and Villages Policy area will provide for a further 83,700m<sup>2</sup> employment floorspace.</p>	The GESP should be considerate of the policies at a local level.	The joint local plan will help to inform the SA.
South West Water Bournemouth Water Final Water Resources Management Plan (South West Water, Aug 2019)	The Plan presents the overall water resources strategy for the next 25 years up to 2044/45. It presents forecasts for how it is expected that demand will change due to changes in demographics and how supply is expected to vary taking into account factors such as the impact of climate change.	The GESP should include policies with are considerate of water resources issues in the plan area.	The SA framework will consider relevant objectives for water resources/ environment.
Devon Energy Policy and Action Plan (DCC, Oct 2015)	<p>Sets out responsible energy management through continuous improvement of energy performance in order to avoid unnecessary expenditure, reduce carbon emissions and protect the environment.</p> <p>Commits DCC to reduce its energy consumption from corporate buildings, street lighting and</p>	The GESP should include policies with are considerate of the need to	The SA framework will include objectives to ensure that renewable energy has been taken account of.

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	transport by at least 2% per year to achieve a 30% reduction from 2012/13 levels by 2030, together with providing 30% of remaining energy consumption from renewable sources by the same date. The total package will reduce carbon emissions by about 50%.	manage energy performance in the plan area as to help reduce impacts on the environment.	
Devon Green Infrastructure Strategy (DCC, 2012)	Nine guiding principles promote a joined-up approach to planning and delivery of green infrastructure across local authority boundaries as part of sustainable development delivery.	The GESP should include policies which are considerate of improving the green infrastructure assets of the plan area.	The SA framework will consider relevant objectives for biodiversity and green infrastructure.
Devon Rights of Way Improvement Plan (DCC 2012)	The plan sets out to policies and actions to improve public rights of way and access for all. It recognises the importance of the public rights of way network to visitors and locals alike. Policies and actions set out in the plan seek to allow people to enjoy the countryside as well as enabling them to travel from place to place without having to use the car.	The GESP should include policies which are considerate of promoting access to rights of way in the plan area.	The SA framework will consider relevant objectives relating to improved access to public rights of way in the plan area.
Devon Local Flood Risk Management Strategy – 2014-2020 (DCC, June 2014)	It should act as a first point of call to provide guidance on any flood risk management issues in Devon and sets out principles that will balance the needs of communities, the economy and the environment through partnership working, with effective and sustainable risk management and prioritisation.	The GESP should include policies which are considerate of flood risk in the plan area.	The SA framework will consider objectives to ensure flood risk has been taken fully into account.
Western Power Distribution Business Plan (R110-ED1) 2015-2023. (April 2014)	WPD is a Distribution Network Operator (DNO) and distributes electricity to 7.8 million customers across the Midlands, South Wales and the South West. The greatest challenge to be faced is adaptation of networks and business processes to the demand for a low carbon environment.  The plan has used a 'best view' of the scale of low carbon technology and its impact on the network as informed by independent analysis. Alternative scenarios have been modelled to provide a range of potential outcomes.	The GESP should include policies which will help to promote the achievement of a lower carbon economy.	The WPD business plan will help to inform the SA.

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7 <sup>th</sup> Devon Local Aggregate Assessment 2008 – 2017. (DCC, Feb 2019)	Devon's diverse geology results in a wide range of land-won aggregate resources being available. The LAA is required to: -forecast the demand for aggregates based on average 10 year sales data and other relevant local information, -analyse all aggregate supply options and, -assess the balance between demand & supply.	The GESP should include policies which do not adversely affect aggregate resources in the plan area.	The Devon Assessment will help to inform the SA.
Devon Rural Housing Enabler Business Plan 2014 -2018 (Devon RHE Team, April 2015)	The main aims are to: -Continue to support delivery of affordable rural housing through partnership working, -Support partners in responding to changing external environment and developing new and innovative methods of delivering affordable rural housing, -Continue to evidence the need and make the case for affordable rural housing, -Build a long-term sustainable RHE programme along socially enterprising lines.	The GESP should include policies to help ensure the provision of affordable and accessible homes.	SA should ensure affordable rural housing aims are taken into account.
Teignbridge Council Strategy 2016 – 2025	The strategy's key objectives are: more affordable housing, reducing carbon emissions, job creation, sustainable travel options, community-led planning, encouraging young people to stay & keeping the district clean, green and safe.	The GESP be considerate of policies at a local level.	SA framework should be broadly compatible with the corporate objectives.
Teignbridge Local Plan 2013 – 2033	The plan sets out to: increase the self-sufficiency of the district as a whole and the settlements within it; focus the majority of housing, employment and other development at the Heart of Teignbridge (the settlements of Kingskerswell, Kingsteignton and Newton Abbot). The plan sets out to deliver 12,400 homes during the 2013-2033 plan period. During the same period, 80.2ha of employment land has been identified for employment development.	The GESP be considerate of policies at a local level.	SA/SEA of the Local Plan has been carried out.
Teignbridge Infrastructure Delivery Plan and Schedule (Feb 2020)	The plan sets out to ensure that development is supported by adequate public infrastructure by providing broad time periods for delivery, the nature of the priority, the key delivery partners, and the likely costs of projects infrastructure planned at locations throughout Mid Devon.	The GESP be considerate of policies at a local level.	SA/SEA of the Local Plan has been carried out, which this document supplements.
Teignbridge Community Infrastructure Levy – Charging	TDC is the Charging Authority for the Teignbridge Local Plan Area. (i.e. excluding the Dartmoor National Park area of Teignbridge). The CIL raised will be spent within communities on improving and providing new infrastructure services, including roads, education, recreation, public transport etc.	The GESP be considerate of policies at a local level.	SA may consider the economic, social and environmental benefits or costs resulting from

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Schedule (July 2014)			the CIL.
Teignbridge Housing Strategy 2015 – 2020	<p>The strategy is divided into the following themes: a place to live, access to services, healthy lives &amp; money matters. It includes the following aims:</p> <ul style="list-style-type: none"> <li>- to maximise the delivery of affordable housing according to need</li> <li>- to make sure that local housing is in a good state of repair</li> <li>- to make best use of existing stock.</li> </ul>	The GESP be considerate of policies at a local level.	SA framework should ensure that all relevant housing strategy objectives are considered.
Exminster Neighbourhood Development Plan (March 2015)	ENDP seeks to maximise the benefit to the whole neighbourhood area from the proposed Matford settlement development in terms of provision of accessible community, sports and leisure facilities. Maintaining the visual landscape quality and contribution of the rural setting of Exminster village by enhancing and protecting the quality and contribution of surrounding green space & maintaining a natural buffer zone between Exminster village and the settlement at Matford is a key objective.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the Strategic Plan.
Newton Abbot Neighbourhood Development Plan (June 2016)	NANDP states that the future of the town should be founded on the principles of creativity, accessibility and sustainability; seeking to ensure the highest possible standards in all forms of development. The plan seeks to promote a strong sense of community within and across the town. In particular, by supporting the health and wellbeing of its residents through the provision of improved sports, community and recreation facilities.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the Strategic Plan.
Abbotskerswell Neighbourhood Plan (2017)	Policies designed to protect and enhance the qualities of the village.	The GESP should be considerate of the policies at a local level.	Relevant to any proposals within the Parish.
Bishopsteignton Neighbourhood Plan (2017)	The policies set out in the plan are designed to meet the needs of the local community and ensure any development is sustainable.	The GESP should be considerate of the policies at a local level.	Relevant to any proposals within the Parish.
Beer Neighbourhood Plan (2018)	The policies set out in the plan aim to protect and enhance the natural environment in the area and deliver a consistent, community supported strategy.	The GESP should be considerate of the policies at a local level.	Relevant to any proposals within the Parish.
Bishops Clyst Neighbourhood Plan (2016)	The policies set out in the plan are designed to ensure that development allocated in the area is sustainable.	The GESP should be considerate of the policies at a local level.	Relevant to any proposals within the Parish.
Budleigh Salterton Neighbourhood Plan (2017)	The policies set out in the plan are designed to deliver sustainable development and ensure the qualities of the area are protected and enhanced.	The GESP should be considerate of the policies at a local level.	Relevant to any proposals within the Parish.



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Chardstock Neighbourhood Plan (2017)	The policies set out in the plan are designed to protect the area's natural environment and ensure that inappropriate development is not permitted.	The GESP should be considerate of the policies at a local level.	Relevant to any proposals within the Parish.
Ogwell neighbourhood Plan (April 2018)	The policies set out in the plan aim to meet identified needs of residents and protect the intrinsic character of the area.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Ide Neighbourhood Plan (2018)	The policies set out in the plan provide aspirations for sustainable development in the area until 2033.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Clyst St. George Neighbourhood Plan (2018)	The plan aims to meet identified community needs and ensure that growth in the area is in line with them.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Dunkeswell Neighbourhood Plan (2017)	The policies outlined in the plan are designed to achieve the community's vision for the appropriate use of land in the area.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
East Budleigh Neighbourhood Plan (2017)	The policies set out in the plan provide a vision for the future of the community, which includes protection of natural and historic environment assets that define the area.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Feniton Neighbourhood Plan (July 2018)	The plan seeks to address key issues outlined in community consultation.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Ottery St Mary and West Hill Neighbourhood Plan (2018)	The plan outlines policies that are designed to protect the rural landscape of the area from adverse impacts of development in the area.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Stockland	The plan's policies aim to deliver the community's vision and priorities for how they would	The GESP should	The SA may consider

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
Neighbourhood Plan (2017)	like to see the area develop in the coming years.	be considerate of the policies at a local level.	how community aspirations have translated into the strategic plan.
Rockbeare Neighbourhood Plan (October 2018)	The policies outlined in the plan are designed to ensure the character of the Parish is preserved given the level of development projected in the area.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Uplyme Neighbourhood Plan (2017)	The plan contains objectives and development control/management policies aimed at ensuring the community vision is met.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Yarcombe and Marsh Neighbourhood Plan (2017)	The policies outlined in the plan represent the community's vision and priorities for how they would like to see the local area change in the coming years.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Cullompton Neighbourhood Plan (submitted for examination in September 2019)	The policies set out in the plan represent the community's vision and priorities for how they would like to see the Cullompton area develop and change in the coming years.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan
Silverton Parish Neighbourhood Plan (submitted for Public Consultation in April 2020)	The policies outlined in the plan are designed to ensure that the existing qualities of the areas are maintained in the coming decades.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
Crediton Draft Neighbourhood Plan (to be submitted for consultation in May 2019)	The policies in the plan are committed to ensuring that development is sustainable during the plan period, with an emphasis on retaining the distinctive assets of arts-based projects and events and St Boniface heritage.	The GESP should be considerate of the policies at a local level.	The SA may consider how community aspirations have translated into the strategic plan.
East Devon Council Plan	The plan's identified priorities are to deliver an: - outstanding place and environment;	The GESP should be considerate	SA framework should be broadly compatible

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
2020 - 2024	<ul style="list-style-type: none"> <li>- outstanding homes and communities;</li> <li>- outstanding level of economic growth, productivity and prosperity; and</li> <li>- outstanding council and council services.</li> </ul>	of the policies at a local level.	with the corporate priorities.
East Devon Local Plan 2013- 2031	A vision for East Devon to: play its part in boosting the economy of the Exeter sub-region by encouraging significant growth within the West End of the district, provide for more balanced communities where homes and jobs are in better alignment by for example providing major employment, housing and community facilities in Exmouth. The plan sets that a total of 16,393 dwellings will be delivered during the plan period. To deliver employment land it is set that large scale major housing developments should provide around 1ha of employment land for each 250 homes built.	The GESP should be considerate of the policies at a local level.	SA/SEA of the Local Plan has been carried out.
East Devon Infrastructure Delivery Plan Review (2017)	The plan sets out the infrastructure required to support the level of housing and economic development projected in the area. The plan sets out to deliver a range of infrastructure types including transport networks, communications technology, education and healthcare facilities, energy utilities and waste facilities, green infrastructure, flood risk and coastal change management infrastructure, public services and sport and recreation facilities.	The GESP be considerate of policies at a local level.	SA may consider the economic, social and environmental benefits or costs resulting from the provision of infrastructure.
East Devon Community Infrastructure Levy – Charging Schedule (April 2016)	<p>East Devon DC is the Charging Authority for the East Devon Local Plan Area.</p> <p>The CIL raised will be spent within communities on improving and providing new infrastructure services, including roads, education, recreation, public transport etc.</p>	The GESP be considerate of policies at a local level.	SA may consider the economic, social and environmental benefits or costs resulting from the CIL.
East Devon AONB Management Plan 2019 – 2024	The Plan identifies key issues facing the AONB, sets out long term objectives for its future and highlights the actions needed to conserve the landscape.	The GESP should include policies which are considerate of the protection of designated landscapes.	SA framework should consider the impact on landscape and related objectives identified in the management strategy.
East Devon AONB Partnership Plan 2019-2024	Sets out policy to conserve and enhance the natural beauty of the East Devon landscape. This is to include sustainable management of the natural resources of the AONB including biodiversity and geological assets as part of a bigger, better and more joined up approach to landscape. The appropriate management of the high quality and internationally significant coastline is seen to form an important part of the future of the AONB.	The GESP should include policies which are considerate of the protection of designated landscapes.	SA framework should consider the impact on landscape and related objectives identified in the management strategy.
Cranbrook Plan Submission (Submission	Cranbrook is a new community in East Devon close to the city of Exeter. The Cranbrook Plan has been published in submission draft form and was open to public consultation from March to April 2019.	The GESP be considerate of policies at a	An SA of the document is being carried out.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
Draft version, Feb 2019)		local level.	
Lypstone Neighbourhood Plan (April 2015)	LNP seeks to encourage and support: responsible development along with enhanced provision of amenities, activities and facilities; accessibility for all – maintain and improve transport, affordable housing and infrastructure; retention of rural identity and independence from Exmouth with no steps towards coalescence, amongst others.	The GESP be considerate of policies at a local level.	The SA may consider how community aspirations have translated into the Strategic Plan.
Exeter Core Strategy DPD (Feb 2012)	The plan vision contains an aim of providing houses, jobs and supporting infrastructure through maximising the use of previously developed land within the city, and through sustainable urban extensions to the east, at Newcourt and Monkerton/Hill Barton, and to the south west at Alphington. In delivering growth Exeter will build on its strengths and assets by safeguarding the hills to the north and north west, protecting the historic environment and enhancing green infrastructure. The plan sets out to deliver 12,000 homes during the plan period and 60ha of employment land, with 25ha additional at the Science Park and 40ha at the Skypark.	The GESP be considerate of policies at a local level.	SA of the Local Plan has been carried out.
Exeter Community Infrastructure Levy – Charging Schedule (Oct 2013)	Exeter City Council is the Charging Authority for the Exeter Development Plan Area.  The levy is expected to raise around £25m in the period to 2026 which can be used to fund a wide range of projects so long as they support development growth.	The GESP be considerate of policies at a local level.	SA may consider the economic, social and environmental benefits or costs resulting from the CIL.
Exeter Development Delivery Plan (Publication Version, 2015)	The plan sets out allocations for development, designations for protecting or safeguarding land and provides development management policies.	The GESP be considerate of policies at a local level.	SA/SEA of the local plan document this forms part of has been carried out.
Exeter Housing Strategy 2016 – 2020 (April 2016)	The housing strategy aims to respond to some of the complexities and realities of the housing crisis by addressing housing need and vulnerability, providing more housing and being a good landlord.	The GESP be considerate of policies at a local level.	SA framework should ensure that all relevant housing strategy objectives are considered.
St James Neighbourhood Plan (July 2013)	SJNP identifies the following aims: define a local hub for St James, restrict HMO development and rebalance the community, encourage those types of development that meet the needs of the community, manage the impacts of traffic and encourage sustainable transport, improve the natural and built environment of the ward and support and maintain community facilities and services within the ward.	The GESP be considerate of policies at a local level.	The SA may consider how community aspirations have translated into the Strategic Plan.
Mid Devon Corporate Plan	The plan has 4 main priorities for the Economy, Homes, Community and Environment which will focus on amongst other things: bringing new businesses into the district, building more	The GESP be considerate of	SA framework should be broadly compatible

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
2016 to 2020 (March 2016)	council houses, working with local communities to encourage them to support themselves and increasing recycling and reducing the amount of waste going to landfill.	policies at a local level.	with the corporate priorities.
Mid Devon Core Strategy 2026 (July 2007)	The market towns of Tiverton, Cullompton, Crediton and Bampton will be the main focuses of new development, in scale with their individual infrastructures, economies, characters and constraints. A network of villages with sufficient employment, services and public transport provision will be locations for limited development. The plan sets out to deliver 390 dwellings per year from 2006-2016 and 290 per year from 2016-2026. The plan also sets out a target of delivering around 14,700m <sup>2</sup> per year of employment floorspace during the plan period.	The GESP be considerate of policies at a local level.	SA of the Core Strategy has been carried out.
Mid Devon Local Plan Review – Proposed Submission (incorporating proposed modifications) (Jan 2017)	The document includes fourteen policies on development strategy, setting out the overarching principles that should guide development. The strategic site to the east of junction 28, Cullompton, has been identified as the strategic option for the direction of future housing and employment growth in Mid Devon. The revised plan period goes through to 2033 and sets out to deliver 7,860 dwellings during the plan period as well as 147,000m <sup>2</sup> of employment and commercial floorspace. The main hearings for the Local Plan examination concluded on 20 <sup>th</sup> February 2019. Most recently the Proposed Main Modifications Consultation was concluded and consultation responses on these matters were sent to the Inspector on 28 <sup>th</sup> February 2020.	The GESP be considerate of policies at a local level.	SA/SEA of the Local Plan Review is being carried out.
Mid Devon Community Infrastructure Levy – Draft Charging Schedule (March 2017)	Mid Devon DC is the charging authority. The Community Infrastructure Levy Draft Charging Schedule and associated documentation was submitted to the Planning Inspectorate on 31 <sup>st</sup> March 2017 for examination. The aim of CIL is to provide funding for infrastructure by placing a charge on new development. A charge can only be made where the development will remain viable.	The GESP be considerate of policies at a local level.	SA may consider the economic, social and environmental benefits or costs resulting from the CIL.
Mid Devon Allocations and Infrastructure Development Plan Document (2010)	The plan sets out guidance on planning applications to provide clarity to developers and residents on which planning applications will be successful. The plan also sets out for sufficient infrastructure to be provided with development by ensuring that infrastructure providers make commitments to the plans set out in the document.	The GESP be considerate of policies at a local level.	This document forms part of the Mid Devon Core Strategy for which SA has been carried out.
Blackdown Hills AONB Management Plan 2019 – 2024	The Plan: <ul style="list-style-type: none"> <li>- Describes the special qualities of the Blackdown Hills AONB.</li> <li>- Explains why the AONB is important.</li> <li>- Sets out an agreed vision for its future.</li> <li>- Identifies the challenges and opportunities for the area, and how these will be tackled.</li> </ul>	The GESP should include policies which are considerate of the protection of designated landscapes.	SA framework should consider the impact on landscape and related objectives identified in the management plan.
Mid Devon Draft Housing	The strategy has the following priorities: <ul style="list-style-type: none"> <li>- delivering affordable housing</li> </ul>	The GESP be considerate of	SA framework should ensure that all relevant

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
Strategy 2015 – 2020 (Sept 2015)	<ul style="list-style-type: none"> <li>- making better use of existing housing stock</li> <li>- preventing homelessness</li> <li>- managing the impact of an aging population</li> <li>- reducing the impact of welfare reform</li> </ul> <p>It provides a framework and an evidence base for all the housing related activities of the Council and other partners.</p>	policies at a local level.	housing strategy objectives are considered.
Dartmoor National Park Management Plan 2014 – 2019 (Nov 2013)	Central to the plan is the overall Vision and Ambitions, setting out where Dartmoor wants to be in 2034. There are 3 themes of Sustain, Enjoy and Prosper and within each a number of priorities for the first five years.	The GESP be considerate of policies at a local level.	SA framework should be broadly compatible with the management plan priorities.
Dartmoor National Park Management Plan 2020 – 2025 (Draft for consultation, Jan 2020)	Consultation on the Draft Management Plan is to run from 10 <sup>th</sup> February to 31 <sup>st</sup> May 2020. The document describes for everyone what the main issues, priorities, opportunities and challenges for the park are whilst encouraging everyone to work together to conserve and enhance the special qualities of the area for the benefit of all. It includes the vision of the National Park up to 2045.		
Dartmoor Core Strategy DPD 2006 – 2026 (June 2008)	The core strategy sets a vision for the park, highlighting the distinctive characteristics and special qualities of Dartmoor and points to the role of planning in sustaining those qualities. The document sets a settlement strategy, focusing development in 8 Local Centres with development for local needs in thirty-four Rural Settlements.	The GESP be considerate of policies at a local level.	SA of the Core Strategy has been carried out.
Dartmoor Affordable Housing SPD (May 2014)	It aims to make clear the authority's expectations and provide guidance to support the delivery of affordable housing, from identifying need through to viability and legal agreements. The SPD is split into six topic areas; these aim to address the process of developing affordable housing, from identifying need through to viability and legal agreements.	The GESP be considerate of policies at a local level.	SA framework should ensure that all relevant affordable housing objectives are considered.
Dartmoor Development Management & Delivery Plan (July 2013)	<p>The plan sets out two main areas of planning policy:</p> <ul style="list-style-type: none"> <li>- subject related policies (e.g. housing, employment, tourism) to advise and manage development.</li> <li>- site specific policies to set the planning framework for particular areas and land use.</li> </ul> <p>Together with the Core Strategy its policies form the basis for decision making for development in Dartmoor National Park, to the period up to 2026.</p>	The GESP be considerate of policies at a local level.	Ensure the implications of this document are met through the SA.
Exmoor National Park Partnership Plan	The Partnership Plan is closely linked to the Exmoor National Park Local Plan and provides long term objectives for what is to be achieved in relation to conserving and enhancing the special qualities of the area. This includes setting out ambitions that will be focussed on for	The GESP be considerate of policies at a	Ensure the implications of this document are met through the SA.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the GESP	Implications for the SA
2018-2023 (April 2018)	<p>delivery during the five period of the plan and identifying potential opportunities and challenges that face Exmoor and the delivery of these ambitions.</p> <p>The plan applies to the whole National Park, not just the National Park Authority and involves land property owners and managers related to Exmoor, people who live and work in the area and the wider public who visit the park.</p>	local level.	
Exmoor National Park Local Plan 2011-2031 (July 2017)	The Local Plan contains both strategic and planning policies and development management policies. The policies set out an overall approach to future development in the National Park that will direct development to the most sustainable locations. Policies in the plan also aim to ensure that the special qualities of the National Park are conserved and enhanced, which will include supporting a thriving Exmoor economy for the period up to 2031.	The GESP be considerate of policies at a local level.	SA of the Local Plan has been carried out.

# Appendix 3

## Updated Baseline Information



- 1 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.
- 2 Annex 1 of the SEA Directive requires information to be provided on:
  - a. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
  - b. The environmental characteristics of areas likely to be significantly affected;
  - c. Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].
- 3 This section presents the relevant baseline information for Great Exeter. Data referred to has been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects. This information was initially prepared by the GESP officers, but subsequently LUC has updated the text and will continue to do so as necessary at each stage of the GESP preparation.

## Environmental Baseline Information

### Air Quality

- 4 The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives (AQOs) are likely to be exceeded. All local authorities now report to DEFRA on an annual basis, and have the obligation to declare Air Quality Management Areas (AQMAs) and develop action plans for improvement of air quality if objectives are likely to be exceeded.
- 5 There are a total of seven AQMAs in Greater Exeter<sup>5</sup> consisting of:
  - Crediton, Exeter Road & High Street;
  - Cullompton, Station Road, Higher Street & Fore Street;
  - Exeter, covers all main traffic routes in the city;
  - Dawlish, Iddesleigh Terrace;
  - Kingskerswell, A380;
  - Newton Abbot Town Centre & Kingsteignton (incl Newton Road, Gestridge Road); and
  - Teignmouth, Bitton Park Road.
- 6 There are a total of 13 AQMAs in Devon, excluding Plymouth. The plan area therefore accounts for over half of these, though the plan area is home to a number of the larger urban areas in Devon.
- 7 The location of AQMAs shows that they are associated with vehicle emissions which cause levels of nitrogen dioxide to exceed the health based annual mean air quality objective for residential properties.
- 8 In Exeter, for example, there is a need to reduce traffic emissions generally and emissions of nitrogen dioxide specifically along the five main arterial routes into the city. However the majority of national air pollutant objectives are met in the wider urban area, where air quality is generally very good and concentrations of all pollutants measured are stable or decreasing.
- 9 Air quality in the county (as taken from Defra's air quality monitoring station in Devon) has improved since 1988. Instances of moderate and high air pollution are generally attributable to high levels of ground level ozone which is a trans-boundary pollutant affected by factors beyond the Greater Exeter area. Concentrations tend to be higher at the coast and high altitudes.

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<sup>5</sup> Exeter/East Devon/Mid Devon & Teignbridge Air Quality Action Plans; Number of days when air pollution is moderate or higher in the UK, 2010 to 2014 (detailed site data) – revised threshold (Defra, 2014); Exeter Air Quality Strategy 2015-2020 (ECC,2015).

- 10 Advancements in vehicle efficiency and low emission engines are expected to contribute to future improvements although the emissions from new vehicles have not in practice fully delivered the predicted benefits. In addition, a reduction in air pollution even where levels are below the objectives will bring public health benefits. Air quality remains an important issue for some of the urban areas.
- 11 Outside of the AQMAs, although air quality may be in legal limits, there is still concern present in relation to air quality, particularly in urban areas as a result of road congestion.

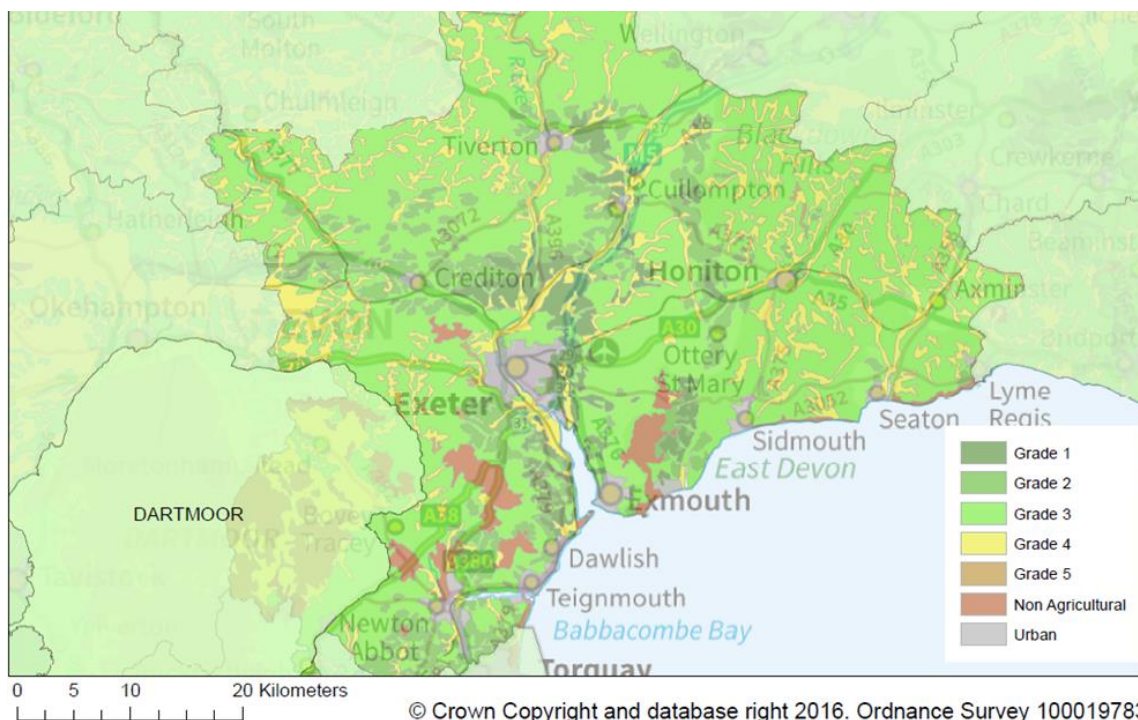
### Soil Quality

- 12 The Agricultural Land Classification (ALC) system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors, together with interactions between them, form the basis for classifying land into one of five grades, where Grade 1 describes land as excellent (land of high agricultural quality and potential) and Grade 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use'.
- 13 Due to the varied geology the plan area has a number of different soil types, including those summarised below<sup>6</sup> :
- East Devon: Slightly acid and clayey soils with impeded drainage, particularly concentrated on Woodbury Common; the soil type is ideal for woodland type habitats
  - Exeter: Comprised mainly of freely draining and slightly acid loamy soils, the most common across Devon.
  - Mid Devon: Contains a mix of freely draining slightly acid loamy soils, slowly permeable seasonally wet acid loamy and clayey soils and freely draining acid loamy soils over rock.
  - Teignbridge: Freely draining slightly acid sandy soils are present on the coast adjacent to the River Exe and some inland areas of Teignbridge.
- 14 In broad terms, Grade 1 land is concentrated in or close to the Exe valley, with areas of Grade 2 land occurring in Teignbridge and in a belt across Mid Devon and in part of East Devon. Grade 4 land occurs around the fringes of Dartmoor and Exmoor. The main threats to soil quality in Devon relate to land in natural, countryside or agricultural uses, and include erosion by flooding and surface water runoff, intensive cultivation, poor forestry practice and trampling by grazing animals. These threats fall largely outside of the control of the planning system. However, urbanisation is clearly a planning matter as development in general can result in loss of or damage to soil.
- 15 **Figure A3.1** displays the overall distribution of the varying grades of agricultural land across Greater Exeter.

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<sup>6</sup> Soil Descriptions by Area of Devon, Soilscape National Soil Resources Institute (2013)

**Figure A3.1: Distribution of agricultural land across Greater Exeter**



## Biodiversity

- 16 Biodiversity is the term used to describe both wildlife species and their habitats. The Government's planning policy seeks to protect and enhance biodiversity and geodiversity by identifying and mapping local wildlife-rich habitats and wider ecological networks and promote their conservation, with opportunities for achieving measurable net gains in biodiversity secured<sup>7</sup>. Greater Exeter is home to an abundance of rare species (including dormice, otters, reptiles, bats and birds) and home to important habitat types (including woodland, meadows, hedges, heaths, ponds as well as varied coastline comprising rock pools, beaches, sand dunes and estuaries). Many sites and land areas are protected by national and EU legislation. The area sits within four terrestrial Natural Areas as defined by Natural England, which are South Devon, Devon Redlands, The Culm and the Blackdowns.
- 17 There are six Special Areas of Conservation in the GESP area, including: Beer Quarry and Caves (rare bats), Dawlish Warren (dunes), East Devon Pebblebed Heath (lowland heathland), River Axe (supporting rare fish), Sidmouth to West Bay (sea cliffs) and South Hams (Greater Horseshoe Bats). Lyme Bay and Torbay (reefs and sea caves) is currently a Site of Community Importance (but treated in planning as a Special Area of Conservation). There are also two Special Protection Areas, the Exe Estuary (also a Ramsar site and designated for waterbirds) and East Devon Pebblebeds (Dartford warbler and nightjar). There are a further eleven European Sites within 20kms of the area, such as the Culm Grasslands in North Devon.
- 18 There are 71 Sites of Special Scientific Interest (SSSIs) which are sites designated for wildlife and/or geological interest within the Greater Exeter area; 63% of which are in favourable condition and 19% in unfavourable recovering condition. The Government has set (in the Biodiversity 2020 report<sup>8</sup>) national targets for 50% of SSSI to be in favourable condition and 95% to be in favourable or unfavourable recovering condition by 2020. The distribution of designated sites within Greater Exeter is displayed overleaf in **Figure A3.2**.
- 19 There are approximately 732 non-statutory County Wildlife Sites (CWS) in the GESP area as well as many other County Geological Sites and Local Nature Reserves. The area also supports

<sup>7</sup> Ministry of Housing, Communities and Local Government (2019) NPPF - paragraph 174

<sup>8</sup> Defra (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services

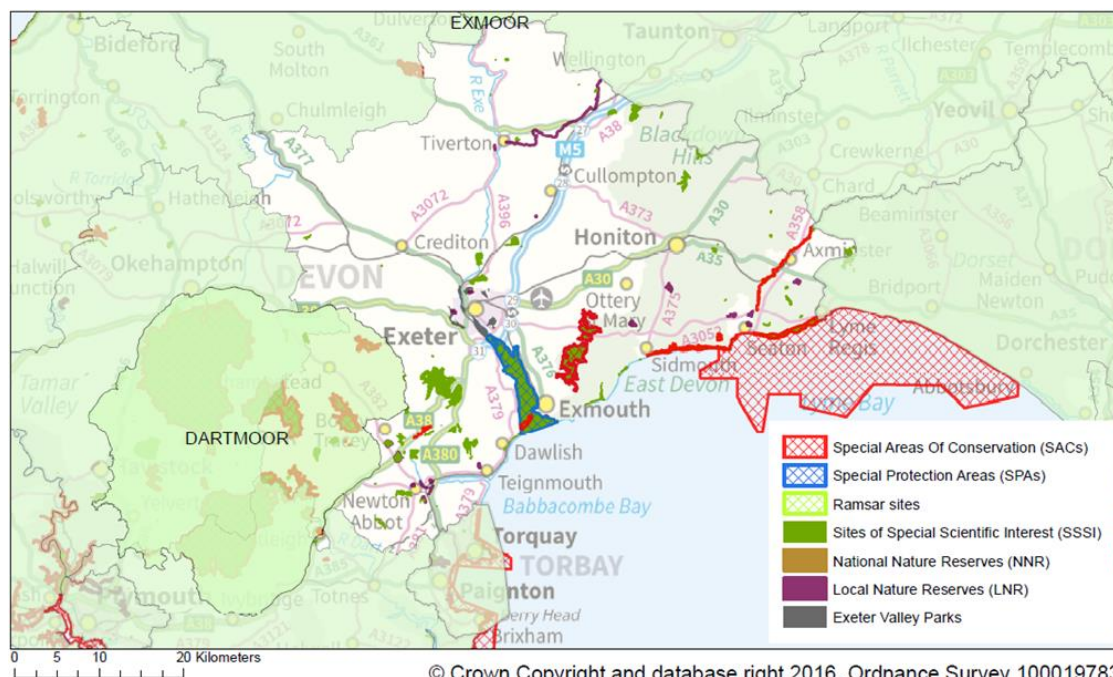
Ancient Woodlands and a wealth of UK Priority habitats (such as grazing marsh, lowland meadow, lowland heathland, hedgerows and coastal habitats). Ancient woodland is an irreplaceable natural resource that has remained constantly wooded since at least AD1600. There are approximately 564 ha of ancient woodland in and around the GESP area. The length of time ancient woodland takes to develop and evolve (centuries, even millennia), coupled with the vital links it creates between plants, animals and soils accentuate its irreplaceable status. The varied and unique habitats ancient woodland sites provide for many of the UK's most important and threatened fauna and flora species cannot be re-created. Approximately one quarter of priority UK Biodiversity Action Plan species are associated with woodland habitats. Forests, woods, and trees make a significant contribution to biodiversity, and ancient sites are recognised as being of particular value. Due to their longevity, ancient woodlands are more species rich, and are often refuges for specialist woodland species that struggle to colonise new areas<sup>9</sup>.

- 20 European protected species found in this area include otter (widespread on rivers), dormice (widespread in woodlands, hedges and scrub), bats (widespread but it should be noted that the area supports Greater Horseshoes, Lesser Horseshoes, Barbastelle and Bechstein which are all Annex 1 species) and Great Crested Newts (the dispersed Devon population is concentrated in Teignbridge and East Devon). Nationally protected species include water voles (distribution restricted to a number of watercourses in East Devon), reptiles (widespread), Schedule 1 birds (including cirl buntings which occur in Teignbridge and East Devon) and a number of other species. The area also supports a large number of UK Priority / rare species including the only location in England (Chudleigh Knighton Heath) of a rare ant (*Formica exsecta*).
- 21 Vulnerability issues for habitats in the Greater Exeter include the following:
  - Direct loss of habitats;
  - Habitat fragmentation / isolation;
  - Urbanisation impacts (lighting, traffic collisions, fire, noise, cat predation, invasive species, pollution);
  - Air and water quality / quantity impacts; and
  - Recreational impacts.
- 22 Rebuilding Devon's Nature Map has identified opportunities where priority areas (river corridors and Strategic Nature Areas) are located in Devon for expanding wildlife habitats. However, opportunities also exist in and around development sites in all locations for wildlife enhancement.

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<sup>9</sup> Devon State of the Environment Report (DLNP 2015); Natural England (<https://designatedsites.naturalengland.org.uk/>)

**Figure A3.2: Distribution of protected natural environment designations across Greater Exeter**



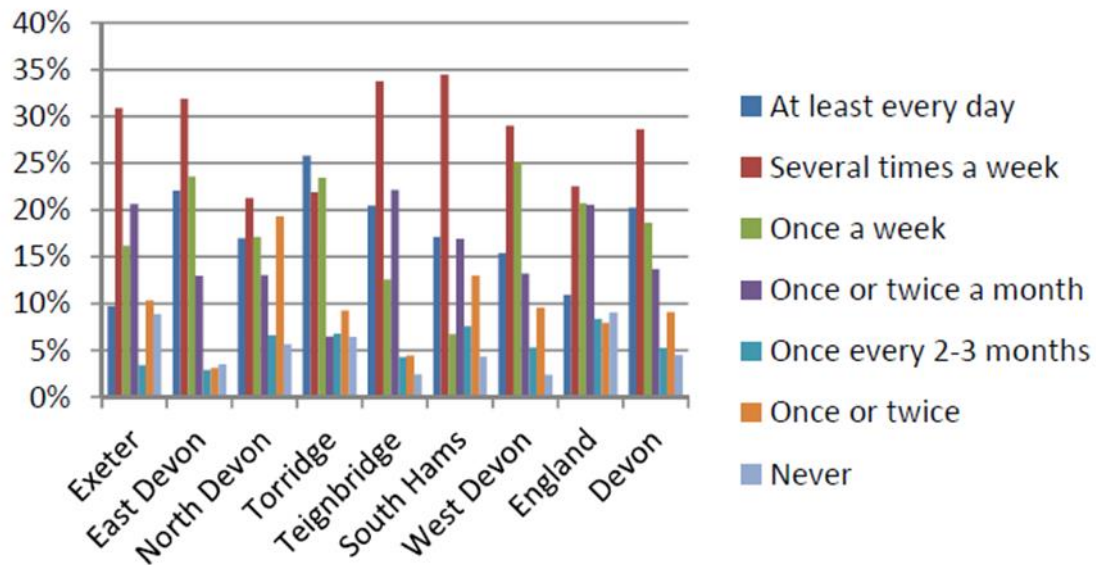
### Green Infrastructure

- 23 Green Infrastructure (GI) refers to the network of natural and semi-natural features within and around our villages, towns and cities. These features range in scale, from street trees, green roofs and private gardens through to parks, rivers, transport corridors and woodlands. At the larger scale, wetlands, forests and agricultural land are all captured by the term GI. This network can provide a vast array of benefits that support the health and wellbeing of communities.
- 24 The Greater Exeter area exhibits a great wealth of natural green assets as measured by the diversity and value of wildlife, quality and character of the landscape. It also has a rich built and cultural heritage. The area's high quality natural environment is a major economic asset. It underpins the tourist economy and is a major factor in attracting and retaining employers. Prominent GI features in the area include the Exe and Teign Estuaries, the Haldon Hills and the Valley Parks of Exeter.
- 25 Green infrastructure is a holistic concept that interacts with many strands of the SA baseline data which follow, particularly sections on biodiversity, landscape and walking and cycling networks.
- 26 **Figure A3.3** shows that over 30% of residents in Exeter, East Devon and Teignbridge visit the natural environment several times a week. Less than 5% of residents in East Devon and Teignbridge never visit the natural environment while this is nearer to 10% in Exeter<sup>10</sup>.

<sup>10</sup> Devon State of the Environment Report (DNLP, 2016)



**Figure A3.3: Frequency of visits to the natural environment by percentage of resident population (data for Mid Devon is unavailable due to small sample size) (Devon State of the Environment Report 2015)**



### Landscape

- 27 Exeter is surrounded by undeveloped hills that form a distinctive green backdrop to the City. These 'Landscape Setting Areas', which are defined and protected within the City Council boundary through Local Plan designation, are mainly used for the purposes of agriculture, recreation or forestry. The city is interspersed with green spaces and several designated Valley Parks. The River Exe runs roughly from north to south through the heart of the city and is accompanied by the Riverside Valley Park. Following the course of the River Exe, the relatively flat valley floor leads to the open expanse of the Exe Estuary landscape, which provides a transition between the boundaries of East Devon to the north-east and Teignbridge to the south-west.
- 28 In East Devon, the landscape varies quite dramatically east to west, with the west end area and closer to Exeter being characterised by mainly unsettled farmed valley floors, gently undulating lowland plains and lower rolling farmed and settled slopes. Locally distinctive landscapes within this area include some small wooded ridges and hilltops associated with the National Trust Killerton Estate, and a distinct area of Pebblebed Heaths in the centre of the District. The coast and countryside in the eastern side of the district by comparison includes cliffs, coastal slopes and combes, steep wooded scarp slopes and upper farmed and wooded slopes. The scenic and special qualities of the landscape here are protected through national and international designations including the East Devon and Dorset Coast World Heritage Site, the Blackdown Hills Area of Outstanding Natural Beauty (AONB) and the East Devon AONB. Such designations cover 66% of the district.
- 29 The Blackdown Hills AONB management plan 2019-2024, which sets out the policy framework for the conservation and enhancement of the AONB, was adopted by local authorities in spring 2019<sup>11</sup>. Key concepts within the plan include sustainable development and the potential for incorporating natural capital and an ecosystem approach to management of the AONB. The East Devon AONB Partnership Plan (formerly the 'East Devon Management Plan') for 2019-2024,<sup>12</sup> which also sets out to conserve and enhance the natural beauty of the East Devon landscape, was adopted in January 2019. In both cases, there is also an emphasis on increasing the amount of SSSIs in 'favourable condition' in within the AONBs, improving the level of community

<sup>11</sup> [https://blackdownhillsaonb.org.uk/wp-content/uploads/2019/06/bhaonb\\_management\\_plan\\_2019-](https://blackdownhillsaonb.org.uk/wp-content/uploads/2019/06/bhaonb_management_plan_2019-)

<sup>12</sup> [https://www.eastdevonaonb.org.uk/wp-content/uploads/2020/02/AONB-Partnership-plan\\_lowres\\_final.pdf](https://www.eastdevonaonb.org.uk/wp-content/uploads/2020/02/AONB-Partnership-plan_lowres_final.pdf)

engagement in the management of the AONBs and improving the water quality of rivers that pass through the area.

- 30 The landscapes within Teignbridge are varied and diverse with many distinct and recognisable areas. This includes the Haldon Ridge and Foothills with its steep wooded slopes, forested plateau and upper farmed and wooded valley slopes, the Teign Estuary with its surrounding coastal slopes and combes, and the Bovey Basin with its lowland plains and farmed valley floors much modified by past and current mineral and waste development. The central part of the district has more gentle landscape features comprising rolling farmland and settled valley floors and slopes. The wooded ridges and hilltops in the south-west of the area provide the setting for Dartmoor National Park, its mass rising on western skylines beyond the planning area of Teignbridge. Sections of coast are valued for their undeveloped character, including areas around the Exe Estuary, the Teign Estuary and between Dawlish and Teignmouth. The scenic quality and distinctive rural character of much of the eastern half of Teignbridge is locally valued and protected through Local Plan designation of Area of Great Landscape Value.
- 31 Unlike the other authorities within the Greater Exeter area, Mid Devon is landlocked with no coastal landscape. There are however a wide network of watercourses and distinct valley landscapes including the Exe, Culm and Yeo Valleys, with often sparsely settled farmed valley floors cocooned by river valley slopes and combes in upper reaches. Reference to the latest dark skies data published by CPRE indicates that many areas in the north and west of the district offer dark night skies, including the area in the far north that is within the setting of Exmoor National Park. These areas are deeply rural and tranquil with a strong sense of place. More gently undulating lowland plains occur in a wide belt stretching from the east of Tiverton, along the M5 corridor and east of Cullompton. Another distinct area of lowland plain stretches to the east and west of Crediton. Elsewhere, lower rolling farmed and settled valley slopes, and upper farmed and wooded valley slopes are common in the area. Less frequently occurring landscape types include secluded valleys found in the central northern belt, wooded hilltops and ridges on the northern and southern fringes, steep wooded scarp slopes of the Blackdown Hills AONB in the far east of the District and larger patches of inland elevated undulating land dissected by sparsely settled farmed valley floors in the south-western corner. The latter provides the setting to Dartmoor National Park beyond.
- 32 The planning system gives great weight to conservation of important landscapes such as these in order to preserve the scenic beauty of the region. The GESP area excludes Dartmoor and Exmoor National Park but includes both the Blackdown Hills and East Devon AONBs that cover over 53,000 hectares, which equates to about 24% of the GESP area. Landscape impacts on any of the above designated areas will need to be considered.

### Coast

- 33 An impressive coastline extends across the southern boundary of the Greater Exeter area. This dominant landscape feature is of fundamental importance to the history, economy and culture of Devon. The dramatic sea cliffs and slopes of East Devon are a widely appreciated natural asset in the area. The coastline provides residents and visitors with opportunities for work in tourism and maritime industries as well as recreational opportunities and an exceptionally attractive place to play and relax.
- 34 The coast of the study area has varied and interesting geology and a diverse coastal topography has resulted from the erosive ability of wave energy and climatic conditions more generally. International recognition, on account of geological interest and importance, comes from inscription of the Dorset and East Devon Coast on the World Heritage Site list (outstanding universal value considerations – see UNESCO).
- 35 In addition to the underlying characteristics of the land an outstanding patchwork of flora and fauna exist along the coastline of East Devon and Teignbridge. Habitats include saltmarsh, dunes, cliffs and scree and intertidal estuaries. There is also a rich marine biodiversity beyond the coastline.
- 36 The coast is well used by local residents and visitors alike. The relatively high density of recreational and commercial activity (more so to the west than the east) means that this narrow

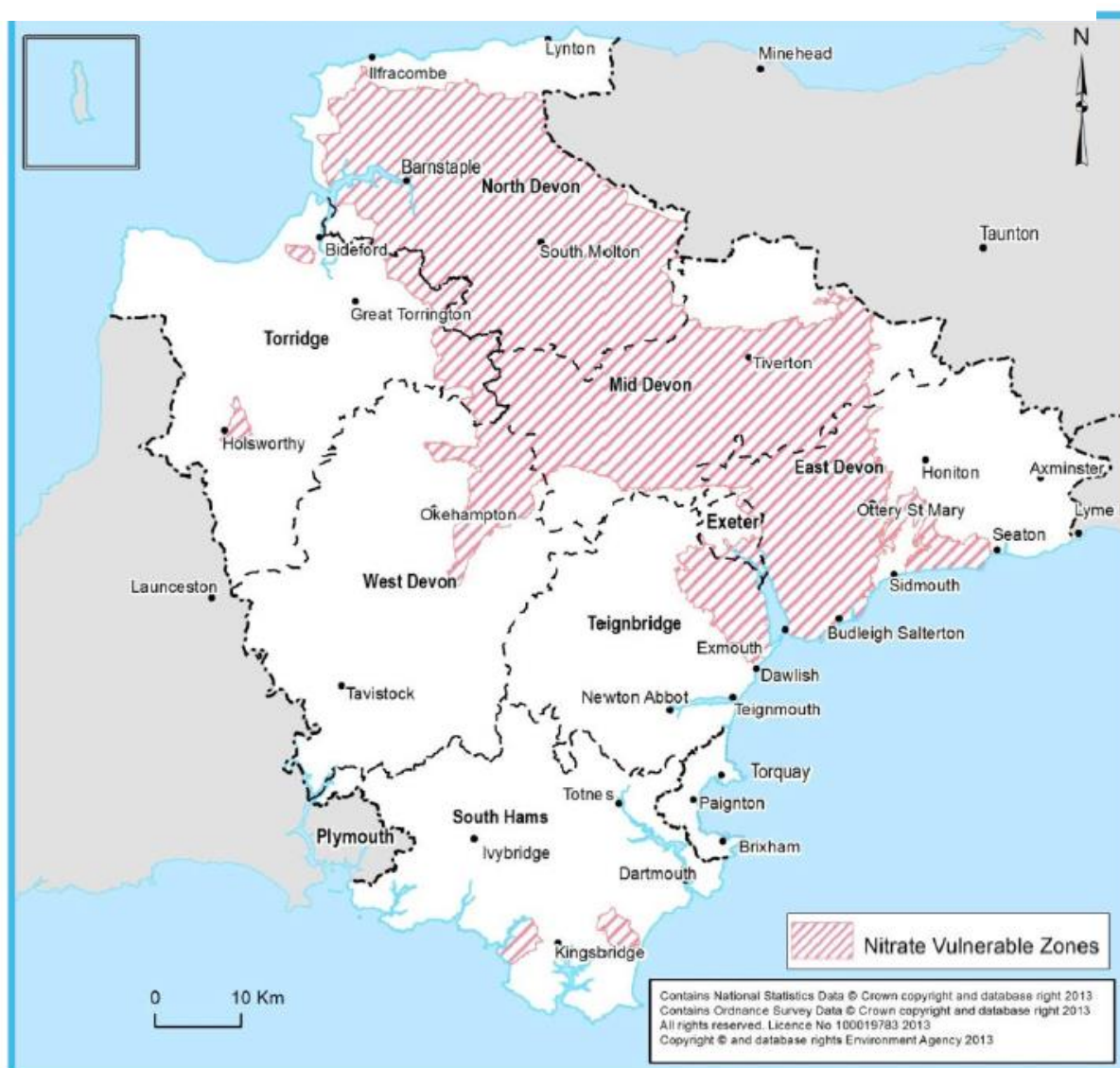
strip of land is highly vulnerable to damage and degradation. The coast is an asset that is widely used and enjoyed and requires a co-ordinated approach to its management and protection to ensure it retains its environmental value and visitor appeal and for it to remain vibrant and prosperous. The many players in coastal management within this area include national government, government agencies, the Crown, Duchy of Cornwall, commercial interests including ports, fishing (commercial and recreational) and tourism, large and small landowners, local authorities, influential charities such as the National Trust, RSPB and Devon Wildlife Trust, chambers of commerce, community based groups, research and academic institutions including schools and many more.

### Water Quality

- 37 The main reasons for poor groundwater chemical status are high or rising nitrate concentrations, with some failures for pesticides and other chemicals. Large parts of the Greater Exeter area have been designated as Nitrate Vulnerable Zones (NVZs). Within these areas, farmers are required to follow mandatory rules to tackle nitrate loss from agriculture. **Figure A3.4** displays nitrate vulnerable zones within Greater Exeter.



**Figure A3.4: Nitrate Vulnerable Zones (State of the Environment Report 2015)**



- 38 The rivers, floodplains and wooded banks are important for a number of key species such as otters, bats, Atlantic salmon, brown trout, dipper, white clawed crayfish, pearl mussels, mosses, ferns and rare invertebrates. A surface water's overall quality is assessed as a combination of its ecological and chemical quality. The main rivers in the plan area are the Exe, Otter, Axe, Teign, Creedy and Culm. The largest is the River Exe, flowing 80km from Exmoor, through Tiverton and Exeter and reaching the sea at Exmouth. Adequate quantity, quality and timing of water flows is required to sustain ecosystems and the valuable clean water they provide.
- 39 The European Water Framework Directive (WFD) objectives are to prevent deterioration of waterbodies and to improve them such that they meet the required status for that given waterbody (rivers, lakes, estuaries, coastal and groundwaters). The ecological status or potential for surface freshwaters, estuaries and coastal water bodies varies across Greater Exeter. In the most part, surface water quality is moderate to good across the plan area, with a small incidence of poor quality affecting the central and eastern part of the plan area and, most notably, parts of the Exe Estuary. Common reasons for less than good status include impacted fish and diatom (algae) communities; physical modification; high levels of copper and zinc, which can be linked to natural geology and historic mining activity, and phosphate, which can be linked to fertilisers used

in farming. Other impacts on water quality may come from pollution from road run-off, and overflow of sewage from combined sewerage systems after from heavy rain.

- 40 Groundwater quality varies across Devon. The majority of the county has poor chemical status with pockets of good status for instance around the Yarty and Axe in East Devon. Generally in the plan area groundwater sources such as springs, wells and boreholes are limited and account for only about 10% of water supplies. These are located mainly in East Devon. Surface water sources therefore provide the majority of the supply from reservoirs and river intakes. The most significant reservoirs for supply of drinking water are Wimbleball for Exeter and East Devon and Roadford for southern parts of the county. Drinking Water Safeguard Zones have been designated where the land use is causing pollution of the raw water. This affects the River Exe catchment between Exeter and Oakfordbridge which is at risk from pesticides. Groundwater bodies that fall into this category are near Kenton and between Ottery St Mary and Otterton<sup>13</sup>. Human health is not at risk from these sources because SWW provide extra treatment.

### Flood Risk

- 41 Some areas within Greater Exeter are at risk from both fluvial (river), pluvial (surface water) and coastal (tidal) flooding. Development within these areas also has the potential to exacerbate flooding elsewhere. The greatest risk of fluvial flooding comes from the River Exe and its tributaries. However, other main rivers and ordinary watercourses across Greater Exeter also present a risk of flooding including the River Otter, River Sid, River Axe, River Creedy, River Culm, and River Teign.
- 42 Within the plan area, Exeter, Exmouth, Sidmouth and Teignmouth have the highest numbers of properties at risk from surface water flooding. Many other localised areas across the Districts are also at high risk, often associated with minor watercourses through urbanised areas.
- 43 The Exe Estuary Strategy (Managing Flood and Coastal Erosion Risk for the Exe Estuary, Environment Agency 2014) concluded that it would be necessary to defend most of the developed coastline, although some of the defences might need to be moved or altered over time.
- 44 The extent of the flood risk zones are shown in **Figure A3.5**<sup>14</sup>. This shows all areas within flood zone 2 or flood zone 3<sup>15</sup>.

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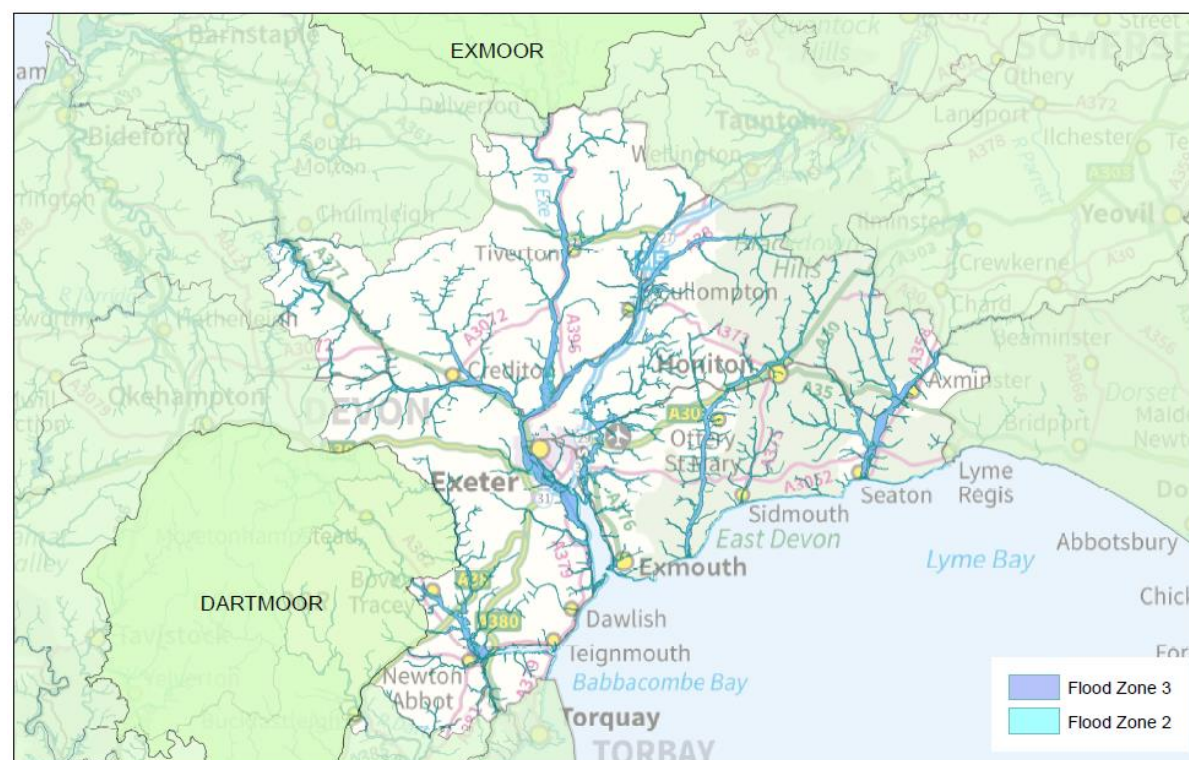
<sup>13</sup> Environment Agency . Available at:

[http://maps.environmentagency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=\\_e&ep=map&scale=5&x=292304.458333333314&y=102695.04166666593#x=257002&y=98693&lg=3,&scale=3](http://maps.environmentagency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=_e&ep=map&scale=5&x=292304.458333333314&y=102695.04166666593#x=257002&y=98693&lg=3,&scale=3).

<sup>14</sup> Flood Zone Maps (Environment Agency)

<sup>15</sup> Preliminary Flood Risk Assessment Report (DCC, 2011); Climate Change information for Local Flood Risk Management Strategies – South West River Basin District Map. (EA, DEFRA & Local Government Association, 2011); Managing flood and coastal erosion risk for the Exe Estuary (Environment Agency, May 2014); River Basin Management Plan (Env Agency, 2015); Devon Local Flood Risk Management Strategy – 2014-2020 (DCC, June 2014)

**Figure A3.5: Distribution of Flood Zone 2 and Flood Zone 3 within Greater Exeter**



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- 45 The Environment Agency has produced climate change allowances to support the NPPF. This includes advice on peak river flow by river basin district. **Table A3.1** shows the Environment Agency's<sup>16</sup> predicted peak river flow allowances for the South West River Basin, which is of relevance in terms of both flood risk assessments and strategic flood risk assessments. These predictions are to be made use of with consideration for the flood zone and the appropriate flood risk vulnerability classification to decide which allowances applies to certain types of development or plans.

**Table A3.1: Peak river flow allowances by river basin district (using 1961 to 1990 baseline)**

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
South West	Upper end (90th percentile)	25%	40%	85%
	Higher central (70th percentile)	20%	30%	40%
	Central (50th percentile)	10%	20%	30%

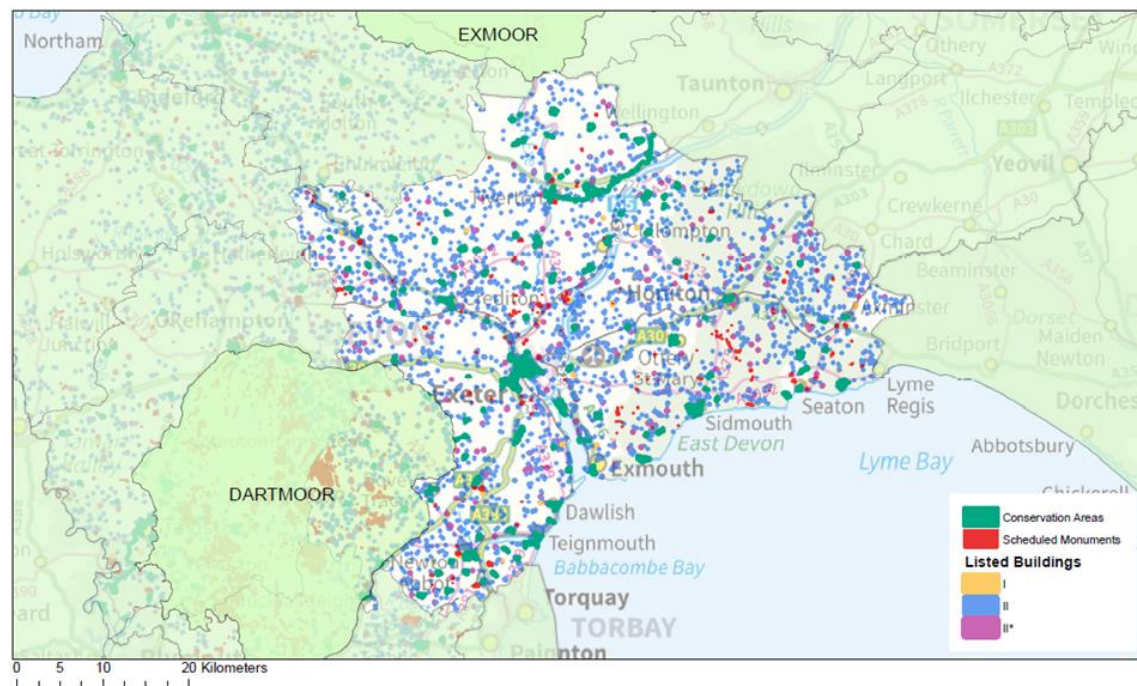
<sup>16</sup> Environment Agency (February 2017) *Flood risk assessments: climate change allowances* Online at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>



## Historic Environment

- 46 There are over 8,000 Listed Buildings or structures in the Greater Exeter area; over 3,000 in East Devon, over 2,500 in Mid-Devon, over 1,000 in Teignbridge and over 1,800 in Exeter. The Greater Exeter Study Area contains a high proportion of the Listed Buildings designated in Devon. The size, age, condition, appearance and use of these buildings vary enormously. The vast majority of Listed Buildings are of Grade II classification and are currently used as domestic residential dwellings and farmsteads. The area's Listed Buildings and structures are largely concentrated in historic city, district and local centres but are widely distributed throughout both urban and rural areas and make a very significant contribution to the quality of streetscape and countryside. Listed buildings often have associated curtilage buildings or settings and designed landscapes and views<sup>17</sup>. The distribution of designated heritage assets within Greater Exeter is displayed below in **Figure A3.6**.

**Figure A3.6: Distribution of historic environment designations across Greater Exeter**



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- 47 Apart from the statutorily listed buildings in the area it is also important to understand the historic and architectural significance of the hundreds of un-designated historic buildings that are recorded on the Devon County Historic Environment Record or on formal or informal local lists maintained by the local planning authorities. To date only Mid Devon has formally adopted a local list in accordance with procedures set out national guidelines. This list identifies 169 heritage assets<sup>18</sup>. A consultation on the East Devon Draft Local List Guide ran from February 2019 to 19<sup>th</sup> March 2019<sup>19</sup>. At present, there is a total of 153 Conservation Areas in the Greater Exeter area (41 in East Devon, 51 in Mid-Devon, 40 in Teignbridge and 21 in Exeter). A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. In similarity to the location of Listed Buildings, Conservation Areas are largely situated in and around central urban areas and the historic cores of village settlements comprising a patchwork of positive heritage assets. The

<sup>17</sup> Historic Environment Records (HER; Exeter Urban Database; Historic England's National Heritage List of Designated Assets

<sup>18</sup> [https://www.middevon.gov.uk/media/114799/register\\_of\\_heritage\\_assets\\_jan\\_15.pdf](https://www.middevon.gov.uk/media/114799/register_of_heritage_assets_jan_15.pdf)

<sup>19</sup> <https://democracy.eastdevon.gov.uk/documents/s1163/Item%2007%20Local%20list%20guide.pdf>

majority of Conservation Areas in the sub-region have been established over the past 10-30 years. The local planning authorities in the Greater Exeter Area all identify the conservation areas designated within their District but there is notable variation in the level of information available regarding approved conservation area appraisals and management plans; Exeter provides appraisals and management plans for all 20 of its conservation areas, Teignbridge has appraisals for all, and management plans for the highest priority designations., East Devon offers 29 appraisals and 4 management plans, and Mid Devon has 17 appraisals and 12 management plans. In addition to containing notable concentrations of designated and un-designated historic buildings, Conservation Areas frequently contain high archaeological potential relating to centuries of cumulative settlement activity.

- 48 A Registered Historic Park and Garden is a designed landscape considered to be of national importance and included on the national Register. There are 22 Registered Historic Parks and Gardens in the Greater Exeter area (8 in East Devon, 2 in Exeter, 3 in Mid Devon and 9 in Teignbridge). This represents roughly half the total in Devon. These include designed urban landscapes such as civic parks and cemeteries and the often extensive landscaped gardens and parkland of grand rural houses. The Devon Gardens Trust has also compiled a Devon Gazetteer of Historic Parks & Gardens to be considered for inclusion in the national Register. The gazetteer contains 87 designed landscapes (24 in East Devon, 23 in Exeter, 18 in Mid Devon and 22 in Teignbridge).
- 49 A Scheduled Monument is an historic (not currently in residential or ecclesiastical use) building or site considered to be of national importance which is included in the Schedule of Monuments. This Schedule includes archaeological sites and monuments, including upstanding buildings or ruins and also below ground evidence. Scheduled Monuments include Bronze Age burial mounds, Iron Age hillforts, Roman forts, villas and larger settlements, medieval castles, bridges, earthworks, the remains of deserted villages and more modern industrial sites. There are 208 Scheduled Monuments (SAMs) in Greater Exeter. By far the biggest contribution to this figure comes from East Devon where there is a total of 112 SMs followed by 49 in Mid Devon and 28 in Teignbridge. Exeter has only 19 SAMs. However, many of these assets are particularly well known and valued such as the Roman legionary bath house, Exeter City Wall, Rougemont Castle, Medieval Exe Bridge and the Underground Passages. The Scheduled area of the Roman legionary fortress and civil town, beneath Cathedral Close, is also extensive. The Greater Exeter area contains only one nationally designated Protected Wreck, the Church Rocks Wreck, which lies in shallow water off Teignmouth.
- 50 In addition to the designated sites listed above, there are a significant number of heritage assets across Greater Exeter which do not benefit from statutory protection. These are archaeological sites and buildings of historic interest that are recorded on the Devon County Historic Environment Record (HER) and/or on local lists maintained by the local planning authorities. There are 33,487 non-designated heritage assets in the Greater Exeter area (15,923 in East Devon, 2,307 in Exeter, 8,444 in Mid Devon and 6,813 in Teignbridge). These assets may range in date from Palaeolithic hand axes of up to a quarter of a million years ago, right up to Cold War defensive structures of the later 20th century. They range in scale from find spots of single Roman coins, to extensive well-preserved examples of medieval field systems. Some of these heritage assets may be of equivalent significance to designated assets but have not yet been Listed, Registered or Scheduled. Others may be of regional, county or more local significance.
- 51 Historic landscape character mapping has been produced for the Greater Exeter area. This identifies the contribution that different historical eras have made to the evolution of the landscape that we see today. This influence is best considered alongside wider Landscape interest. However, the Greater Exeter area includes discrete areas of particular historic landscape significance, such as intact medieval field systems, later reclamation landscapes and historic parkland that warrant particular consideration. The Greater Exeter area formerly had much more extensive historic landscape features such as field boundaries, orchards and water meadows, which should be considered alongside planning for enhancement of the natural environment, green infrastructure provision and sustainable water management.

52 Collectively, Heritage Assets are a vitally important component of the environment and local distinctiveness across the plan area. These assets are highly valued and their conservation or development is guided by NPPF and appropriate planning policies in each local authority area. In addition to commemorating cultural history the historic environment plays an important role in attracting tourism and investment to Greater Exeter. There are potentially very significant synergies to be developed between heritage assets and access to and enjoyment of the wider environment. In particular heritage assets can also be green infrastructure assets and should also be considered alongside 'green play', health and wellbeing, and environmental education strategies.

### Brownfield Land

53 Brownfield land (also referred to as Previously Developed Land) is land that has previously been built-on or developed and which frequently will be in a despoiled state. The supply of brownfield land assessed as being suitable for redevelopment is shown in the following table. The 83ha identified as being potentially suitable for redevelopment still makes up a relatively small proportion of overall potential land supply. **Table A3.2** summarises the distribution of brownfield land across the four districts within Greater Exeter.

**Table A3.2: Brownfield Land in Greater Exeter (LPA Pilot Registers 2016<sup>20</sup>)**

	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter Total
Number of Sites on Register	30	28	14	38	110
Total Area of Sites (ha)	26	19	10.8	64.8	120.6

54 Greater Exeter has not seen the scales of past development and industrial activity that characterises some of the major urban areas of the United Kingdom and as a consequence it does not have the widespread legacy of underused brownfield land that exists in some areas. There are some exceptions, including localised concentrations and also smaller brownfield sites across the plan area. The legacy of past industrial and commercial activity, leaving behind brownfield land, is most significant in respect of:

- Past mineral working sites: the greatest concentration being Ball Clay extraction sites north of Newton Abbot. However, many working minerals sites will have associated restorations plans in place;
- In some older parts of urban areas: e.g. in Exeter City around and north of St Davids station;
- Major infrastructure developments: such as currently non-operational land at Dunkeswell and Smeatharpe airfields (East Devon).

55 There are, as well, many smaller areas of brownfield land, dotted across the plan area where businesses or past activities have ceased to operate or otherwise land has been left in a despoiled state. In villages and rural areas, however, the presence and frequently the negatives associated with brownfield land, diminish in number and scale.

56 Relatively high land values in the plan area mean that brownfield land, where suitable for redevelopment, will often be brought back into productive use quite quickly. However, where not suitably located for redevelopment or there are expensive reclamation costs or other constraints such as complex patterns of multiple land ownership brownfield land can remain untouched for

<sup>20</sup> <https://www.teignbridge.gov.uk/planning/local-plans-and-policy/brownfield-register/>; <https://www.middevon.gov.uk/residents/planning-policy/brownfield-land-register/>; <https://eastdevon.gov.uk/media/3437869/2019eddcbrownfieldlandregisterfinalpdfweb.pdf>; <https://exeter.gov.uk/planning-services/registers/brownfield-land-register/>;

many years. It can also be the case that it may not suit an owner's interest to seek a new use for their brownfield land.

- 57 The Greater Exeter planning authorities have pilot registers of brownfield sites that are seen as suitable for redevelopment. Details of site numbers and areas on the registers are set out below, data was correct at October 2016.
- 58 It is stressed that Brownfield Registers are not and do not seek to be a definitive record of all Brownfield land in the plan area. An actual record of all brownfield sites does not exist and it would be an enormously long exercise to seek to identify and map out every area of brownfield land. If such an exercise were undertaken it would record vastly more brownfield land than the table shows.
- 59 The registers do, however, give an overview of development potential of land by District and plan area. The registers indicate a range, albeit it is not huge, of sites that could come forward for residential development with most by number and area being in Mid Devon though East Devon and Teignbridge levels are not far behind. It should be noted that differing recorded levels might reflect, to some degree, differing approaches to register completion rather than absolute comparative numbers and areas of brownfield land.

### **Land Contamination**

- 60 Many areas of land become contaminated by residues left behind by activities such as mining, waste disposal and general industrial processes. Until the contamination is treated the land may be severely restricted in how it may be used in the future. Since 2001, 1200 sites have been identified in Exeter City where there may be contamination sources, through strategic inspection. Known former land uses that have potential to cause contamination include: gasworks, slaughterhouses, brickworks, foundries, railway land, landfill sites, tanneries, MOD land, sewage treatment plants, petrol filling stations and timber treatment yards.
- 61 During a ten year period from 2001, in East Devon, over 700 potentially contaminated sites were listed on the basis of their former uses. However over the same timescale no sites were determined as 'contaminated land', although several are subject to ongoing investigation and works by landowners. Two of the council's (Exeter and East Devon) priorities are to encourage voluntary remediation and promote the re-use of brownfield land, using the Local Plan, planning process and regeneration proposals<sup>21</sup>.
- 62 In Teignbridge, parts of the district are underlain by geology which may contain significant concentrations of naturally occurring contamination, such as arsenic and lead. There are no entries in the formal register of contaminated land but there are a number of sites that are probably polluted.
- 63 Data relating to contaminated land in Mid Devon is not currently available. Statutory guidance is clear that normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise

### **Minerals and Resources**

- 64 There are four main groups of minerals worked in the county/plan area<sup>22</sup>.

#### *Nationally Important Industrial Minerals*

- 65 One important industrial mineral found in the plan area is ball clay within the Bovey Basin in south Devon. It provides an important resource for the international ceramics industry, pharmaceuticals and fertilisers. 84% of Britain's ball clay is exported. Ball clay deposits in the Bovey Basin of Teignbridge contain the most important UK source of deposits and accounted for 50% of UK production in 2008.

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<sup>21</sup> Contaminated Land Strategy 2014 (ECC); Contaminated Land Strategy 2019 (EDCC)

<sup>22</sup> Devon Minerals Plan, 2016

### *Aggregates*

- 66 The plan area is well served by aggregate quarries with a spread of operational ones in East Devon, Mid Devon and Teignbridge as shown below. At the end of 2015, Devon had crushed rock reserves of 115 million tonnes, giving a land bank of 49 years. Sand and gravel reserves amounted to 7 million tonnes with a land bank of 12.5 years.
- 67 The Devon Minerals Plan (2016) emphasizes that the Budleigh Salterton Pebble Beds will remain the main source of sand and gravel due to the high quality and versatility of the resource in comparison to alternatives. Two new areas have been proposed at Straitgate Farm, Ottery St Mary and West of Penslade Cross, Uffculme for sand and gravel supply.

### *Building Stone*

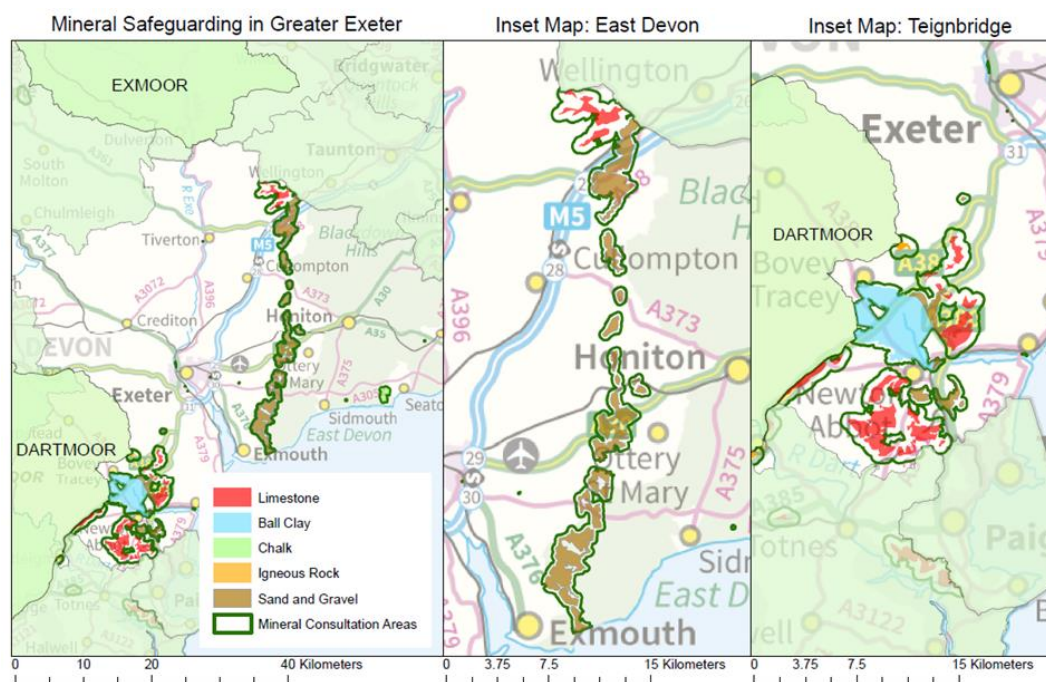
- 68 Only a small proportion of the wide range of stone quarries used in Devon are now being worked. There were nine active building stone quarries in the county (at 2015) with only two in the greater Exeter area at Westleigh, Burlescombe (Mid Devon) and Stoneycombe, Kingskerswell (Teignbridge) both for limestone.
- 69 Planning permissions have been granted at Dunscombe Manor and Beer Quarry in East Devon for recommencement of working for building stone in connection with maintenance of Exeter Cathedral, but neither has yet been implemented. Devon Minerals Plan (Proposed Adoption Version) (Policy M15) will encourage the reopening or development of building stone quarries for small-scale extraction. These are likely to be in rural locations, 'small-scale' is regarded as annual production of up to 10,000 tonnes.

### *Other Minerals*

- 70 There are a range of other mineral extracted and used in the plan area, including chalk and clay for use in the manufacture of bricks and pottery and there is limited potential for extraction and use of energy minerals.
- 71 Chalk – The outcrop of chalk within the county is limited to the eastern part of the Greater Exeter area, falling within East Devon and Blackdown Hills AONB.
- 72 Marine aggregates – marine dredged materials make only a minor contribution in Devon which is significantly different from the wider country where these form an important element of aggregates supply. Small quantities are taken from the Bristol Channel for locations in North Devon outside the plan area.
- 73 The distribution of minerals throughout the Greater Exeter area is displayed in **Figure A3.7** and quarries and their locations are summarised in **Table A3.3**.



**Figure A3.7: Distribution of mineral deposits across Greater Exeter**



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**Table A3.3: Devon Local Aggregate Assessment 2006-2015 (DCC, Aug. 2016)**

Ref No	Quarry	District	Mineral
2	Babcombe Copse	Teignbridge	Sand & Gravel
4	Blackhill	East Devon	Sand & Gravel
8	Linhay Hill	Teignbridge	Limestone
11	Rockbeare Hill	East Devon	Sand & Gravel
12	Stoneycombe	Teignbridge	Limestone
13	Town Farm	Mid Devon	Sand & Gravel
14	Venn Ottery	East Devon	Sand & Gravel
16	Westleigh	Mid Devon	Limestone
17	Whitecleaves	Teignbridge	Dolerite
18	Zig Zag	Teignbridge	Sand & Gravel

### Climate Change

- 74 Climate change is the effect of direct and indirect human activity “that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods”<sup>23</sup>. United Nations Framework Convention on Climate Change (UNFCCC) (Article 1:2, p.7). The potential impacts and implications of climate change may include more extreme weather events, flooding, coastal erosion and loss of species and habitats through a combination of the temperature and sea level rise projected.
- 75 The provision of renewable energy is an important element of addressing climate change in the Greater Exeter area. Solar power represents the largest contributor to non-domestic renewable energy generation in the Greater Exeter Area. Mid Devon currently has a higher percentage of domestic heat met from renewable heat generation and higher percentage electricity met from renewable electricity generation than other authorities in Greater Exeter. There are major disparities in the distribution of commercial renewable energy production schemes in the area

<sup>23</sup> United Nations Framework Convention on Climate Change (UNFCCC) (Article 1:2, p.7)

with many schemes located alongside major transport corridors such as the M5 Motorway and very few within protected areas.

- 76 The many highly valued and protected landscapes of the Greater Exeter area act as constraints to the installation of large-scale energy infrastructure, such as wind turbines or ground-mounted solar panels.
- 77 Reducing CO<sub>2</sub> emissions in the atmosphere is a national target to reduce climatic impact. This is driven by the Climate Change Act (2008), which sets a legally binding target of at least a 34% reduction in UK emissions by 2020 and at least an 80% reduction by 2050, against a 1990 baseline. In June 2019, the UK set a new target of net-zero greenhouse emissions by 2050. The table below shows per capita CO<sub>2</sub> emissions for the plan area by district covering the period from 2005 to 2014. Emissions for the Greater Exeter area have clearly reduced over the period from 2005 to 2014. However, individual districts are marginally higher than national and regional levels (at 2014) with the exception of Exeter, showing the largest reduction between 2005 and 2014 of 3.3 tonnes CO<sub>2</sub> per person.
- 78 The CO<sub>2</sub> emission per capita across the UK and districts in Greater Exeter between 2005 and 2014 is summarised in **Table A3.4**. In 2014 (the latest reporting period), per capita emissions for plan area (city/district average) stood at 6.2 tonnes CO<sub>2</sub> per person compared to 6.0 tonnes nationally, 5.8 tonnes regionally and 6.3 tonnes at the county level. At the national level, the main drivers of the decrease in emissions in 2014 were a decrease in the use of coal for electricity generation and a reduction in the use of natural gas for space heating, which may have off-set the lengthening commuting patterns seen in the GESP area.

**Table A3.4: CO<sub>2</sub> emissions per capita 2005-2014 (tonnes CO<sub>2</sub> per person) (DECC)<sup>24</sup>**

Area	2005 per capita emissions (tCO <sub>2</sub> )	2010 per capita emissions (tCO <sub>2</sub> )	2014 per capita emissions (tCO <sub>2</sub> )
East Devon	7.7	7.0	6.1
Exeter	7.6	5.4	4.3
Mid Devon	10.3	8.8	7.7
Teignbridge	8.2	7.5	6.6
Greater Exeter	8.5	7.2	6.2
Devon	8.5	7.4	6.3
South West	8.2	7.0	5.8
England	8.5	7.3	6.0
UK	8.8	7.5	6.3

## Waste

- 79 Devon's households (373,000 tonnes in 2012/13) and businesses (455,000 tonnes in 2009) generate broadly similar levels and types of waste, but their combined waste is exceeded by that from construction, demolition and excavation activity (1.2 million tonnes in 2010). There has been a strong shift away from land filling of this waste towards recycling and energy recovery, with households now recycling around 55% of their waste (2012/13).
- 80 The Exeter Energy from Waste Facility at Marsh Barton received its first consignment of waste in April 2014. It will treat up to 60,000 tonnes of residual, non-recyclable waste from households across Exeter, East Devon and Teignbridge.
- 81 It is predicted that household and business waste will grow over the period to 2031. Recycling is expected to increase beyond present levels, and there is adequate existing capacity available for the sorting, bulking, composting and recycling of this waste.
- 82 The Devon Waste Plan identifies Exeter, Newton Abbot and Barnstaple as the foci for strategic waste development in terms of waste management facilities. (Policy W3 refers) This means strategic recycling, recovery and disposal capacity will be located in these centres.

<sup>24</sup> UK local authority and regional carbon dioxide emissions national statistics 2005-2014, DECC, June 2016

- 83 Recycling rates of household waste in Devon have seen great improvement since 2004/5, including the Greater Exeter plan area, as shown in **Table A3.5**. Slight reductions between 2011/12 and 2014/15 are attributed to reduced budgets for householder education and a significant reduction in paper waste as a consequence of digital media<sup>25</sup>. A reduction in the rate in Exeter in 2018/19 compared to 2017/18 can be attributed to an increase in the amount of material rejected from the Exeter Material Recycling Facility due to changing market conditions and operational reasons.

**Table A3.5: Historical Recycling Rates (%) in Plan Area/Devon – Devon County Council, (2013); Local Authority Collected Waste Statistics – Local Authority Data**

Area	2004/2005	2011/2012	2014/2015	2017/18	2018/19
East Devon	16.4	48.5	46.3	54.2	59.1
Exeter	20.7	36.2	33.8	30.8	27.1
Mid Devon	17.8	49.2	48.2	51.8	53.5
Teignbridge	26.9	57.3	53.7	55.4	56.3
Devon	32.7	55.3	55.4	54	56

### Amenity/light Pollution

#### East Devon

- 84 The latest light pollution map for the East Devon District shows that it is the 28<sup>th</sup> darkest District out of 326 within England. The majority of the District is comprised of areas in the two darkest light categories (35.7% in 0.25-0.5 Nanowatts/cm<sup>2</sup>/sr and 36.5% in <0.25 Nanowatts/cm<sup>2</sup>/sr). There are higher levels of light pollution within the District around the settlements of Honiton and Axminster (8-16 Nanowatts/cm<sup>2</sup>/sr) as well as in the area around Exeter International Airport to the west of Exeter City (16-32 Nanowatts/cm<sup>2</sup>/sr).

#### Exeter

- 85 The latest light pollution map for Exeter City show that it has greater levels of light pollution than other Districts within the GESP and is the 243<sup>rd</sup> darkest District out of 326 within England. The majority of the District is comprised of areas in the 2<sup>nd</sup> and 3<sup>rd</sup> brightest light categories (21.1% in 16-32 Nanowatts/cm<sup>2</sup>/sr and 29.1% in 8-16 Nanowatts/cm<sup>2</sup>/sr) and 9.5% of the District is within the brightest light category (>32 Nanowatts/cm<sup>2</sup>/sr). The darkest area of the District is located in the north beyond the extent of Exeter City where there are areas of land in the 3<sup>rd</sup> and 2<sup>nd</sup> darkest light categories (0.5-1 Nanowatts/cm<sup>2</sup>/sr and 0.25-0.5 Nanowatts/cm<sup>2</sup>/sr).

#### Mid-Devon

- 86 The most recent light pollution map for the Mid-Devon District shows that it has lower levels of light pollution than the other Districts within the GESP and is the 10<sup>th</sup> darkest District out of 326 within England. The highest levels of light pollution in the District are located at the settlements of Tiverton and Cullompton, where there are area of land in the 2<sup>nd</sup> and 3<sup>rd</sup> brightest light categories (16-32 Nanowatts/cm<sup>2</sup>/sr and 8-16 Nanowatts/cm<sup>2</sup>/sr). However, the vast majority of the District is comprised of land in the darkest and 2<sup>nd</sup> darkest light categories (60.9% in <0.25 Nanowatts/cm<sup>2</sup>/sr and 27.4% in 0.25-0.5 Nanowatts/cm<sup>2</sup>/sr).

#### Teignbridge

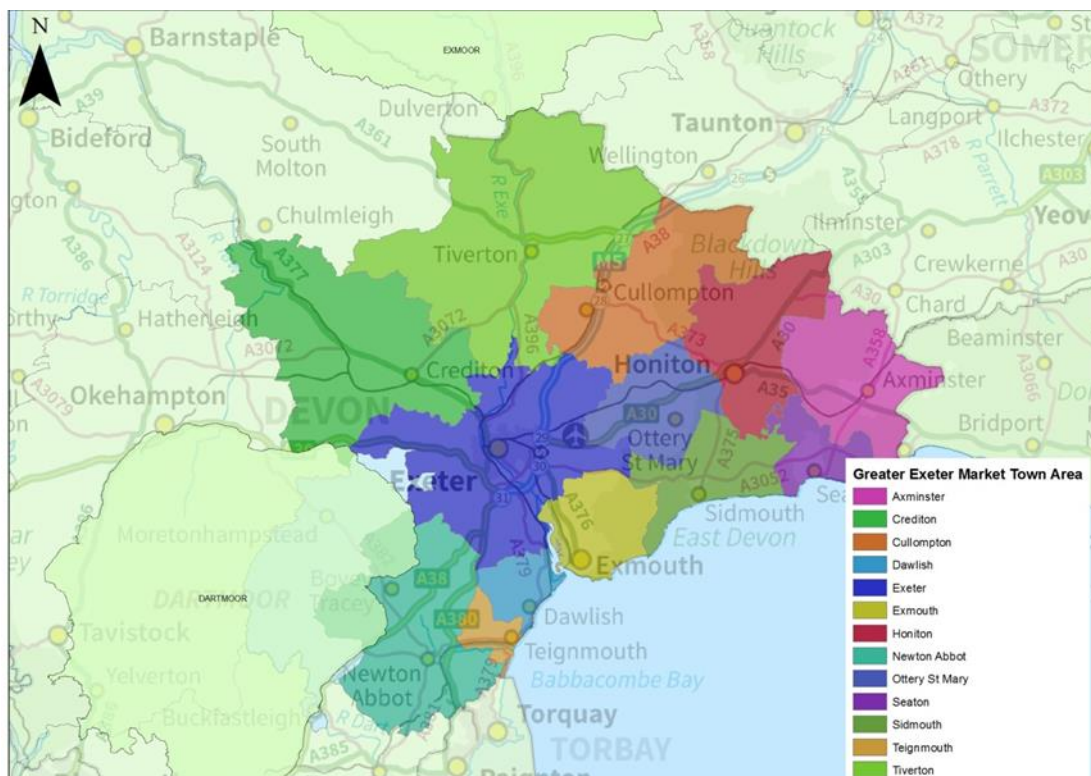
- 87 The latest light pollution map for the Teignbridge District shows that it is the 40<sup>th</sup> darkest District out of 326 within England. The majority of the District is comprised of land in the darkest and 2<sup>nd</sup> darkest light categories (43.2% in 0.25-0.5 Nanowatts/cm<sup>2</sup>/sr and 27.8% in <0.25 Nanowatts/cm<sup>2</sup>/sr). The greatest levels of light pollution in the District are located at Newton Abbot and the surrounding settlements to the north and east where there are areas of land in the 2<sup>nd</sup> and 3<sup>rd</sup> brightest light categories (16-32 Nanowatts/cm<sup>2</sup>/sr and 8-16 Nanowatts/cm<sup>2</sup>/sr).

## Social Baseline Information

<sup>25</sup> Devon Waste Plan 2014 (DCC); Devon Waste & Resource Management Strategy Review & DEFRA (2015) Local Authority Collected Waste Statistics – Local Authority Data

88 The only city within Greater Exeter is Exeter itself. The city acts as the region's main employment and economic centre and sees residents from all across the area commute in for work and leisure such as shopping. The largest towns in Greater Exeter include Exmouth, Newton Abbot and Tiverton. The Greater Exeter area is also host to a large number of villages. Exeter is connected to the major towns through road and rail, though due to the rural geography of Greater Exeter, the connectivity of many smaller villages and parishes is poor. **Figure A3.8** shows the market town areas across Greater Exeter.

**Figure A3.8: Distribution of market towns across Greater Exeter**



### Age

89 **Table A3.6** displays that Exeter has the highest share of residents of working age (16-64) compared to the other Districts. This can be attributed to the labour supply available in Exeter and also the presence of the University of Exeter.

90 The age profile of the population is significant as it has a direct effect on the local economy. An above average number of residents aged 65 and over and a below average number of working age population results in reduced labour force availability in comparison with other areas of the country.

**Table A3.6: Population distribution by age (Mid-year estimate, 2017)**

Ages	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	Devon
Under 16	21,800	18,900	13,900	20,200	74,800	120,900
Age 16 - 64	76,900	88,400	47,100	75,900	288,300	461,700
Over 65+	42,700	20,400	18,700	34,200	116,000	196,800
Total	141,400	127,700	79,700	130,300	479,100	779,400

### Ethnicity

- 91 According to mid-year estimates from 2011, the majority of Greater Exeter's population is white with 97% (438,796) of the population falling under this classification. **Table A3.7** highlights ethnicity by district. Whilst these figures indicate that Greater Exeter, much like the rest of Devon, is not particularly diverse in terms of ethnicity, there are more ethnic minorities within the urban areas.

**Table A3.7: Ethnicity by District (Mid-year estimate, 2011)**

Ethnicity	Mid Devon	Teignbridge	East Devon	Exeter	Greater Exeter	Devon
White	76,696	122,163	130,347	109,590	438,796	728,073
Mixed	484	925	904	1,938	4,251	6,520
Asian	428	893	930	4,595	6,846	8,710
Black	94	117	146	667	1,024	1,413
Other	48	122	130	983	1,283	1,683

### Deprivation

- 92 The Indices of Deprivation 2019<sup>26</sup> provide a relative measure of deprivation in small areas across England. It is based on the concept that deprivation consists of more than just poverty. Poverty is not having enough money to get by on whereas deprivation refers to a general lack of resources and opportunities.
- 93 Seven domains of deprivation are measured – income deprivation, employment deprivation, health deprivation and disability, education skills and training deprivation, barriers to housing and services, crime and living environment deprivation. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. The data is now based on identified neighbourhoods known as 'Super Output Areas' (SOAs) rather than wards.
- 94 In terms of ranking, deprivation is measured across geographies known as Lower Layer Super Output Areas (LSOAs). A lower number indicates higher levels of deprivation. The authorities that make up Greater Exeter are ranked out of the 326 local authorities in England in **Table A3.8**.

<sup>26</sup> <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>



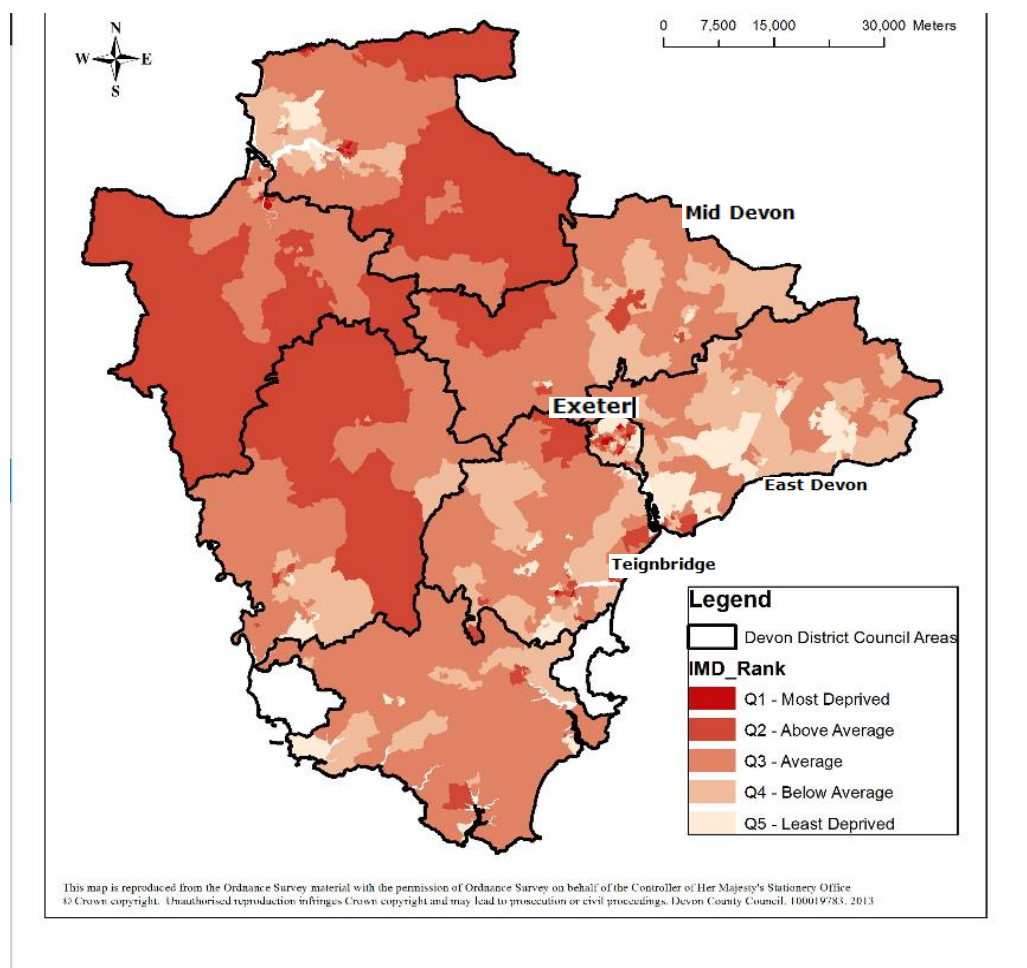
**Table A3.8: LSOA ranking by district**

Local Authority	2010	2015	2019
East Devon	209	246	238
Exeter	139	165	193
Mid Devon	155	156	162
Teignbridge	175	177	186

- 95 There has been a significant decrease in the level of deprivation in East Devon and Exeter during the period 2010-2019. Deprivation levels in Mid Devon and Exeter have stayed relatively the same. In comparison to the rest of Devon, ranking is better within the Greater Exeter area with Torridge being ranked 67, North Devon 123 and West Devon 139.
- 96 Overall, the Greater Exeter area would not be considered deprived. Deprivation however, does exist in the region. This deprivation is largely concentrated to small pockets within urban locations. This contrasts with the rest of Devon, where a majority of deprivation is evident in rural communities. Areas that experience some deprivation within the Greater Exeter area include Tiverton, Cullompton, Newton Abbot, Teignmouth and Dawlish, alongside some particularly deprived places such as the Withycombe Ward in Exmouth which falls within the 20% most deprived parts of the UK. The most deprived parts of Greater Exeter exist within Exeter itself (with 9 areas within the 20% most deprived parts of the UK), though overall, Greater Exeter is less deprived than the rest of Devon. Different types of deprivation affect rural and urban communities more severely; factors such as living environment (i.e. the quality of the local environment which is measured by factors such as air quality and road traffic accidents), have greater effect on urban communities whilst education, skills and training deprivation is more of a factor on rural communities.
- 97 **Figure A3.9** displays the levels of deprivation present compared to the UK average within the four Districts and compared to the rest of Devon in the period 2010 to 2015<sup>27</sup>.

<sup>27</sup> <http://www.devonhealthandwellbeing.org.uk/jsna/overview/archive/socio-economic-deprivation/indices-of-deprivation-2015/>

**Figure A3.9: Distribution of deprivation across Greater Exeter**



### Crime and Community Safety

- 98 Crime in the Greater Exeter Area is relatively low. Overall, Devon has seen a decrease in recorded crime of 8.1% in 2015 since the previous year. There are however hotspots of crime within the Greater Exeter area with 6 areas being highlighted as the most deprived in terms of crime; these are found within Barnstable, Exeter, Ilfracombe and Tiverton. These areas are highest in crime measured across four major crime areas including violence, burglaries, theft and criminal damage. Other areas with a relatively higher crime rate include Exmouth, Dawlish and Newton Abbot. Overall, the Greater Exeter area is not deprived in terms of crime. However, there is a noticeable correlation between urban areas that are more generally deprived and their subsequent crime rates.
- 99 Cyber-crime is a growing area which has seen an 8% increase in Devon and Cornwall between 2015 and 2016 (as record in the ONS Crime in England and Wales tables), with over 6,000 recorded offences which is a rate of 4 per 1000 population, which is consistent with the national average. Elements of this include bank account fraud, computer viruses, harassment and stalking and child sexual offences. There are no specific figures for the Greater Exeter Area, but it appears that the Devon and Cornwall rate of cyber-crimes are consistent with the national level.
- 100 Although crime rate is relatively low, fear of crime is commonly quite pronounced across the Greater Exeter Area. The type of fear varies across the county but noise, domestic violence, anti-social behaviour and drug and alcohol abuse are all prevalent topics for concern. This fear is not

necessarily supported by actual figures and may correlate to differing views on acceptable behaviour<sup>28</sup>.

### Education

- 101 The population of Greater Exeter has an above average level of education when compared to both Devon and England. In terms of education and skills deprivation, the most deprived areas are located in main urban centres and the least deprived to the south of Greater Exeter. East Devon has no areas that are least deprived in terms of education and skills.
- 102 The availability of an appropriately skilled labour force can be an important factor for attracting business investment and acts as useful evidence when persuading employers to locate their operation within the area. Therefore, the skill set of the local population can have an impact upon the make-up of Greater Exeter's economy. Overall, Exeter and East Devon perform better in terms of education and skills and there are some clear disparities in terms of those with no qualifications with Mid Devon having a significantly higher proportion of unqualified people compared to Exeter which is very low.

**Table A3.9: Qualifications within Greater Exeter (Jan 2018-Dec 2018)<sup>29</sup>.**

Qualification	East Devon (%)	Exeter (%)	Mid Devon (%)	Teignbridge (%)	Great Britain (%)
NVQ4 and above	35.8	40.6	40.3	46.4	39.3%
NVQ3 and above	60.2	68.2	66.0	63.7	57.8%
NVQ2 and above	80.5	80.9	83.4	84.1	74.9%
NVQ1 and above	90.1	88.5	91.6	90.6	85.4%
Other qualifications	-	7.1	-	-	6.8%
No qualifications	6.5	-	-	-	7.8%

- 103 It is visible in **Table A3.9** that Exeter, Mid Devon and Teignbridge have a higher proportion of adults who have attained qualification levels equivalent to NVQ level 4 and above compared to Great Britain as a whole. Only East Devon has a lower proportion of adults (16-64) achieving NVQ level 4 and above compared to Great Britain as a whole. For Exeter, Mid Devon and Teignbridge, an estimate for the amount of adults who have no qualifications is not available as the sample size is considered too small. For East Devon, the amount of adults who have no qualifications is lower than the proportion of adults who have no qualifications in Great Britain as a whole.

### Health and Wellbeing

- 104 The Greater Exeter area, much like the rest of Devon, has relatively good health. It has a significantly higher proportion of the population in very good health when compared to the rest of England. The average for England for those in good health is above the Greater Exeter average; however Greater Exeter has less people in fair and bad health than nationally<sup>30</sup>. Some main challenges identified in terms of health and wellbeing across Greater Exeter include:
- An ageing population which is also growing faster than the national average increasing demand for health and care services
  - New towns such as Cranbrook and new housing developments in existing towns with a young population structure are very different to the rest of Devon, and there are a different set of challenges relating to health-related behaviours, child health and sexual health. Community development and preventive approaches will be vital in these areas

<sup>28</sup> Joint Strategic Needs Assessment Devon Overview (DCC and Public Health Devon 2010). ONS Crime in England and Wales: Experimental tables.

<sup>29</sup> <https://www.nomisweb.co.uk/>

<sup>30</sup> Self-Assessment of Health by District (Office for National Statistics, 2015); Joint Strategic Needs Assessment Devon Overview (DCC and Public Health Devon 2010)



- A sparse and predominantly rural population, creating additional challenges around access to health and care services and the need for sophisticated models of home-based care, outreach and work to reduce social isolation.
- Patterns of deprivation marked by isolated pockets and hidden need within communities and higher levels of rural deprivation, with groups experiencing health inequalities likely to be geographically dispersed.
- Average earnings below the national average and house prices and cost of living above the national average contribute to a number of issues including food poverty, homelessness, mental health and wellbeing, and fuel poverty.

105 Generally good health across the Greater Exeter area is correlated with an above average life expectancy of 83.6 years for women and 79.7 for men, when compared with the national statistic of 82.8 for women and 79.1 for men. However, more deprived areas within Greater Exeter have life expectancy reduced by more than 3 years below than the regional's average. The proportion of residents in varying degrees of health across Greater Exeter compared to the rest of Devon and England is summarised in **Table A3.10**.

**Table A3.10: Self-assessment of health by District (Mid-year estimate, 2011)**

Health	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	Devon	England
Very Good Health	58,004	58,775	36,263	55,819	208,861 (46%)	344,059 (46%)	34%
Good Health	47,716	39,301	27,554	43,342	157,913 (35%)	259,032 (35%)	43%
Fair Health	19,960	14,075	10,398	18,237	62,670 (13%)	104,498 (14%)	18%
Bad Health	5,285	4,331	2,785	5,268	17,669 (4%)	30,137 (4%)	5%
Very Bad Health	1,492	1,291	750	1,554	5,087 (1%)	8,673 (1%)	1%

106 At the time of writing, the UK including the GESP area is in the midst of the coronavirus pandemic. While the south west region as a whole has been less badly affected than some other areas of the UK (at the time of writing), the medium and long-term impacts of the public health crisis will take time to become known.

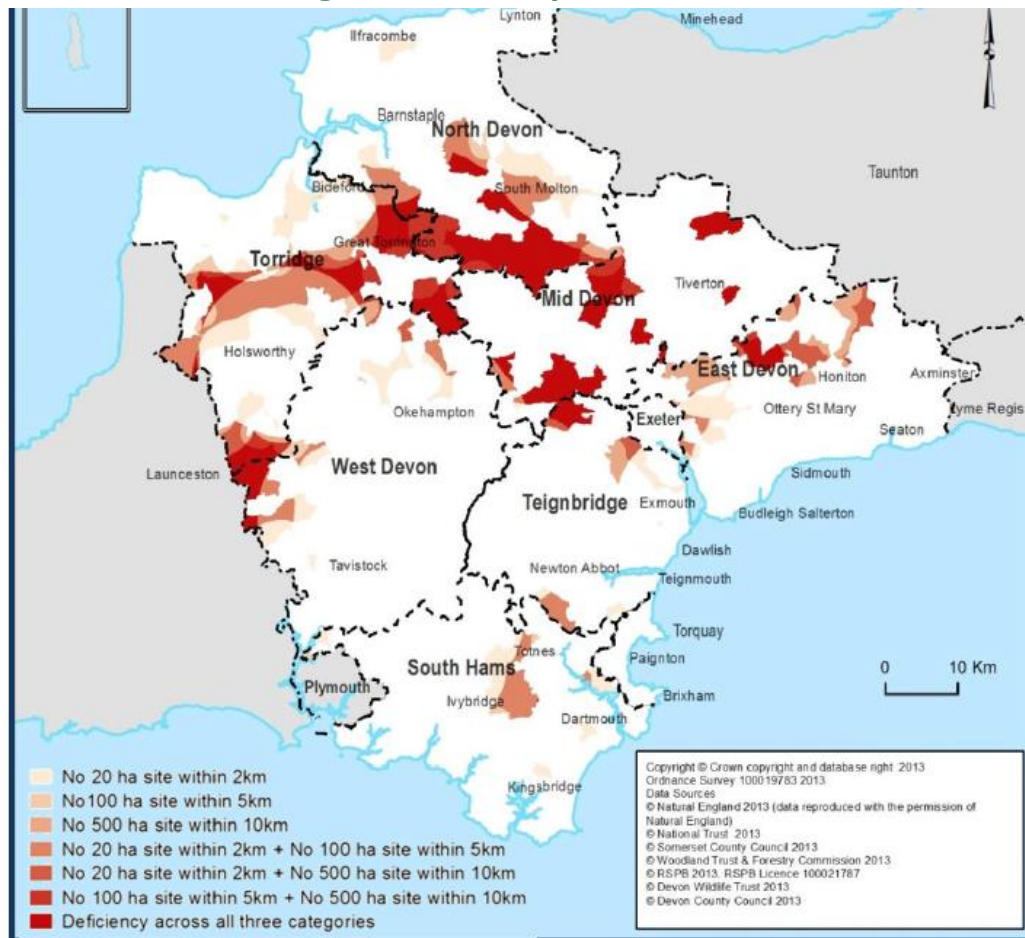
### Access to Open Space

107 Greater Exeter has an abundance of diverse and valued green networks, wildlife and quality landscapes. However, access to open space and green infrastructure can vary for different people and for different parts of the plan area.

108 The population of Devon and Torbay is better connected to the natural environment (defined as the green open spaces in and around towns and cities, as well as the wider countryside and coastline) than the population of England as a whole<sup>31</sup>. However, whilst many areas benefit from good public access, there are areas which are deficient when compared to Natural England standards (Devon County Council's PRoW Team). The following map in **Figure A3.10** shows the distance between homes and accessible natural greenspaces of various sizes. In Greater Exeter, the area most deficient is Mid Devon.

<sup>31</sup> Devon State of the Environment Report (2015)

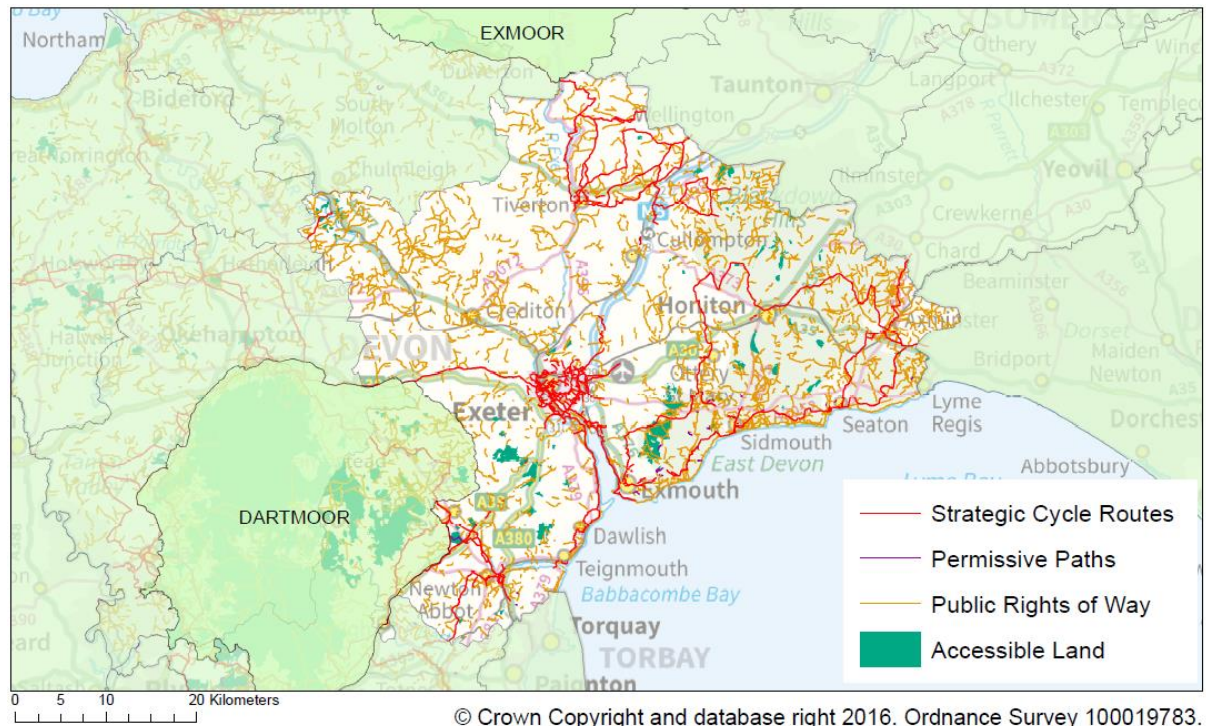
**Figure A3.10: Areas deficient in Public Rights of Way (lowest 20% by density) and do not meet Natural England Standards (Devon State of the Environment Report)**



- 109 There are a number of quality, quantity and accessibility deficits for different open space typologies across the Greater Exeter area, however the majority of these are relatively localised issues. To date, there has been no consistent assessments of open space across the four authorities who each measure it in different ways. Key strategic issues regarding open space tend to be focused around quality and quantity of sports pitches, protection of open spaces (in particular sports pitches) from loss to other uses and access to natural and semi-natural greenspaces.
- 110 Space for People research shows that less than 17% of the population of England has access to local woodland within 500m of their home. Across Devon this figure is lower than the national average at less than 9% (Woodland Indicators by Local Authority 2016).
- 111 The Public Right of Way (PRoW) network and areas of accessible land as shown on **Figure A3. 11** provides opportunities for walking and access to open space across most parts of the Greater Exeter area. Strategic cycle routes are concentrated around the larger settlements, namely Newton Abbot, Exeter, Tiverton, Cullompton and Honiton and also extend along the majority of the coastline in the south of the plan area. Areas less accessible by Strategic Cycle Routes are

mainly concentrated around the north west of the Greater Exeter area, around Crediton and lineally along the A377<sup>32</sup>.

**Figure A3. 11: Recreation and Access Routes (DCC 2016)**



<sup>32</sup> DNLP (2016) Source: Devon State of the Environment Report

### Housing growth for districts within Greater Exeter

- 112 Adopted plans for all four districts make provision for 48, 653 homes to be built in the Greater Exeter area. To support this growth around 360ha of employment land is allocated/proposed. This growth will occur over the next 15 and 20 years, with Adopted Plan end dates ranging between 2026 and 2033. **Table A3.11** shows planned growth for each district<sup>33</sup>.

**Table A3.11: Housing growth for districts within Greater Exeter**

East Devon Local Plan housing projections from 2013-2031	Exeter Core Strategy 2006-2026	Mid Devon Local Plan Review 2013-2033	Teignbridge Local Plan 2013-2033	Greater Exeter
16,393	12,000	7,860	12,400	48,653

### Housing Delivery

- 113 Housing completions are monitored and reported by the local authorities in their annual monitoring reports. This information has been drawn together to identify the level of housing delivery across the Greater Exeter area over recent years. Completions across all districts have fluctuated over recent years as shown in **Table A3.12**. Over 8,494 homes have been delivered in the area over the last five years (2011/12 – 2015/16).
- 114 The table below identifies whether the Greater Exeter authorities have been achieving the annual delivery target set out within their Local Plans. It should be noted that all Local Plans other than Mid Devon have been adopted.
- 115 Figures presented in green indicate a delivery rate which exceeds the annual delivery target. Figures presented in red indicate housing completions have not met the annual delivery target. Where no figures are given, they are unavailable.

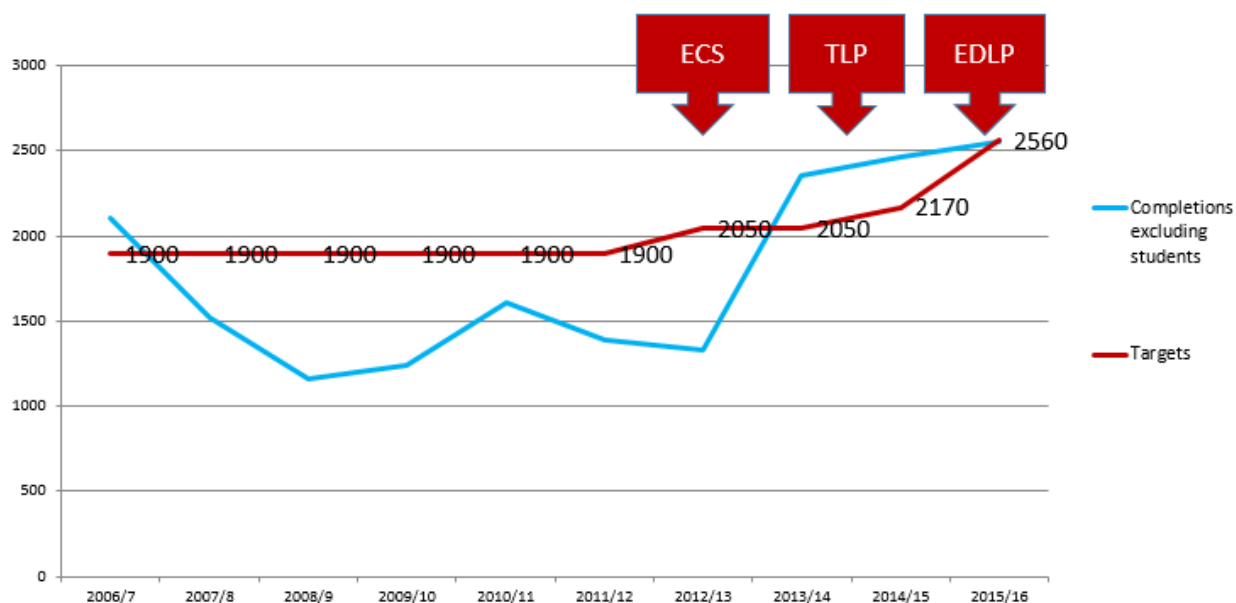
**Table A3.12: Housing completions by Local Authority**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
East Devon	374	284	224	393	565	321	467	824	1029	1027	724	866	929
Exeter	891	491	236	270	432	555	87	382	483	618	543	-	-
Mid Devon	429	427	384	268	265	212	321	320	316	288	304	502	-
Teign bridge	270	220	313	310	349	308	458	819	632	622	685	711	697
Great er Exeter	1964	1422	1157	1241	1611	1396	1333	2345	2520	2555	2473	-	-

<sup>33</sup> <https://exeter.gov.uk/media/2899/amr-2015-16.pdf>; <http://eastdevon.gov.uk/media/2711847/hmu-to-year-end-31-march-2018.pdf>; <https://www.middevon.gov.uk/media/343289/web-version.pdf>; <https://www.teignbridge.gov.uk/media/7769/tdc-amr-2018-report.pdf>

- 116 Based on the information presented above, over 10,000 homes have been built since the adoption/progression of the various Local Plans covering the area. This suggests that of the 48,700 planned homes identified in Local Plans, in the region of 38,000 remain to be delivered in the plan periods. (Completions monitoring data was impacted by the ruling that purpose built student living accommodation could not be counted towards the housing supply, felt most keenly in Exeter).
- 117 **Figure A3.12** shows the relationship between housing completions, plan making and the wider economy. The red boxes show approximately when the Exeter Core Strategy, Teignbridge and East Devon Local Plans were adopted.
- 118 There is a need for good plan making (e.g. land availability) to ensure housing delivery. Equally, when the wider economy softens or goes into recession, commercial volume house builders also reduce development. The Government's Housing White Paper 2017 (Fixing our Broken Housing Market), recognises the need for encouraging a diverse range of housing supply in order to maintain and increase house building. This includes providing land opportunities for small and medium house builders, encouraging new entrants such as developers using modern methods and tenures such as 'build to let', and encouraging custom and self-builders who may be less disincentivised by an economic slowdown than speculative developers.

**Figure A3.12: Housing completions within Greater Exeter**



### Housing Stock

- 119 The majority of properties in the Greater Exeter area are larger detached dwellings making up 32%. This larger stock exist largely in more rural parts of Greater Exeter, while the stock in more urban areas such as Exeter tends to be more predominately semi-detached (25%) and terraced (33%). **Table A3.13** provides a summary of the housing stock within the districts of Greater Exeter.
- 120 A large majority of this housing stock is privately owned with particular areas seeing 88% private ownership. Of 40 local authority areas with the lowest proportion of social housing, the Greater Exeter area has 2 of the lowest in East Devon and Teignbridge. Although it varies depending on where in the Greater Exeter area is being discussed, properties are more likely to be owned outright with certain areas ranging between 40% and 48.4% home ownership, considerably higher than the national average.



**Table A3.13: Housing stock by district in 2011 (ONS)**

Stock	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter
Detached House	24,567 (44%)	6,926 (14%)	13,079 (37%)	21,165 (38%)	65,737 (32%)
Semi-Detached	16,399 (26%)	13,072 (25%)	9,700 (29%)	13,883 (25%)	53,054 (26%)
Terraced	12,484 (20%)	16,707 (33%)	7,811 (23%)	13,082 (24%)	50,084 (24%)
Purpose Built Flat	6,067 (10%)	10,363 (20%)	2,133 (6%)	4,874 (9%)	23,437 (11%)
Flat in Converted or Shared House	3,057 (5%)	3,002 (6%)	720 (2%)	2,919 (5%)	10,418 (5%)
Flat in Commercial Building	969 (2%)	571 (1%)	358 (1%)	719 (1%)	2,617 (1%)
Total	63,543	50,641	33,801	55,642	205,347

### Housing Condition

- 121 Much of the private rented housing sector within Greater Exeter is relatively poor. On the other hand, council housing stock is essentially sound but a significant number of properties need upgrading.
- 122 With reference to the indices of deprivation, living environment is one of the indicators and takes into account the condition of both indoor and outdoor environment. Overall, Devon has slightly above average living environment. Mid Devon also has above average living environment, surpassing the rest of Devon, as do Teignbridge and Exeter though both achieve less than Devon overall. East Devon has only an average level of living environment.

### Affordability

- 123 There are a number of reasons as to why the housing market in Greater Exeter is so expensive and residents struggle to afford homes:
- A general imbalance between housing supply and demand results in a lack of availability / affordability.
  - Limited supply of existing affordable homes creates an acute housing problem.
  - Significant in migration from older people with financial ability to afford homes in the Greater Exeter area reduces available stock.
  - Average earnings for Devon residents is lower than the national average
  - High proportion of larger houses, with higher house prices.
- 124 **Figure A3.13** overleaf displays the ratio of lower quartile house prices to earnings for districts within Greater Exeter. All of the Greater Exeter authorities have worse affordability than England as a whole, the higher prices referred to above combining with incomes below the England average. Affordability in England has worsened somewhat over the period 2009 – 2015, and this trend has been closely matched by changes in East Devon, Mid Devon and Teignbridge. Exeter has shown some improvement in affordability over that time.
- 125 **Table A3.14** displays the lowest 10% of house prices in the years 2015-2017 for Districts within Greater Exeter. A tenth of all house sales within the district were below the figure in displayed in the table. This gives an indication of the affordability of housing within each of the districts compared to Devon as a whole.
- 126 It is apparent that housing is the most affordable in Teignbridge and least affordable in Exeter when compared to Devon as a whole, which is to be expected given the demand to live within city boundaries close to labour supplies and facilities/services. Teignbridge is the only District within Greater Exeter to see a decrease in the threshold for the cheapest 10% of housing. Across the East Devon, Exeter and Mid Devon the threshold has increase for the cheapest 10% of housing

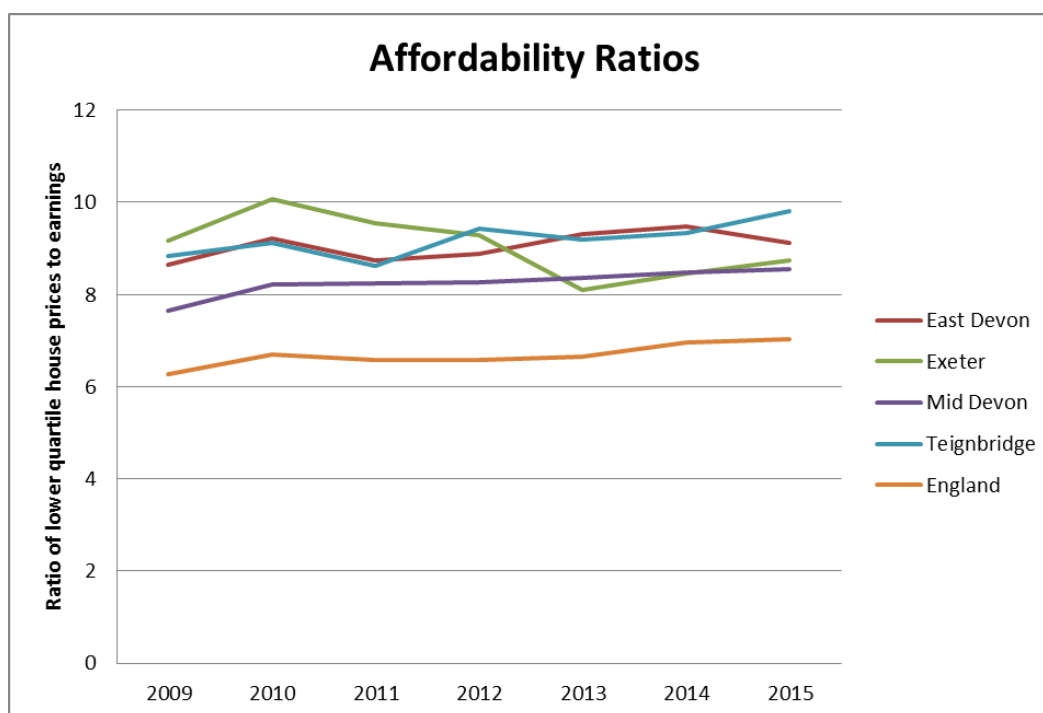
indicating that affordability has decreased in these areas. The most significant decrease in affordability indicated is apparent in Exeter where the threshold for the cheapest 10% of housing has almost doubled during the period 2015-2017.

**Table A3.14: Cheapest 10% of house prices during 2015-2017 (ONS<sup>34</sup>)**

Year	East Devon (£)	Exeter (£)	Mid Devon (£)	Teignbridge (£)	Devon (£)
2017	145,00	342,695	145,000	134,955	150,000
2016	142,233	216,000	139,950	142,600	159,000
2015	14,000	184,00	132,000	162,300	145,999

- 127 With income levels across the Greater Exeter area being relatively low, and property prices being high, it makes it difficult for residents to afford their own home. Each district that makes up Greater Exeter has worse affordability than the national average. Average house prices in Greater Exeter are between 8 and 10 times the areas average income compared to the national average of around 7.

**Figure A3.13: Affordability Ratios by District**

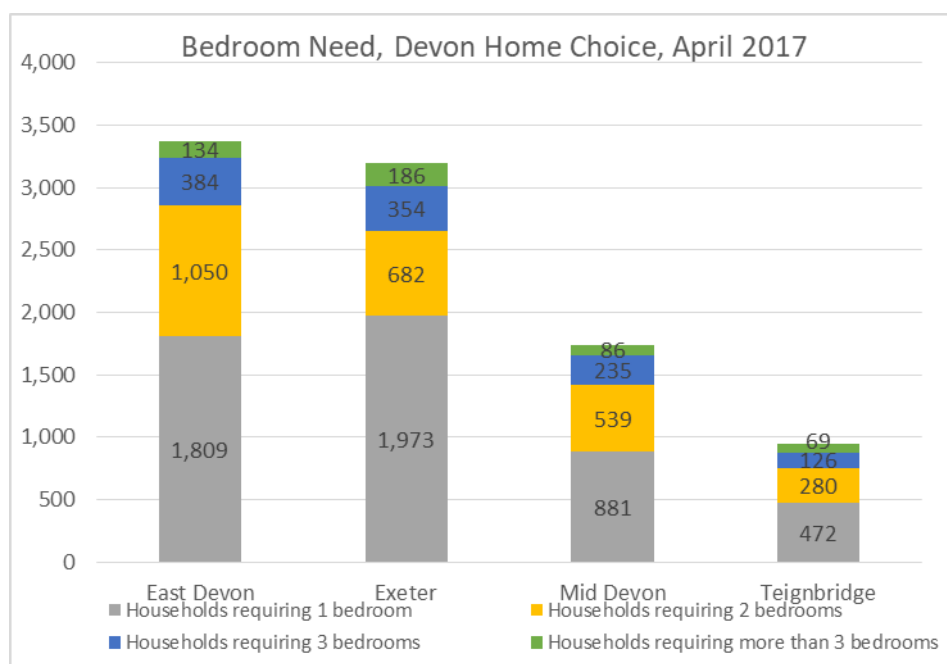


### Affordable Housing Need

- 128 **Figure A3.14** below demonstrates bedroom need by Greater Exeter council district, as of 3 April 2017. Exeter, East Devon and Mid Devon are all stock holding authorities, with Teignbridge as the exception. It is important to note that in the data below, Exeter and Teignbridge do not record Band E households (those considered to be able to meet their own need through market housing). There appears to be a strong pattern showing need for smaller properties.

<sup>34</sup> <https://www.devon.gov.uk/factsandfigures/data-table/?postId=cheapest-10-percent-house-prices>

**Figure A3.14: Bedroom need within Greater Exeter**



### Demand for Custom and Self Build Housing

- 129 Recent legislation (the Self Build and Custom Housebuilding Act 2015) required Local Authorities to maintain a register of people who have registered an interest in buying a self-build plot. The register is also to be used for plan making purposes. The local registers provide a proxy for the level of demand, although some authorities have advertised their registers more widely than others. **Table A3.15** below provides the number of people on the self-build register in the period April 2016 to August 2017.

**Table A3.15: Need for self-build housing in Greater Exeter**

Number of people on Local Authority Self Build registers – April 2016 to August 2017	
Teignbridge	238
Exeter	25
East Devon	74
Mid Devon	29
Total	366

- 130 No consistently available information is presently produced to show how this demand is being met.

### Economic Baseline Information

- 131 The Greater Exeter economy is formed around a strong city centre at its core and a surrounding strong rural economy. The area provides unique and competitive advantages through its environment and the quality of life it offers and is well suited to leading innovations in so called 'Nature-tech' industries. The Innovation Exeter Strategy (KPMG 2016) which covers the Greater Exeter area identifies the assets of the sub-region and aims to accelerate growth and safeguard the future of this growth through various measures. The key innovation assets which have been identified in the Innovation Exeter Strategy are:

- University of Exeter



- Exeter College
- Met Office
- North Wyke Farm (agricultural research centre)
- Royal Devon and Exeter NHS Foundation Trust
- Exeter 10,000 project (health research)
- The Innovation Centre
- Exeter Science Park
- Sky Park

- 132 These innovation assets and other businesses are heavily concentrated within the city of Exeter and the western end of East Devon. These areas perform far better in terms of workplace earnings, value added and proportion of skilled and professional job opportunities than East Devon, Mid Devon and Teignbridge.
- 133 There is much more potential to be realised which could help to develop a stronger and more resilient economy. In particular, there is potential to increase the retention of people aged from 25-39, the age group which is often considered to be the biggest driver of innovative growth. The retention of post-university students is a key part of this. As shown in **Table A3.16**, the proportion of people aged 25-29 moving out of the Greater Exeter area is significantly higher than that of Bristol. This is indicative of a proportion of students leaving the area after university as well as residents going to university elsewhere in the country and not returning.

**Table A3.16: Population by age band 2014<sup>35</sup>**

	Exeter	Bristol
20-24	16,682	46,481
25-29	10,046	43,308
Net change	6,324	3,173
Percentage change	40%	7%

### Employment Land Availability and Delivery

- 134 Across Greater Exeter, a total of around 330 hectares is allocated/proposed for employment development. This includes significant employment land proposals in East Devon's West End area (5ha at Cranbrook, 25ha at Science Park and 40ha at Skypark), within the city of Exeter (c. 20 hectares), and within Newton Abbot and Cullompton. An additional proposal to allocate land for commercial development at Junction 27 of the M5 is included in the submission version of the Mid Devon Local Plan Review (November 2016).
- 135 Since the adoption of each Councils' most recent plans, very little land which has been allocated/proposed for employment use has been completed within Greater Exeter. Where it has come forward, particularly in the cases of Skypark and Science Park, this has been as a result of significant public sector grant funding, which has invested in upgrading access at Junction 29 of the M5, remediation works, installation of all site infrastructure including roads, broadband and utilities and the actual delivery of some buildings. This is not out of keeping with the trends being experienced throughout the country, as we are coming out of a "double dip" economic recession and, it is likely that this has played a significant part in the lack of delivery.
- 136 The development of proposed employment land at Matford, Exeter has also been achieved but, in this case, non-traditional employment uses were allowed to enable delivery in the form of car showrooms.
- 137 Although almost 260 hectares of allocated/proposed employment land remains without permission for employment use, 100 hectares of the 360 hectares identified within Greater Exeter has been

<sup>35</sup> ONS mid-year population estimates

delivered/secured planning permission. This is over 25% and this growth has been supplemented by additional growth on unallocated sites.

- 138 The amount of employment land across Greater Exeter has continued to increase with completions on other sites totalling over 40 hectares since 2009. East Devon has seen the most completions on unallocated sites (c. 27.5ha) with Mid Devon and Teignbridge experiencing the lowest (4.5ha and 3.6ha respectively).
- 139 As is evident by the lack of employment land completions on allocated/proposed sites, the delivery of employment land is challenging. It is often reliant on the necessary infrastructure and services being in place in order to make its development of employment land viable. The four main factors in delivery are:
- Broadband connectivity: parts of the Greater Exeter area do not have superfast broadband (defined by the EU as speeds of 24MPS or above) and this has an impact on how effectively businesses can operate. There are plans in place to improve this through the "Connecting Devon and Somerset Programme". The entire programme is worth £94m and it will extend fibre optic broadband to 90% of premises across Devon and Somerset by the end of this year, and 100% of area will have super-fast broadband by 2020.
  - Grid infrastructure: Western Power Distribution has simply not been investing in the network at the necessary pace. The renewable sector is now suffering as a result as there is limited capacity to export electricity to the grid. In addition, supply is also an issue. In order to connect strategic sites, it is necessary to get these identified in Western Power's delivery programme and, once identified, improvements can take a number of years. Often new sites are delayed or abandoned due to lack of potential to connect.
  - Highways and access: this is often regarded as a delivery constraint and improvements can be very expensive in comparison to employment land values.
  - Remediation costs: previously developed sites can have significant remediation costs which add to development costs and reduce site viability. This usually means other elements of the development are compromised.
  - Overall viability as a result of constraints

### Wages

- 140 It is visible in **Table A3.17** that, across all districts within Greater Exeter, the average full-time gross weekly pay for workers is lower than the average for Great Britain. However, in East Devon, Exeter and Mid Devon, there has been a more significant increase in weekly earnings between 2018 and 2019 compared to Great Britain, with the largest increase of 11% occurring in East Devon. Teignbridge has the lowest average weekly pay compared to Great Britain as a whole and also saw the smallest increase (+0.3%) between 2018 and 2019, compared to an increase of 2.9% for Great Britain.

**Table A3.17: Average Gross Weekly Pay for all Full Time Workers for 2019 (ONS<sup>36</sup>)**

	East Devon	Exeter	Mid Devon	Teignbridge	Great Britain
Average FT gross weekly pay (£)	550	570.6	545.1	520.6	587
Annual change from 2018-2019 (%)	+11	+8.4	+7.8	+0.3	+2.9

<sup>36</sup> <https://www.nomisweb.co.uk/datasets/asher>

### Employment Density

- 141 The job density in an area gives an indication of the level of employment available in an area and whether there are people commuting into the area for work. Job density for all Districts within the Greater Exeter during 2017 is displayed in **Table A3.18**. It is visible that Exeter has a job density of over 1 and a higher job density than all other Districts within Greater Exeter, which reflects the expected distribution of employment in the region where many people live outside the city boundaries but commute to work within the city.

**Table A3.18: Employment Density for 2017 (ratio of total jobs to population aged 16-64)**

	East Devon	Exeter	Mid Devon	Teignbridge	Great Britain
Density	0.79	1.19	0.78	0.78	0.86

### Business Density

- 142 **Table A3.19** summarises business density across Greater Exeter compared to Devon and the UK. Business density is the number of businesses per 1,000 working age residents in a defined area. The average business density for Greater Exeter is 65. This figure is slightly below Devon's average of 67 but higher than the national average of 60.
- 143 East Devon has the highest business density with 72, followed by Mid Devon with 69 and Teignbridge with 68, all of whom are above national average. The only district to fall below the national average is Exeter with 50 businesses per 1,000 working age residents. This is likely to be because the size of businesses within the city are larger than those in the surrounding rural areas and is perhaps related to the large student population. The presence of a large number of small businesses does not necessarily indicate a better/stronger economy and there is an argument that it may indicate fragility rather than strength in a local economy.

**Table A3.19: Business density (ONS, Business Demography 2009)**

	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	Devon	UK
Business density per 1000 working age residents	72	50	69	68	65	67	60

### Productivity

144 Economic growth can be achieved either by:

- Increasing the number of people who are in work or the number of hours each person works; or
- Increasing the value of the goods or services that each person in work produces per day or per hour.

145 Increasing productivity is a challenge and a priority for the Greater Exeter area. This objective must be balanced with an awareness of the risks associated with seeking to increase economic productivity, which could have potential for negative or neutral consequences, for example, environmental impacts, increased unemployment (possibly more likely for low skilled workers), or a risk of increased productivity not translating into increased wages (but rather profits).

146 **Table A3.20** displays the gross value added during 2016 for all the districts within Greater Exeter.

**Table A3.20: Total gross value added during 2016 for districts within Greater Exeter<sup>37</sup>**

	East Devon	Exeter	Mid Devon	Teignbridge
Value added (£millions)	2,413	4,082	1,330	2,413

### Enterprise Births, Deaths and Survival

147 The amount of business start-ups provides an indication of the health of the local economy in an area. The count of enterprise births for districts within Greater Exeter is displayed in **Table A3.21**. During the period 2015-2017, all districts maintained a similar amount of business starts ups per year, with East Devon seeing an overall increase during the period.

**Table A3.21: Count of births of New Enterprises for 2015-2017 between 2015-2017**

Year	East Devon	Exeter	Mid Devon	Teignbridge
2015	535	525	325	575
2016	585	545	330	615
2017	590	500	325	575

148 The enterprise death count across the districts within Greater Exeter also provides an insight into the health of the local economy and is displayed in **Table A3.22**, whilst the enterprise survival rate from 2015 onwards in the Greater Exeter districts is summarised in **Table A3.23**.

<sup>37</sup> <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedbalancedbylocalauthorityintheuk>

**Table A3.22: Enterprise deaths from 2015-2017 within Greater Exeter**

Year	East Devon	Exeter	Mid Devon	Teignbridge
2015	505	460	265	455
2016	480	500	250	505
2017	545	490	310	500

**Table A3.23: Enterprise Survival in 2015 (ONS)**

District	1 Year Survival (%)	2 year survival (%)
East Devon	93.5	78.5
Exeter	87.6	71.4
Mid Devon	90.8	81.5
Teignbridge	93.0	75.7

### Economic Inactivity

**Table A3.24: Inactivity rate for Oct 2018-Sep 2019 (ONS)**

	East Devon	Exeter	Mid Devon	Teignbridge	South West	Great Britain
Inactivity (%)	13.4	19.5	10	16	18.0	21.1

- 149 Inactivity is defined as people not in employment who have not been seeking work within the last 4 weeks and/or are unable to start work within the next 2 weeks.
- 150 **Table A3.24** displays the percentage of economically inactive residents out of the population aged 16-64 across all of the four districts within Greater Exeter. It is visible that in all districts there were a lower percentage of economically inactive residents compared to the national level. Economic inactivity was highest in the District of Exeter during the period 2018-2019 and higher than the overall level of economically inactive residents in the South West as a whole. The lowest level of economic inactivity amongst the working population occurred in Mid Devon.

**Table A3.25: Students as percentage of economic inactivity (ONS, National Population Surveys)**

	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	Devon	South West	UK
Jul10 – Jun11	20.8%	Info not available	Info not available	Info not available	Unable to calculate	19.1%	21.2%	24.4%
Jul11 – Jun12	Info not available	49.6%	Info not available	Info not available	Unable to calculate	27.1%	23.6%	25.3%
Jul12 – Jun13	Info not available	49.6%	Info not available	30% (Apr 12 – Mar 13)	Unable to calculate	25.2%	24.1%	25.6%
Jul13 – Jun14	Info not available	54.5%	Info not available	35.3%	Unable to calculate	27.2%	25.8%	26.5%
Jul14 – Jun15	Info not available	42.0%	Info not available	Info not available	Unable to calculate	26.1%	23.0%	26.2%
Jul15 – Jun16	Info not available	52.9%	Info not available	33.5% (Jan 15 – Dec 15)	Unable to calculate	26.7%	24.7%	26.1%

- 151 Although comprehensive data across the 4 Districts that make up the Greater Exeter area is unavailable, the above figures in **Table A3.25** do demonstrate how the higher economic inactivity rate in Exeter is attributable to its high number of students, which is approximately double the figure of the national average.

### Job Types and Distribution

- 152 **Table A3.26** provides a summary of the proportion of residents within Greater Exeter, the South West and at National Level that area employed in employment groups 1-3, whilst **Table A3. 27** provides a summary of the proportion of residents in elementary employment within the same areas.

**Table A3.26: Percentage of District's employees employed as Managers, Directors, Senior Officials, Professional Occupations and Associate Professional and Technical – Oct 2018-Sep. 2019**

	East Devon	Exeter	Mid Devon	Teignbridge	South West	Great Britain
Employment group 1-3 (%)	38.2	47	44.3	44	46.3	47.4

**Table A3. 27: Percentage of District's employees employed in Elementary Employment ONS Annual Population Survey Oct. 2018-Sep. 2019**

	East Devon	Exeter	Mid Devon	Teignbridge	South West	Great Britain
Elementary occupation (%)	11.5	14.1	-	14.5	10.2	10.2

### Full Time/Part Time Working

- 153 **Table A3.28** summarises the proportion of residents that are in full time and part time employment within the districts of Greater Exeter compared to the wider region.

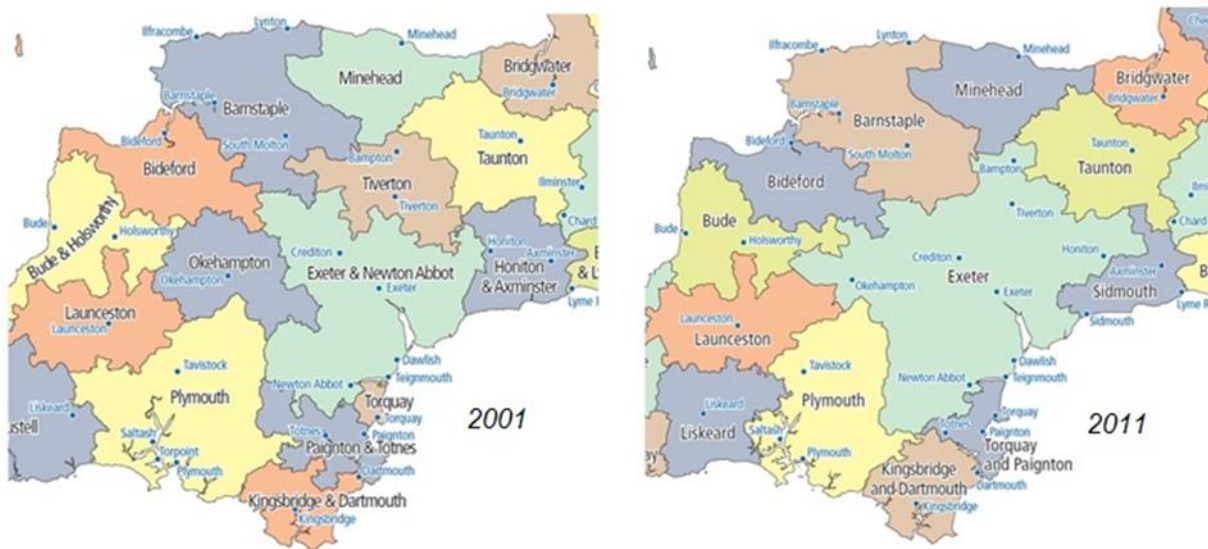
**Table A3.28: Full time and part time employment split (ONS Annual Population Survey - Resident Based, 2017 provisional)**

	East Devon	Exeter	Mid Devon	Teignbridge	Devon
Full time	26,900	60,000	15,200	28,300	196,600
Part time	17,100	31,200	8,900	16,800	117,800

### Travel to Work Areas (TTWAs)

- 154 The Exeter TTWA has grown rapidly since 2001, as shown in **Figure A3.15**. The 2011 Census shows the TTWA for Exeter to be very closely aligned with the boundaries of the Greater Exeter area, demonstrating the growing role of Exeter as the economic centre of the Greater Exeter sub-region. The increase in the size of the travel to work area is a positive sign of the strength of the city's economy, but also the relative weaknesses of the employment available in the rural towns. Increases in commuting distances are not desirable outcome, and generally has negative impacts, such as on quality of life, congestion and emissions from transport.

**Figure A3.15: Exeter Travel to Work Area 2001 and 2011 (ONS)**



155 Analysing the data more carefully shows some trends occurring in and around the Exeter TTWA:

- Strong outward flows of labour going from Mid Devon, East Devon and Teignbridge into Exeter.
- Teignbridge and Mid Devon have the highest levels of out-commuting, reflecting the more significant job opportunities within the city as well as around the boundary with East Devon where there are a number of large employers, notably the airport, which supports both airport and non-airport related sectors.
- Most of the labour flows occur within the Greater Exeter sub-region and the majority of residents within the plan area also work within the plan area. The most significant external relationship is between Teignbridge and Torbay.
- Exeter is the only authority to employ more of its residents within its boundaries than those who commute out of the city for work (NOMIS April 2015-March 2016).
- The Exeter TTWA is largest for those aged between 25-49, with those aged 35-49 travelling the greatest distances to work. 16-24 year olds tend to travel lesser distances to work.
- Full time females travel greater distances than full time males. As may be expected, part-time workers travel shorter distances than full time workers with travel focused more on smaller local centres such as Tiverton, Newton Abbot, Teignmouth, Budleigh Salterton and Axminster as well as on Exeter.
- The distances that people are likely to travel increases with their level of qualification, i.e. those with higher qualifications travel further to work than those with lower qualifications.

156 The TTWA reflects the growing role of Exeter as the economic centre within Greater Exeter, with an increasing concentration of professional services and highest skilled jobs (predominantly but not exhaustively associated with the university, financial and legal services). These types of job opportunities tend to be located within Southernhay, around the Meteorological Office and the university campus, as well as some of the outer lying industrial estates. Earnings by workplace (as opposed to residents) are highest in Exeter. People are therefore increasingly attracted to working in the city (particularly between the ages of 25-49) for career opportunities and higher paid jobs. At the same time they are living in more rural and coastal locations and travel longer distances to get to work.

157 However, within the Travel to Work area, the strength of draw towards Exeter varies. Intuitively, this draw is at its strongest close to the city, with the attraction decreasing with distance. However, the draw to Exeter for some towns, for example Crediton and Exmouth, is particularly



strong. **Table A3.29** below shows the relative number and proportions from the largest towns in the Greater Exeter area.

**Table A3.29: Comparative Draw to Exeter based on Location of usual residence and place of work by method of travel to work (MSOA)<sup>38</sup>**

Town	Population		TTW Trips to Exeter	Working in Exeter (%)
	Total	Working Age		
Exeter	11,7773	52,447	42,492	89
Crediton	7,600	3,420	1,068	31
Exmouth	34,432	14,282	3,818	27
Cullompton	7,643	3,580	896	25
<i>Dawlish</i>	<i>13,161</i>	5,116	1,215	24
Teignmouth	14,749	5,140	987	19
Honiton	11,483	4,927	933	19
Sidmouth	11,550	3,480	537	15
<i>Kingsteignton*</i>	<i>8,306</i>	3,826	530	14
Tiverton	21,335	8,999	1,050	12
<i>Newton Abbot*</i>	<i>28,738</i>	12,644	1,288	10
Seaton	8,413	2,342	175	7
Axminster	5,761	3,242	172	7

- 158 The total commuting to Exeter from the above towns of 12,670 represents only half (49.7%) of the total of those living in Greater Exeter and commuting into Exeter. This points to some significant challenges in terms of both access from rural areas and in providing sustainable transport choices for areas that will be difficult to pick up at their point of origin by public transport.

### Tourism

- 159 Tourism is a big contributor to the Greater Exeter economy, with visitors drawn to the area for its coastal areas, outstanding environment, rich heritage and visitor and cultural attractions. **Table A3.30** displays the quantities of tourism trips and spending within the districts of Greater Exeter whilst **Table A3.31** displays the proportion of people employed in tourism across the four districts. Approximately a third of total visitor trips to Devon are made to Greater Exeter (31%), with slightly more of these coming from overseas trips (32.5%) than UK trips (31%). In relation to total nights spent within Devon, approximately a third of these are spent in Greater Exeter (32%), with a higher proportion of overseas nights (38%) than UK nights (31%). With regard to spending by tourists, Greater Exeter received 28% of spending within Devon by UK visitors, but 36% of spending by overseas visitors. Greater Exeter receives more than a third of Devon's day visitors (38%) and more than a third of their spend (37%)<sup>39</sup>.

<sup>38</sup> Census 2001 and 2011

<sup>39</sup> South West Regional Tourist Board; Local Authority Databases 2014



- 160 Within the Greater Exeter area there is a great disparity between tourism within the different authority areas. Teignbridge and East Devon have higher numbers of UK trips, UK visitor nights and UK spend. Mid Devon and Exeter fall significantly behind. Exeter has the highest levels in relation to overseas trips and overseas nights and therefore, overseas spend. Mid Devon has significantly lower figures than other areas with regard to both UK and overseas tourism. With regard to tourism day trips, the trend is repeated.

**Table A3.30: Tourism – Trips/Nights/Spend (Information on tourist accommodation based on SWRTB and Local Authority databases 2014)**

	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter (Greater Exeter as % of Devon)	Devon
UK trips	461,000	402,000	183,000	553,000	1,599,000 31%	5,121,000
Overseas Trips	41,000	52,000	17,000	34,400	144,400 32.5%	444,000
Total Trips	502,000	454,000	200,000	587,400	1,743,400 31%	5,565,000
UK Nights	1,776,000	1,347,000	667,000	2,310,000	6,100,000 31%	19,687,000
Overseas Nights	295,000	542,000	115,000	229,400	1,181,400 38%	3,120,000
Total Nights	2,071,000	1,889,000	782,000	2,539,400	7,281,400 32%	22,807,000
UK Spend	£92,911,000	£76,981,000	£31,557,000	£109,257,000	£310,706,000 28%	£1,097,452,000
Overseas Spend	£16,779,000	£35,152,000	£5,881,000	£12,044,000	£69,856,000 36%	£192,454,000
Total Spend	£109,690,000	£112,133,000	£37,438,000	£121,301,000	£380,562,000 29.5%	£1,289,906,000
Tourism Day Visits	4,137,000	1,630,000	1,712,000	3,695,000	11,174,000 38%	29,715,000
Tourism Day Visit Spend	£139,316,000	£61,183,000	£54,203,000	£123,692,000	£378,394,000 37%	£1,103,981,000
Overall Spend	£249,006,000	£173,316,000	£91,641,000	£244,993,000	£758,956,000 33%	£2,303,887,000

**Table A3.31: Percentage employed in tourism (Information on tourist accommodation based on SWRTB and Local Authority databases 2014)**

% employed in tourism	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	Devon
2009	5%	3%	3%	4%	3.75%	4%
2010	5%	3%	3%	5%	4%	5%
2011	6%	5%	3%	6%	5%	7%
2012	6%	3%	4%	6%	4.75%	5%
2013	6%	2%	3%	5%	4%	5%
2014	5%	2%	3%	5%	3.75%	5%

## Retail

- 161 Across Greater Exeter there are a number of key town centres which offer a range of shopping and leisure facilities. Alongside the city centre of Exeter there are: Honiton, Exmouth, Sidmouth, Seaton, Ottery St Mary and Axminster in East Devon; Tiverton, Cullompton and Crediton in Mid Devon; and Newton Abbot, Teignmouth, Dawlish, Ashburton, Bovey Tracey, Buckfastleigh and Chudleigh in Teignbridge.

- 162 Previous retail studies have been carried out for all four authorities but were commissioned at different points and therefore their relevance and usability varies. Teignbridge's evidence is now the oldest, having been published in 2010, East Devon published updates to their 2008 study in 2011 and Mid Devon published their study in 2012. A retail study covering Exeter and the west end of East Devon is currently being undertaken and is due to be published shortly.
- 163 A need was identified to update and bring together the retail evidence for all four authorities in order for effective baseline data and future requirements to be identified. The Greater Exeter Town Centre and Retail Study: Part One<sup>40</sup> was commissioned in August 2016 and has been carried out on behalf of all four authorities by GVA. It has gathered data and undertaken a detailed assessment of such issues as town centre health, shopping patterns for convenience and comparison goods and assessments of the need for new retail floorspace in the main settlements in each of the four administrative areas and was published in December 2018.

### Car Ownership

- 164 The percentage of households with no access to a car has steadily reduced over the past 20 years within Greater Exeter. This increase should not, however, be taken as an indication of an increase in the use of the car.
- 165 Levels of car ownership have increased the least in Exeter. This is not unexpected, given the accessibility of services and facilities within a city area along with good public transport links. This has been accompanied by a steady increase in the average number of cars per household.
- 166 **Table A3.32** displays on the percentage of car ownership in the four districts within Greater Exeter during the period 1991-2011.

**Table A3.32: Percentage car ownership (Census 2011)**

	1991	2001	2011
East Devon	77.2	82.2	84.1
Exeter	67.4	72.4	72.9
Mid Devon	79.4	83.1	85.7
Teignbridge	77.2	81.9	83.9

<sup>40</sup> <https://www.gesp.org.uk/evidence/>

## Business Trips

### Number of Business Trips

- 167 Business trip numbers have steadily fallen nationally over the past 20 years according to **Table A3.33**. It is unlikely that this represents a decrease in economic activity and more likely that this is a result of the use of enhanced digital connectivity, enabling people to work from home. This is demonstrated by the doubling of the proportion of people working from home from 1991 to 2011 (National Census Travel to Work data).

**Table A3.33: Number of business trips (National Traffic Survey Data, 2015)**

Purpose	1995/97	1998/00	2002	2004	2008	2011	2014
Business	38	37	35	35	30	28	32
All Trips	1,094	1,073	1,043	1,039	981	954	922
Percentage	3.5%	3.4%	3.3%	3.4%	3.2%	3.0%	3.3%

### Method of Travel to Work

- 168 Although as a nation the number of travel to work trips per person is falling, the proportion made by car has increased. Numbers by rail have also increased, although proportions for all other sustainable modes have either reduced or, for cycling, stayed constant.
- 169 In terms of gross numbers, between 1991 and 2011 the population of working age in the Greater Exeter area has increased by a third, from 161,000 to 215,000. Over this period cycling, rail and working from home have increased at a greater rate than the population increase. Car driving and walking have largely followed the change in overall population (albeit increasing at a slightly slower rate). Whilst gross numbers have not decreased, bus usage has dropped proportionately across Greater Exeter. **Table A3.34** displays the proportion of commutes taken by different transport modes across Greater Exeter compared to the UK.

**Table A3.34: Modal split for travel to work (National Traffic Survey Data, 2015)**

	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	National
Driving car or van	58.2%	45.1%	57.8%	62.1%	55.8%	59%
walking	11.1%	22.1%	11.3%	10.1%	13.7%	10%
Bus/Mini Bus/Coach	2.6%	9.1%	2.2%	2.7%	4.2%	6%
Work from home	16.8%	8.4%	20.8%	14.6%	15.2%	11%
Bicycle	2.1%	6.2%	1.1%	1.6%	2.8%	3%
Passenger in Car/Van	4.7%	5.2%	4.4%	5.0%	4.8%	5%
Train	2.3%	1.9%	0.6%	2.2%	1.8%	4%
Other	2.6%	2.0%	1.9%	1.8%	2.1%	n/a

## Shopping Trips

- 170 **Table A3.35** displays the proportion of shopping trips taken by different transport modes within Greater Exeter. In 2014, 66% of shopping trips were made by car/van, either travelling as the driver or as a passenger. 22% were made on foot and 11% were made by public transport. Whilst only 11% of shopping trips are made by public transport, the proportions of trips by public transport are significantly higher than the comparable splits for travelling to work (3%), perhaps suggesting that public transport accessibility plays an important role in the strength of local retail centres.

- 171 Whilst overall, the numbers of business trips have fallen, national evidence shows how van traffic has grown faster than car traffic in recent years. In 2014 van traffic reached its highest level and the proportion of traffic accounted for by vans has increased over the past 30 years from 9% in 1984 to 14% in 2014.

**Table A3.35: Modal split of shopping trips (National Traffic Survey, 2014)**

	Walk	Car/van driver	Car/van passenger	Public transport	Other	All modes
2002	25%	42%	21%	11%	1%	100%
2006	25%	42%	21%	11%	1%	100%
2011	23%	44%	20%	11%	1%	100%
2014	22%	45%	21%	11%	2%	100%

- 172 Information is not available at an appropriate level to identify the number of shopping trips made within Greater Exeter or the modal split.

### Education Trips

- 173 **Table A3.36** provides compares the transport modes used for education trips within Greater Exeter compared to the national averages. Overall, in 2013, a higher proportion of children walked to school in Greater Exeter than the national average and a much lower proportion were driven, particularly to primary schools. The numbers using public transport were well below the national average for both primary and secondary trips.
- 174 The proportion of secondary school children cycling to school in Greater Exeter was 150% of the national average, with levels in Exeter more than double the national average. This trend is not replicated across all of Greater Exeter and the more favourable modal splits for Exeter schools are likely to be driven by the shorter distances of pupils to the schools.

**Table A3.36: Education trips modal split (National Traffic Survey, 2014)**

Location	Primary				Secondary			
	Walk	Cycle	Car	PT	Walk	Cycle	Car	PT
National	46%	1%	46%	6%	37%	2%	23%	36%
Greater Exeter	59%	1%	36%	3%	45%	3%	15%	36%
Exeter	68%	2%	26%	3%	60%	9%	17%	14%

### Leisure Trips

- 175 Like commuting and business trips, the number of leisure trips per person has also fallen at a rate consistent with the overall fall in total trips between 1995 and 2014 (taken from the National Traffic Survey 2014).
- 176 The number of trips generated by visiting friends at private home has fallen by 35%, whilst the number of trips generated by visiting friends elsewhere has remained unchanged, although with the fall in total leisure trips, it accounts for a higher proportion.
- 177 The number of trips generated by entertainment/public activity has increased by 25-30% and having only accounted for less than 1 in 7 leisure trips in 1995, by 2014 it accounted for more than 1 in 5 of all leisure trips. There has been a 40% decrease in trips generated by sport/participation. Whilst there has been a 15% fall in trips generated by holiday stays, this is proportionate to the fall rate of all trips.
- 178 Greater Exeter has experienced a 40% increase in day trips, resulting in a 50% increase in terms of day trips as a proportion of all leisure trips.

- 179 The breakdown in different categories casts light on how leisure related trips are changing. In particular, there are substantially fewer trips to see friends, either at home or elsewhere. This 30% fall may be driven by changing social interaction through online social media.
- 180 Whilst day trip activity has increased as a proportion of all leisure trips, trips associated with sport participation have fallen dramatically.

### Rail

- 181 All Districts within the Greater Exeter area are served by rail connections and the use of the majority of stations across Greater Exeter has significantly increased since 2000. There has been an increase in rail trips of 5.7m journeys per annum between 2000/01 and 2014/15 from railway stations in Greater Exeter. As an average figure calculated across Greater Exeter, the use of stations (and thus rail journeys) has increased by 105% (Office of Rail Regulation 2015).
- 182 The use of stations within East Devon has increased by an average of 54%, with the use of stations at Axminster, Exton and Whimble increasing by more than 80% each. The use of stations within Exeter has increased significantly and by an average of 383%. The highest increase is found at Exeter St Thomas, whose use has increased by over 1349%. The use of stations within Mid Devon has increased by an average of 460%. This figure is, however, skewed by the enormous increases in the use of Copplestone and Newton St Cyrus stations (1527% and 1095% respectively). However, even omitting these figures, the average increase in the use of the remaining stations within Mid Devon is approximately 100%. The use of stations within Teignbridge has increased by an average of 127.8% with the most marked increase at Dawlish Warren of 240%. This may be linked to its popularity with tourists.
- 183 **Table A3.37** shows station usage (total entries and exits) summarised over the past 15 years.

**Table A3.37: Railway station usage within Greater Exeter (Office of Rail Regulation, 2015)**

	2000/1	2004/5	2009/10	2014/15	% Increase since 2000
<b>EAST DEVON</b>					
Axminster	208,879	181,825	211,204	386,226	85%
Exmouth	578,218	623,832	722,922	927,182	60%
Exton	12,299	10,583	15,834	23,073	88%
Feniton	58,778	57,541	60,048	70,534	20%
Honiton	241,650	256,356	292,400	391,860	62%
Lympstone Commando	68,465	55,875	60,558	54,972	20%
Lympstone Village	67,241	63,325	77,700	99,052	47%
Whimble	36,700	34,779	59,354	68,896	88%
<b>EXETER</b>					
Digby & Sowton	87,639	134,804	271,316	571,510	552%
Exeter Central	1,031,718	1,045,697	1,512,286	2,343,636	127%
Exeter St David's	1,449,186	1,632,285	2,152,786	2,509,220	73%
Exeter St Thomas	35,673	64,295	103,488	213,848	499%
Pinhoe	6,132	12,959	38,326	88,872	1349%
Polsoe Bridge	39,728	43,788	70,038	116,552	193%
St James' Park	27,126	27,477	46,754	64,586	138%
Topsham	98,174	127,903	186,056	231,122	135%
<b>MID DEVON</b>					
Copplestone	828	356	8,164	13,476	1527%
Crediton	16,243	22,478	36,784	52,492	223%
Eggesford	13,245	14,152	22,858	29,106	120%
Lapford	6,740	2,104	1,878	2,704	-60%
Morchard Road	4,454	3,442	6,482	11,882	167%
Newton St Cyrus	210	702	1,784	2,510	1095%
Tiverton Parkway	178,153	202,588	354,648	447,284	151%
<b>TEIGNBRIDGE</b>					

Dawlish	272,539	281,659	400,922	556,796	104%
Dawlish Warren	46,278	69,763	114,376	157,212	240%
Newton Abbot	569,090	720,606	940,862	1,141,040	100%
Starcross	50,332	69,175	83,066	100,178	100%
Teignmouth	291,219	318,532	451,154	566,620	95%

### Bus Use

- 184 It is visible in **Table A3.38** that over the past 7 years the use of public transport bus services in Devon has remained fairly constant, varying between the highest level of 37.5 passenger journeys per head of population during the year of 2014/15 and the lowest level of 34.1 during 2015/16. Devon bus use is slightly lower than that within the wider area of the South West, which has also remained fairly constant over the past 7 years. Devon performs well in relation to the general year by year decrease over England, from 88.8 passenger journeys per head of population in 2009/10 to 82.7 in 2015/16.
- 185 Although bus use has remained fairly constant, public transport use in Devon is far lower than the English average.
- 186 It has not been possible to source information relating to Greater Exeter.

**Table A3.38: Passenger journeys per head of population (Dept. for Public Transport Public Service Vehicle Survey, 2016)**

	Devon	South West	England
2009/10	34.5	38.7	88.8
2010/11	36	39.2	88.2
2011/12	35.9	39.5	87.8
2012/13	36.2	37.9	85.8
2013/14	37.1	39.1	86.7
2014/15	37.5	39.8	85.6
2015/16	34.1	39.7	82.7

### Walking and Cycling

- 187 Based on information collected from Census and the Annual Population Survey 2014/15, the proportion of full time workers who cycle to work across Greater Exeter (1.25%) is comparable with levels across England (1.3%), as shown in **Table A3.39**. The proportion is significantly higher within the urban area of Exeter (2.7%), where more than double the English average cycle to work. This high level within Exeter skews the overall Greater Exeter figures, as levels of cycling to work in all other Districts is lower than the English average.
- 188 The proportion of full time workers within Greater Exeter who walk to work is significantly above the national average. The figures follow similar patterns to those for cycling, with a significantly higher proportion of residents of Exeter walking to work than in any other District. 7.3% of the full time working residents walk to work within this urban location in comparison to the English average of 3.1% or Devon average of 3.9%. This high figure again skews the overall level for Greater Exeter.

**Table A3.39: Full time workers who walk or cycle to work (2011 Census and Annual Population Survey 2014/15)**

	East Devon	Exeter	Mid Devon	Teignbridge	Greater Exeter	Devon	England
% of adults in full time work who cycle to work	0.8%	2.7%	0.8%	0.7%	1.25%	1.1%	1.3%
% of adults in full time work who walk to work	2.9%	7.3%	3.1%	2.7%	4.0%	3.9%	3.1%

## Appendix 4

### Detailed matrices for GESP spatial development strategy



## Strategy Options

**Option 1:** Minimum provision (total homes - 53,260; additional homes - 19,870)

**Option 2:** Mid-range (total homes - 58,586; additional homes - 25,196)

**Option 3:** Transformational (total homes - 66,575; additional homes - 33,185)

SA Objective	Option 1	Option 2	Option 3	Justification
<b>1. NATURAL ENVIRONMENT</b>  To conserve and enhance the habitat and wildlife of our natural environment.	-	--	--	<p>All options considered would provide a high level of development in the GESP area over the plan period. It is expected that each option has the potential to result in adverse effects in terms of biodiversity across the GESP area. This is particularly expected to be the case for Option 2 and Option 3 which would result in significantly higher levels of new growth with an increase of 10% and 35% respectively. New housing development may have adverse impacts in terms of species disturbance, habitat loss and fragmentation. There is however potential for new development to allow for the enhancement of habitats through the incorporation of new green infrastructure and other mitigation measures. Furthermore the re-use of brownfield land and the sites at urban locations in a manner which is sensitive to potential biodiversity sensitivities at these locations, may limit the loss of countryside land to urbanisation. However, these options do not present the pattern in which development is to be distributed. It is expected that the higher land take required and the increased number of new residents supported (with the potential for resultant recreation pressures) through Option 2 and Option 3 in particular has the potential to result in adverse impacts on important biodiversity sites. Nationally and internationally important biodiversity sites in the plan area include Dawlish Warren SAC and NNR, Exe Estuary SPA, East Devon Heath SAC and SPA, Sidmouth to West Bay SAC, Lyme Bay and Torbay SAC, South Dartmoor Woods SAC, South Hams SAC and the River Axe SAC.</p> <p>As such a minor negative effect is expected in relation to this SA objective for Option 1 and a significant negative effect is expected for Option 2 and Option 3.</p>
<b>2. LANDSCAPE</b>  To conserve and enhance the landscapes/seascapes of our natural environment.	-?	--?	--?	<p>All options considered would provide a high level of development in the GESP area over the plan period. It is expected that each option has the potential to result in adverse effects in terms of landscape character across the GESP area as a result of land take required to support new growth. This is particularly expected to be the case for Option 2 and Option 3 which would result in significantly higher levels of new growth with an increase of 10% and 35% respectively. Higher levels of growth across the plan area have the potential to require larger amounts of countryside to be developed to the detriment of rural character. There is potential for the achievement of high densities of new growth which is delivered in a manner which is considerate of local character to improve the townscapes of larger cities such as Exeter, however</p>

SA Objective	Option 1	Option 2	Option 3	Justification
				<p>any impact on the character of surrounding natural landscape is likely to be limited. Furthermore these options do not present the pattern in which development is to be distributed. Important landscapes in the plan area and surroundings include East Devon and Blackdown Hills AONBs to the east within the plan area and Dorset AONB outside of the plan area in this direction. Part of the Dartmoor National Park is within the south west of the plan area and beyond the plan area's northern boundary Exmoor National Park covers most of the land. Additionally much of the south of the plan area and some of the area towards Exeter at the Exe estuary falls within the Teignbridge Coastal Protection Area South, the Teignbridge Coastal Protection Area North or the East Devon Coastal Protection Area. These important designated landscapes are likely to be particularly sensitive to the change which a high level of development is likely to result in.</p> <p>As such a minor negative effect is expected in relation to this SA objective for Option 1 and a significant negative effect is expected for Option 2 and Option 3. The effect in relation to each option with regards to landscape character is likely to be influenced in part by the design of new development, which is unknown at this stage and therefore all effects recorded are uncertain.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	--?	--?	<p>All options considered would provide a high level of development in the GESP area over the plan period. It is expected that each option has the potential to result in adverse effects in terms of the setting of the historic environment the GESP area, particularly in relation to Option 2 and Option 3 which would result in significantly higher levels of new growth at 10% and 35% higher than Option 1 respectively. New housing development may have adverse impacts in terms of the setting of heritage assets such as listed buildings, conservation areas and scheduled monuments, although development which is designed to be considerate of such assets may present opportunities for enhancements. Furthermore the re-use of brownfield land in particular, has the potential to result in improvements of local character and the settings of heritage assets. However, these options do not present the pattern in which development is to be distributed. It is expected that the higher land take required through Option 2 and Option 3 in particular has the potential to result in adverse impacts important heritage assets. Within the plan area land at the city of Exeter, towards the Exe estuary by Newton Abbot and Teignmouth, as well as Tiverton, Sidmouth, Exmouth and Crediton all contain high concentrations of heritage assets which may be affected by new development.</p> <p>As such a minor negative effect is expected in relation to this SA objective for Option 1 and a significant negative effect is expected for Option 2 and Option 3.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>	-?	+/-?	+/-?	<p>The delivery of new growth in the plan area has the potential to result in an increased number of journeys being made on a day to day basis by residents, which is likely to increase the overall level of greenhouse gas emissions. However, this will be most dependent on the location of new development as well as the</p>

SA Objective	Option 1	Option 2	Option 3	Justification
To minimise greenhouse gas emissions.				<p>spatial distribution of new development where delivering critical mass through new growth may support the delivery of new services and facilities or the upgrading of existing provisions. While delivering high levels of growth has the potential to secure higher levels of funding from “infrastructure deals” with national government, Option 2 has been identified as the option at which high levels of funding could be secured without resulting in the most adverse impacts in terms of increases in greenhouse gas emissions.</p> <p>All options are expected to have a negative effect in relation to this SA objective. Considering the higher number of journeys which would be made through Option 3, the negative effect is likely to be significant. The negative effect expected for Option 2 and Option 3 is likely to be combined with a minor positive effect considering that these options present the greatest opportunity to secure government funding to help mitigate the adverse impacts of delivering new growth. The effect identified for each option is uncertain considering that they will be dependent in part on the spatial distribution of growth which is not addressed through these options.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-	-	-	<p>All options considered would provide a high level of development in the GESP area over the plan period. It is expected that each option has the potential to result in adverse effects in terms of a high amount of land take across the GESP area to support new growth. This would increase the area of impermeable surfaces in the area. While Option 2 and Option 3 would result in a higher level of new growth at 10% and 25% more than Option 1 respectively, all options are likely to require a larger amount of greenfield land take. It is expected that all options could deliver a pattern of growth as to avoid a high number of sites being located within areas of high flood risk, considering the large area of land in the plan area, which lies within Flood Zone 1 and outside of Critical Drainage Areas.</p> <p>As such a minor negative effect is expected in relation to this SA objective for all options.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	--	--	<p>All options considered would provide a high level of development in the GESP area over the plan period. It is expected that each option has the potential to result in adverse effects in terms of the high amount of land take across the GESP area to support new growth. While Option 2 and Option 3 would result in a higher level of new growth at 10% and 25% above Option 1 respectively, all options are likely to require a larger amount of greenfield land take. There are areas of Grade 1 and Grade 2 agricultural land present in the plan area along many of the more significant water courses, including areas around Exeter and the Exe estuary towards Teignmouth and Newton Abbot. There are also a number of MSAs within the plan area. As such development in close proximity has the potential to adversely impact upon mineral extraction at land by Teignmouth and Newton Abbot, as well as by Exmouth north towards Willand and by Seaton. While all options may present the opportunity for the re-use of brownfield land in the plan area, which is</p>

SA Objective	Option 1	Option 2	Option 3	Justification
				likely to result in a more efficient pattern of land use, none the options considered identify the specific distribution of growth over the plan period.  As such a significant negative effect is expected in relation to this SA objective for all options.
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--	--	--	<p>For all options considered it is likely that levels of water consumption will be most affected by the design and onsite practices at developments, as well as the level of new growth. The amount of new growth over the plan period also can be used to establish potential impacts on water quality considering the assumption that higher levels of growth will require more growth to occur across the plan area and potentially at sensitive sites. It is likely that nearby waterbodies may be impacted upon during construction. Further impacts on water quality are likely to be dependent upon the location of new development where there are capacity issues at the local sewage treatment works (STWs) to treat wastewater. However, South West Water has advised that all potential locations within the GESP area can be connected to existing STW (some of which will require expansion), with no impact on the output water quality. The Exe Estuary SPA is considered to be particularly sensitive to any change in water quality and as such the potential for new growth to affect this water course has been considered in the appraisal of the options considered.</p> <p>Considering the high level of development to be achieved over the plan period, all options are likely to deliver new growth to include some development which would be adjacent to a waterbody which follows directly into the Exe Estuary SPA. This includes development within Exeter through which the River Exe flows, as well as its many tributaries to the south of the plan area. The options considered do not set out any preferred distribution of growth as to avoid potentially sensitive locations in the plan area. As such a significant negative effect is expected in relation to this SA objective for all options.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	++	++	<p>All options will contribute to delivering the required number of houses over the plan period. The number of new homes to be delivered is in line with the government's standard housing need method. Given that the options considered do not address the distribution of growth across the plan period, there has been no consideration for the ability of the various options to best address the issues of local affordability within the plan area. In general it is expected that delivering a higher level of growth will result in a more affordable housing market. Option 1 has been assessed as being likely to have improvements in housing affordability of 20%, while Option 2 and Option 3 could have affordability improvements of 28% and 34% respectively. The higher levels of housing delivery supported through Option 2 and Option 3 are likely to result in a higher number of subsidised homes being developed in the GESP area, further permitting a wider range of families and individuals to access the homes they need. Furthermore these options could support the delivery of a wider range of housing types to meet local needs, including self-build units. As the options</p>

SA Objective	Option 1	Option 2	Option 3	Justification
				<p>considered do not address the size of sites to be supported they are not expected to impact upon the achievement of faster build out rates might otherwise be supported through an approach which includes higher numbers of smaller sites as part of the spatial strategy.</p> <p>As such a minor positive effect is expected in relation to this SA objective for Option 1 and a significant positive effect is expected for Option 2 and Option 3.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	?	?	?	<p>The delivery of new growth in the plan area has the potential to impact upon access to healthcare facilities and open spaces which allow for more active lifestyles. However, this will be most dependent on the location of new development as well as the spatial distribution of new development where delivering critical mass through new growth may support the delivery of new services and facilities or the upgrading of existing provisions.</p> <p>The options considered would deliver varying levels of housing over the plan period but would not affect the distribution of growth and therefore an uncertain effect is expected in relation to this SA objective.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	+/-?	++/-?	++/-?	<p>Delivering new development in areas which are currently identified through the Index of Multiple Deprivation (IMD) 2015 as experiencing higher levels of deprivation has the potential improve access to services and facilities and high quality and affordable homes. While none of the options would specifically target development at areas which are experiencing high levels of deprivation delivering a high level of growth is likely to help improve accessibility to affordable and high quality homes which is an important indicator of deprivation. A minor positive effect is therefore expected for Option 1 in relation to this SA objective and a significant positive effect is expected for Option 2 and Option 3.</p> <p>Air quality and noise will also have an impact on the overall level of wellbeing which residents experience at a given location. This will be impacted upon by the number of journeys undertaken by motor vehicles. As such the higher levels of growth in the plan area through Option 2 and Option 3 are likely to particularly adverse impacts on this issue. The location of new development will have an additional impact in terms of air quality and noise with consideration for how it is related to AQMAs and Exeter airport. A noise contour of 57db and above has been established around the airport. Considering that the options would not have an impact on the spatial distribution of growth in the plan area and the areas of sensitivity identified in relation to these issues are relatively small, effects relating to air quality as well as noise are uncertain to a degree.</p>

SA Objective	Option1	Option 2	Option 3	Justification
				<p>Delivering high levels of growth has the potential to secure higher levels of funding from “infrastructure deals” with national government. This funding may provide opportunities to mitigate effects in relation to air quality by limiting the potential for congestion through infrastructure improvements and promoting more sustainable modes of transport. Option 2 has been identified as the option at which high levels of funding could be secured without resulting in the most adverse impacts in terms of increases of air pollution.</p> <p>Overall, the effects expected in relation to this SA objective for all options are likely to be mixed, with the positive effects likely to be combined with an uncertain negative effect. The negative effect expected for Option 1 and Option 2 is likely to be minor and negative effect for Option 3 is likely to be significant considering the higher amount of growth supported and the more limited possibility of mitigating adverse impacts through the securing of central government infrastructure funding.</p>
<b>11. ACCESS TO SERVICES</b>  To provide accessible and attractive services and community facilities for all ages and interests.	?	?	?	<p>The delivery of new growth in the plan area has the potential to impact upon access to services and facilities. However, this will be most dependent on the location of new development as well as the spatial distribution of new development where delivering critical mass through new growth may support the delivery of new services and facilities or the upgrading of existing provisions.</p> <p>The options considered would deliver varying levels of housing over the plan period but would not affect the distribution of growth and therefore an uncertain effect is expected in relation to this SA objective.</p>
<b>12. JOBS AND LOCAL ECONOMY</b>  To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	++	++	<p>Delivering new homes in the plan area over the plan period is likely to have additional benefits in terms of economic growth. Construction employment would support local economic prosperity. Furthermore the affordability benefits which delivering a higher level of growth can be used to secure, are likely to help permit/encourage a younger, more educated workforce to stay or move into the area, with added benefits in terms of productivity. Helping to raise local productivity is furthermore likely to help promote the objectives of Local Enterprise Partnership’s Productivity Strategy.</p> <p>The higher levels of growth supported through Option 2 and Option 3 is likely to be of added benefit in terms of helping to improve local productivity and securing a more educated workforce in the plan area. For these reasons a minor positive effect is expected in relation to this SA objective for Option 1 and a significant positive effect is expected for Option 2 and Option 3.</p>

SA Objective	Option 1	Option 2	Option 3	Justification
<b>13. CITY AND TOWN CENTRES</b>  To safeguard and strengthen the vitality and viability of our city and town centres.	?	?	?	<p>The delivery of new growth during the plan period has the potential to impact upon access to city and town centres in the GESP area. However, this will be most dependent on the location of new development as well as the spatial distribution of new development where new growth in close proximity to existing centres is likely to increase footfall in these areas. Benefits may also be achieved where sustainable transport improvements are supported by new development. However, where to access town centre locations I specifically being considered, this is likely to be most dependent upon the spatial distribution of new growth, in that delivering growth in a pattern to achieve a suitable level of critical mass may support the provision of new or improved services.</p> <p>The options considered would deliver varying levels of housing over the plan period but would not affect the distribution of growth and therefore an uncertain effect is expected in relation to this SA objective.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	-	+?/-	+?/- -	<p>The delivery of a high level of new growth in over the plan period is likely to have adverse impacts in terms of increased levels of congestion as additional residents need to commute and travel to services and facilities. This is likely to be detrimental to the level of accessibility residents benefit from. The delivery of new transport infrastructure is likely to help mitigate the potential impacts of new development on the transport network. This is likely to be supported through the securing of "infrastructure deals" with national government to bridge any funding gap in the plan area. Option 2 is likely to best meet the level of growth required to secure such a deal without providing a level of delivery at which the mitigation that could be secured would not address any adverse impacts in their entirety.</p> <p>A negative effect is therefore expected in relation to this SA objective for all options. The negative effect is significant for Option 3 considering the high level of growth supported and the strain this number of new homes would place on existing transport infrastructure in the plan area. The negative effect expected for Option 2 and Option 3 is likely to be combined with an uncertain minor positive effect, given that there may be potential for secure funding from central government to help mitigate adverse impacts.</p>



## Distribution Scenarios

**Scenario 1:** Proportionate growth of all settlements in the settlement hierarchy

**Scenario 2:** Exeter and major town urban intensification

**Scenario 3:** Mainly rural distribution

**Scenario 4:** Public transport infrastructure corridors and hubs

**Scenario 5:** Concentrate on areas with the least affordable housing

**Scenario 6:** Locate development away from international wildlife sites

**Scenario 7:** Market-led

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
<b>1. NATURAL ENVIRONMENT</b>  To conserve and enhance the habitat and wildlife of our natural environment.	+/--	+/--	--	+/--	+/--	++/-	+/--	<p>The various scenarios considered would distribute a high level of development across the GESP area over the plan period. It is expected that each option has the potential to result in adverse effects in terms of biodiversity across the GESP area, for example, as a result of species disturbance, habitat loss and fragmentation. New development may allow for the enhancement of habitats through the incorporation of new green infrastructure and other mitigation measures. While the level of development supported through each scenario does not differ, impacts on the various biodiversity designations in the plan area and surroundings can be gauged by considering the proximity of potential development locations to such features.</p> <p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner has the potential to result in impacts on the natural environment depending on the specific sites chosen for growth. While this scenario would result in all settlements in the hierarchy accommodating some level of new growth, this growth is to be proportionate to settlement size and therefore the larger settlements in the plan area would accommodate the highest level of growth. Some of the larger settlements in the plan area, towards the south in particular, including Exeter, Exmouth, Newton Abbot, Axminster, Sidmouth and Seaton are in close proximity to national or international biodiversity sites. This includes</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>Dawlish Warren SAC and NNR, Exe Estuary SPA, East Devon Heaths SPA and SAC, Sidmouth to West Bay SAC, Lyme Bay and Torbay SAC, South Dartmoor Woods SAC, South Hams SAC and the River Axe SAC. Considering that this scenario would allow for the highest levels of growth at the larger settlements of the plan area it may support higher levels of development at brownfield land at these locations. This approach may support the development of sites which are less sensitive in terms of biodiversity and furthermore may allow for opportunities for the incorporation of green infrastructure which is likely to provide new habitats and improve habitat connectivity. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to have similar effects on the international and national biodiversity designations identified through Scenario 1. Scenario 2 would reduce the level of growth which is provided at the more rural settlements but would provide much of the new growth towards the southern portion around settlements such as Exeter, Newton Abbot and Teignmouth of the plan area where there is a concentration of international and national biodiversity sites. It is noted that this approach may help to limit the loss of greenfield land at more rural locations many of which are sensitive in terms of proximity to locally designated biodiversity sites. This approach may also present opportunities for the incorporation of new green infrastructure at the larger settlements. It may allow for the increased use of brownfield land considering the urban character of the areas where much of the new growth would be provided. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> By allowing for a mainly rural distribution of growth in the plan area this scenario would limit development at the larger settlements. While many of the larger settlements in the GESP area are constrained by national or international biodiversity designated biodiversity sites, Scenario 3 would result in a wider distribution of growth. As such a higher number of national, international and local designated biodiversity sites in particular would be likely to be adversely affected by new development. This approach is less</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>likely to make use of brownfield land which, in general, is in greater supply at urban locations considering the more developed character present there. The resultant higher amount of land take at greenfield locations is also likely to be detrimental to biodiversity in the plan area. Scattered rural development may furthermore not provide the scale of growth at a given location to provide opportunities for the incorporation of significant elements of green infrastructure. A significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. This approach would however focus growth more towards the west, with much of the new growth occurring along the train lines and bus services which extend from Exeter in particular. As such while many of the effects on the national and international biodiversity sites identified through Scenario 1 and Scenario 2 are likely to result through Scenario 4, impacts on Lyme Bay and Torbay SAC and Sidmouth to West Bay SAC may be reduced by limiting the level of growth to be delivered at Sidmouth and Seaton. This approach may however have significantly adverse impacts in terms of level of growth which would be provided in close proximity to the Exe Estuary SPA. It is expected that this scenario would provide similar opportunities to Scenario 1 and Scenario 2 for the re-use of brownfield and incorporation of new green infrastructure at the more urban locations of the plan area which may help to limit greenfield land take and provide habitats and habitat connectivity. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. As such this approach could result in adverse impacts on the Dawlish Warren SAC and NNR, Exe Estuary SPA and East Devon Heaths SPA and SAC by Exeter as well as South Dartmoor Woods SAC, South Hams SAC and Lyme Bay and</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>Torbay SAC in the area surrounding Newton Abbot and Teignmouth. Scenario 5 would allow for a limited amount of new growth in the less developed rural settlements of the plan area where there is potential for adverse impacts on locally designated sites and loss of potentially sensitive greenfield sites, however this would be less than that supported through Scenario 3. Focussing much of the new growth towards Exeter in particular may allow for the re-use of brownfield land considered the more developed character of this area and the incorporation of green infrastructure to support habitat connectivity at the urban areas. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would specifically locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. As such development to the south west where designated sites such as Dawlish Warren SAC and NNR, Exe Estuary SPA, East Devon Heaths SPA and SAC are located would be avoided. However, Scenario 6 would include a high level of growth to the south east by Seaton meaning that there is potential for adverse impacts on Sidmouth to West Bay SAC and Lyme Bay and Torbay SAC. Furthermore by distributing a high level of growth to the north of plan area this approach may result in a higher level of greenfield land take resulting given that brownfield land, which is likely to be more prevalent at some of the southern locations considering their more developed character, would not accommodate new growth. Areas to the north including Tiverton and Crediton are also in close proximity to national and local biodiversity designations such as Tidcombe Lane Fen SSSI, Grand Western Canal Country Park LNR and Shobrooke Park County Wildlife Site. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> The delivery of growth through a market-driven approach only would see a high level of development occurring at new settlements to the east of Exeter and to the east of Cullompton, as well as within the Bicton area of the East Devon AONB. More modest expansions to some of the</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								larger towns including Newton Abbot, Axminster, Honiton, Ottery St Mary, Crediton, Tiverton, Exmouth and Exeter would also occur with some small-scale growth at a number of smaller villages. Development at the southern settlements of Newton Abbot, Exmouth and Axminster has the potential to impact upon international and national biodiversity designations including South Hams SAC, Exe Estuary SPA, East Devon Pebblebed Heath SAC, East Devon Heath SPA and the River Axe SAC. This approach is also likely to result in a high level of greenfield land take with a limited number of brownfield regeneration opportunities. The large scale of development proposed may mean that opportunities for the incorporation of new green infrastructure at new developments (including at the periphery of existing larger settlements) may be good. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 7.
<b>2. LANDSCAPE</b>  To conserve and enhance the landscapes/seascapes of our natural environment.	-?	-?	---	---	---	---	---	<p>The potential for distribution of growth over the plan area to have impacts on landscape has been considered at a high level in relation to the relationship of potential new development locations with important landscapes and coastal areas. These include East Devon and Blackdown Hills AONBs to the east within the plan area and Dorset AONB outside of the plan area in this direction. Part of the Dartmoor National Park is within the south west of the plan area and beyond the plan area's northern boundary Exmoor National Park covers most of the land. Additionally much of the south of the plan area and some of the area towards Exeter at the Exe estuary falls within the Teignbridge Coastal Protection Area South, the Teignbridge Coastal Protection Area North or the East Devon Coastal Protection Area.</p> <p>It is expected that all scenarios would require some development to be delivered at greenfield land in the plan area considering the finite supply of brownfield land and the high level of growth which needs to be delivered over the plan period. Scenario 1 and most notably Scenario 2 are particularly focussed on delivering new growth towards the existing larger settlements. While there may be potential for the regeneration of a higher number of brownfield sites through these options considering the more</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>developed character of the locations involved, it is likely that the development of greenfield sites needed could have adverse impacts on existing local character. While the re-use of brownfield land is likely to present opportunities for the improvement of townscape and urban character, beneficial effects are unlikely to extend to include those relating to landscapes or seascapes in the natural environment. Scenarios 1 and 2 could also result in adverse impacts on the Coastal Protection Areas in close proximity to Exeter and in the Newton Abbot and Teignmouth area. Impacts on the character of the AONBs or National Parks within or in close proximity to the plan area are considered less likely given the focus on urban growth and the potential for re-use of brownfield at these more developed locations.</p> <p>Four of the remaining scenarios (3 to 6) would result in a higher level of growth occurring away from the larger settlements of the plan area. This approach is likely to have adverse impacts on the rural character of the less developed locations in the GESP area. Scenario 3 in particular would distribute development to a high number of locations, which is likely to result in a greenfield land take at a large number of development sites. Locations for growth within the East Devon and Blackdown Hills AONBs as well as the Dartmoor National Park would also be included within this approach to growth. Similarly Scenario 4 could include a high level of growth within the Coastal Protection Areas to the south west of the plan area and the within Dartmoor National Park. Scenario 5 could result in development in locations which are similar to Scenario 4 as well as development which could potentially impact upon the setting of Exmoor National Park which is located just outside of the plan area to the north. Scenario 6 would have the potential to have effects on the setting of Exmoor National Park and would also deliver new growth at the edge of East Devon and Blackdown Hills AONBs.</p> <p>Scenario 7 would focus much of the growth over the plan period at larger settlements but would also allow for some growth at a number of the smaller villages. This scenario is expected to provide few brownfield regeneration opportunities which might otherwise have benefits for local landscape character. This scenario could have significant impacts on the character of</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>parts of the East Devon AONB, Blackdown Hills AONB and Dartmoor National considering the locations set out for development within or at the edges of these designations. This would include the development of a new village at Bicton within the East Devon AONB.</p> <p>As such a minor negative effect is expected in relation to this SA objective for Scenario 1 and Scenario 2 and a significant negative effect is expected for Scenario 3, Scenario 4, Scenario 5, Scenario 6 and Scenario 7. The effect for each scenario is uncertain given that any effect on important landscapes will depend in part on the design of new development which comes forward.</p>
<p><b>3. HISTORIC AND BUILT ENVIRONMENT</b></p> <p>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.</p>	--?	+/--?	--?	--?	--?	--?	--?	<p>The larger settlements of the plan area (most notably the city of Exeter, the area towards the Exe estuary by Newton Abbot and Teignmouth, as well as Tiverton, Sidmouth, Exmouth and Crediton) contain the highest concentrations of heritage assets. As such, development at these locations may potentially result in impacts on the highest number of features such as listed buildings, conservation areas and local listings.</p> <p>All scenarios apart from Scenario 3 would deliver a high level of growth to at least some of the larger settlements of the plan area and therefore a significant negative effect is expected for these six scenarios in relation to this SA objective. Scenario 3 would focus development in line with a rural growth approach. This approach would require development to be distributed to a higher number of locations in the GESP area. Given that some heritage assets including scheduled monuments and registered parks and gardens such as Manhead Park and Ugbrooke Park are located in more rural locations, this wider distribution of growth has the potential for the setting of more heritage assets to be affected by new development. Furthermore at these rural locations the existing less-developed character may contribute to the setting of local assets, meaning that new development may have particularly adverse impacts when compared to development within an urban setting. Therefore, a significant negative effect is also expected in relation to this SA objective for Scenario 3. However, concentrating the highest levels of growth within the largest settlements is</p>



SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>likely to result in the most opportunities to make use of brownfield land which may benefit the character of these locations dependent upon the manner in which new development is delivered. Furthermore allowing for higher density urban redevelopment sites is also likely to have an overall benefit to the urban environment. As Scenario 2 would be likely to achieve the highest concentration of growth in urban locations, and would furthermore limit the potential for development which could adversely affect areas of particularly sensitive rural character, a minor positive effect is expected in combination with the significant negative effect identified for this SA objective.</p> <p>Conversely Scenario 7 would result in the majority of development occurring on greenfield sites which are likely to be more viable for developers. As well as resulting in the expansion of many of the larger towns, Scenario 7 would see much of the development occur as expansions to some smaller towns. Development at the smaller settlements could have particular impacts in terms of the existing less developed character which contributes to the setting of assets at these locations. Furthermore, this scenario would result in new settlements being developed to the east of Exeter and to the east of Cullompton, as well as within the Bicton area of the East Devon AONB. These locations contain a number of heritage assets, including Listed Buildings, as well as Bicton Registered Park and Garden, the settings of which may be adversely affected by new development of this scale. The effects identified in relation to this SA objective for all scenarios are uncertain. Effects will be dependent to some extent on the design of new development which may support mitigation and enhancement measures related to the character of a given area.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas	+/-	++	--	++	+/-	+/--	++/-	<b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. By focussing much of the new growth at Exeter and the larger settlements this approach would provide the majority of new residents with access to sustainable transport links. The majority of the larger settlements benefit from access to the rail network

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
emissions.								<p>which extend from stations at Exeter through Exmouth towards Newton Abbot, through Crediton towards the north west, through Tiverton Parkway towards the north east and towards the east via Honiton and Axminster. Growth at these more developed locations is also likely to encourage travel by more active modes of transport considering the shorter journey times to services and facilities and employment opportunities. Promoting modal shift in the plan area is expected to help limit any increase in greenhouse gas emissions as a result of new development. This approach would, however, also deliver a level of growth to the more rural settlements on the settlement hierarchy at which sustainable transport links are poorer and there is likely to be greater dependency on travel by private car. As such an overall mixed minor positive and minor negative effect is expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to provide a higher number of new residents with access to sustainable transport links as well as the strategic road network. By providing the highest proportion of new growth at the more developed areas of the plan area this approach could help to encourage travel by more active modes of transport considering the shorter journeys which would be required to services and facilities and employment opportunities. By significantly limiting the level of growth at the more rural locations of the plan area, Scenario 2 would furthermore limit the potential for dependency on travel by private vehicle. It is expected that promoting modal shift in the plan area would help to limit any potential for increases in greenhouse gas emissions which might result due to new development. A significant positive effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. As such a majority of new residents would have to travel longer distances to access services and facilities and employment opportunities. Many of these locations are isolated from sustainable transport links. By allowing for a wider distribution of growth in the plan area this approach would also be less likely to deliver the criteria mass at rural locations to support significant improvements to</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>sustainable transport links in the plan area. It is likely that this approach would not directly promote modal shift in the GESP area and conversely could result in increased dependency on travel by private vehicle. As such this approach may result in significant increases in greenhouse gas emissions in the plan area. A significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. Additional growth would be supported along the main sustainable transport links in the plan area, most notably along the rail and bus services which extend from Exeter. This approach would not only provide a majority of new residents with access to sustainable transport links but it would also result in many new residents being in close proximity to services and facilities and employment opportunities in the larger settlements which may encourage travel by active modes of transport in particular. Scenario 4 may also help to strengthen the existing public transport services in the plan area by securing their viability through increased number of trips, which is likely to support more significant improvements to these services. Considering the aim of Scenario 4, it is unsurprisingly expected to help promote modal shift in the plan area which is likely to help limit any potential increase in greenhouse gas emissions as a result of new development. A significant positive effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Some development would also be supported in the rural areas. Concentrating new growth by Exeter in particular is likely to help support a public transport led strategy and may also encourage an uptake of travel by active modes of transport, considering the close proximity of services and facilities and employment opportunities. Development which is provided at more rural</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>locations in particular is likely to provide new residents with a poor level of access to sustainable transport services and is likely to result in an increase in the number of journeys being made by private vehicle. As such this approach is expected have variable impacts in terms of promoting shift and limiting the potential for new development to result in an increase in greenhouse gas emissions in the GESP area. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would make use of existing sustainable transport links along the Tarka rail corridor which would take in Crediton, Tiverton and Cullompton. As such a portion of new residents would have access to sustainable transport links, as well as nearby services and facilities and employment opportunities at these relatively large settlements. The development of smaller villages in the area would, however, include some areas which provide poor access to existing sustainable transport links. This option would fail to provide residents in close proximity to the largest settlement in the plan area at Exeter. As such this option could also result in an increase in the number of journeys being made from more rural locations by private vehicle to Exeter to access services and facilities and employment opportunities thereby limiting the potential for a significant level of modal shift to be achieved. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> The delivery of growth through a market-driven approach only would see a high level of development occurring at new settlements to the east of Exeter and to the east of Cullompton, as well as within the Bicton area of the East Devon AONB. More modest expansions to some of the larger towns would also occur with some small-scale growth at a number of smaller villages. New settlements to the east of Exeter and to the east of Cullompton would be of a scale to provide new services and facilities and</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								support a degree of self-sufficiency, thereby limiting the need for residents to travel by private vehicle and the emission of greenhouse gases. The new settlement to the east of Cullompton would be particularly well-related to the railway line between Exeter and Taunton, meaning there may be potential to provide infrastructure to connect to this service. Given that this approach would include only sites of 500 dwellings or more it is likely that new development as extensions to existing settlements could help to support the viability of public transport links. Residents would also benefit from access to services and facilities within settlements. Expansions of many of the larger settlements including Axminster, Newtown Abbot and Crediton would provide residents with access to existing rail services. Service provision is likely to be weaker at the smaller settlements of the plan area, although it is noted that this type of growth could help to support services and facilities at more rural locations. The smaller size and more isolated location of the new settlement at Bicton within the East Devon AONB means that the accessibility of existing and the delivery of new services and facilities is less likely at this location. Delivery of development along the A30 through the Blackdown Hills AONB would also be relatively isolated from existing services and facilities meaning that higher levels of greenhouse gases may be emitted as residents need to use cars more regularly. This growth is also not likely to be of a scale to support the delivery of all services which would help to make a development more self-contained. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 7.
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-	-	-	-	-	-	--	<b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would mean that much of the new growth could be provided at locations of a more developed character where there may be increased opportunities to make use of brownfield land. As such this approach may result in a less significant increase in impermeable surfaces in the plan area than an approach which makes use of a higher number of less developed rural locations. This approach would include significant development at Exeter which includes large areas of Flood Zone 2 and 3 along the River Exe. There are also areas of Flood Zone and 3 at

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>Teignmouth and Newton Abbot where the River Teign passes by these settlements. There are also a number of Critical Drainage Areas at locations in close proximity to where development would be delivered along the River Exe and the River Culum by Cullompton. A minor negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to have similar effects in terms of potential increases in flood risk to Scenario 1. Scenario 2 would reduce the level of growth which is provided at the more rural settlements but would provide much of the new growth towards the southern portion around settlements such as Exeter, Newton Abbot and Teignmouth of the plan area. As such while this scenario may result in a smaller increase in impermeable surfaces in the plan area due to the development of greenfield land, the inclusion of higher levels of growth at Exeter, Newton Abbot and Teignmouth may mean that new development is more constrained in terms of areas of higher flood risk. This option would also include a higher level of growth to the eastern and central portions of the plan area by Honiton, Ottery St Mary and Axminster all of which contain or are in close proximity to land which falls within a Critical Drainage Area. A minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> By allowing for a mainly rural distribution of growth in the plan area this scenario would limit development at the larger settlements. This approach would distribute development across a wider number of locations. It is also likely to result in the development of a higher number of greenfield land sites considering the mostly undeveloped character of more rural locations. This would increase the area of impermeable surfaces in the plan area. The smaller amount of development to be delivered at each location may mean that there is greater potential for development to be delivered in a manner which avoids increasing local flood risk, however the higher number of sites required and the wider distribution of development may mean that some of this development has to occur within an area of high flood risk or a Critical Drainage Area. This last point is considerate of the finite number of sites which are likely to come forward. A minor negative</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. As such this scenario has the potential result in opportunities to make use of brownfield land at these locations. As such there may be reduced need to make use of greenfield land for development, which otherwise may result in an increase in impermeable surfaces in the plan area. This approach would see much of the new growth occurring to the west and central portions of the plan area by Exeter, Newton Abbot, Teignmouth, Dawlish, Cullompton and Ottery St Mary all of which contain areas of high flood risk or a Critical Drainage Area. A minor negative effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. These areas may present increased opportunities for the re-use of brownfield land considering their more developed character thereby limiting the potential for any increase in impermeable surfaces but may also result in development occurring with areas of identified high flood risk or Critical Drainage Areas. Scenario 5 would allow for a limited amount of new growth in the less developed rural settlements of the plan area where there is less likely to be opportunities for the re-use of brownfield land. A minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would specifically locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This would take in land by Cullompton to the north which contains a Critical Drainage Area. Scenario 6 would also allow for some growth by Axminster and by Honiton both of which contain sizeable areas of land within Flood Zone 2 and 3 and development could potentially be constrained by</p>



SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>Critical Drainage Areas dependent upon the precise location of sites which come forward. Distributing a high level of growth to the north of plan area may result in a higher level of greenfield land take resulting given that brownfield land which is likely to be more prevalent at some of the more urban locations to the south would not accommodate new growth. As such this approach may result in an increase in impermeable surfaces in the plan area. A minor negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> Focussing much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small scale growth would provide limited opportunities for the redevelopment of brownfield land. The majority of new development would occur at relatively large greenfield sites (500 dwellings or 5 ha of employment land and larger) due to their viability for developers. This scenario may therefore result in a sizeable increase in impermeable surfaces in the plan area. The inclusion of higher levels of growth to the south of the plan area as expansions to Exeter and Newton Abbot in particular may mean that new development is more constrained in terms of areas of higher flood risk. The delivery of a new settlement to the east of Cullompton may also be constrained by the area of higher flood risk surrounding the River Culm. This area and the areas towards Axminster, Feniton and Dawlish contain sizeable portions of land which fall within Critical Drainage Areas. The large amount of development which would be delivered at any of the sites included through this scenario may mean that avoiding all areas at risk of flooding may prove to be more difficult. A significant negative effect is therefore expected in relation to this SA objective for Scenario 7.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their	+/-	+/--	--	+/--	+/--	+/--	--	<p><b>Scenario 1:</b> This scenario would deliver growth to the settlements in the settlement hierarchy in a proportionate manner and as such would allow for the highest levels of growth at the larger settlements of the plan area. This approach may allow for larger amounts of brownfield land to be developed considering the existing developed character of these areas. As such</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
loss or degradation.								<p>Scenario 1 may promote a more efficient use of land in certain parts of the GESP area. This scenario would result in a certain amount of development occurring around Exeter and to the south of the city around the mouth of the River Exe where areas of Grade 1 agricultural land are present. Some growth would also be supported at Cullompton and towards Tiverton where additional areas of Grade 1 agricultural land are present. As such this scenario is also expected to result in the development of some higher value soils. By allowing for growth by the settlements of Seaton, Teignmouth, Newton Abbot and Exmouth this scenario could also have a detrimental impact on the potential for minerals extractions within MSAs at these locations. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to have some similar effects to those identified for Scenario 1 in terms of achieving efficient land use. Scenario 2 would reduce the level of growth which is provided at the more rural settlements but would provide much of the new growth towards the southern portion around settlements such as Exeter, Newton Abbot and Teignmouth of the plan area where there are areas of Grade 1 and Grade 2 agricultural land. This option would also allow for a higher level of growth by Cullompton and by Tiverton at which there are a number of areas of Grade 1 agricultural land. The higher level of growth by Seaton, Exmouth, Teignmouth and Newton Abbot has the potential to result in detrimental impacts on the potential extraction of minerals at MSAs at these locations. It is however noted that this approach has the potential to provide increased opportunities to make use of brownfield land which can often be more prevalent at larger settlements considering their more development character. As such Scenario 2 could potentially promote a more efficient use of land in the plan area in terms of the re-use of previously developed land. It is however expected that concentrating development at a smaller number of larger settlements may have more significant adverse impacts in terms of loss of higher value agricultural soils and access to minerals. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>objective for Scenario 2.</p> <p><b>Scenario 3:</b> By allowing for a mainly rural distribution of growth in the plan area this scenario would limit development at the larger settlements. As such it is expected that this would limit the potential for re-use of brownfield. Distributing growth at a wider number of locations in the plan area is also likely to mean that some areas of higher quality agricultural land and areas within MSAs would have to come forward for development. Areas of Grade 1 and Grade 2 agricultural soils are present along parts of the River Exe, River Creedy and River Otter. There are also MSAs within the plan area at the land around Teignmouth and Newton Abbot, Exmouth and Otter St Mary, Seaton and to the north of the plan area. A significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. As such this approach may allow for the achievement of a more efficient pattern of land use by providing opportunities for the increased use of brownfield land within the more developed areas of the GESP area. This considered there are areas of Grade 1 and Grade 2 agricultural land along the route of the A377, parts of the M5 to the north of Exeter and by Cullompton, and towards the mouth of the River Exe. These areas would all support some level of growth through Scenario 4. This scenario also has the potential to adversely affect the MSAs by Exmouth, the land by Teignmouth and Newton Abbot and to the north of the plan area along the M5. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Development at these areas and at Exeter in particular is likely to provide opportunities for the re-use of brownfield land considering their more</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>developed character. Scenario 5 would allow for a limited amount of new growth in the less developed rural settlements of the plan area where the potential for use of brownfield land is likely to be less prevalent. Furthermore allowing for a high level of growth in the area surrounding Exeter and Ottery St Mary may result in the development of some soils which are Grade 1 or Grade 2. This scenario would also support growth at the land surrounding Newton Abbot and Teignmouth where two MSAs are present. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would specifically locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area including at the settlements of Tiverton and Cullompton. Scenario 6 would also include a high level of growth to the south east by Seaton, Honiton and Axminster. Distributing a high level of growth to the north of plan area may result in a higher level of greenfield land take resulting given that brownfield land at some of the more urban locations to the south (including Exeter, the largest settlement in the plan area) would not accommodate new growth. This approach is however likely to result in a lower level of greenfield land take than Scenario 3. There are extensive areas of Grade 1 and Grade 2 agricultural land in the area surrounding Cullompton and Tiverton. Furthermore this approach could result in adverse impacts in terms of mineral extraction at the MSAs at Seaton and by Willand along the M5. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> Focussing much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small scale growth would provide limited opportunities for the redevelopment of brownfield land. The majority of new development would occur at relatively large greenfield sites (500 dwellings or 5 ha of employment land and larger) due to their viability for developers. The delivery of two new sizeable settlements to the east of Exeter and to the</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								east of Cullompton is expected to result in significant greenfield land take and the majority of these areas comprise Grade 3 agricultural land, with some pockets of Grade 1 and Grade 2 land interspersed. Areas identified for development through this option include land by Crediton, Tiverton, Ottery St Mary and Feniton, all of which contain sizeable areas of Grade 1 or Grade 2 agricultural land. This approach could also result in adverse impacts in terms of mineral extraction at the MSAs at Uffculme to the south of the M5, to the west of Ottery St Mary and in close proximity to Newton Abbot. A significant negative effect is therefore expected in relation to this SA objective for Scenario 7.
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--	--	--	--	--	-	--	<p>For all scenarios considered it is likely that levels of water consumption will be determined by the design and onsite practices at developments, rather than the location of new sites. The location of areas of new growth can be used to establish potential impacts on water quality given that nearby waterbodies may be impacted upon during construction. Further impacts on water quality may be dependent upon the location of new development where there are capacity issues at the local sewage treatment works (STWs) to treat wastewater. However, South West Water has advised that all potential locations within the GESP area can be connected to existing STW (some of which will require expansion), with no impact on the output water quality. The Exe Estuary SPA is considered to be particularly sensitive to any change in water quality and as such the potential for new growth to affect this water course has been considered in the appraisal of the scenarios considered.</p> <p>All scenarios other than Scenario 6 would deliver new growth which is likely to include some development which would be adjacent to a waterbody which flows directly into the Exe Estuary SPA. This includes development within Exeter through which the River Exe flows, as well as its many tributaries to the south of the plan area.</p> <p>Scenario 6 would provide growth mostly towards the north of the plan area, away from the international diversity sites to the south west. This scenario would still deliver a high level of growth at Seaton and Axminster which lie</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>upon the River Axe. The high level of growth delivered by Cullompton and Tiverton has the potential to adversely impact upon water quality at the River Culm and the upper reaches of the River Exe. Similarly, development by Crediton has the potential to adversely impact upon water quality at the River Yeo and River Creedy.</p> <p>As such a significant negative effect is expected in relation to this SA objective for Scenario 1, Scenario 2, Scenario 3, Scenario 4, Scenario 5 and Scenario 7. A minor negative effect is expected in relation to this SA objective for Scenario 6.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	++/-	+/-	+	++	--	++/-	<p>It is expected that all options will contribute to delivering the required number of houses over the plan period. Variation in effects relate most to ability of each scenario to deliver housing development quickly by achieving fast build out rates and to match housing deliver with the areas of most need in terms of affordability in particular.</p> <p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. These areas include some of those which currently experience the greatest issues of housing affordability including towards Exeter and a secondary area between Newton Abbot and the Teignbridge coast. It would also allow for some rural growth which could help to address the provision of affordable housing at rural locations where affordability issues are also prevalent. By limiting the level of growth which is to be provided at any given settlement to a proportionate amount, this scenario would allow for development to be distributed to a relatively wide number of locations as such meaning the faster build out rates might be achieved. A minor positive effect is therefore expected in relation to this SA objective.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to have some similar effects to those identified for Scenario 1 in terms of achieving more affordable housing in the plan area. This approach is expected to help address issues of affordability at Exeter and the area</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>between Newton Abbot and the Teignbridge coast. Scenario 2 would however reduce the level of growth which is provided at the more rural settlements which is likely to mean that the affordability of rural housing would not be directly addressed. It is likely that focussing growth to a smaller number of locations where larger sites are likely to be required may provide increased opportunities for the delivery of affordable homes considering that viability issues are less likely to emerge than where a smaller number of houses would be delivered. Larger sites are however less likely to help increase the pace of development. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> By allowing for a mainly rural distribution of growth in the plan area this scenario would limit development at the larger settlements. As such while this approach could help to address the issue of affordable housing in the rural areas of the District, it would not directly address the affordability of housing in the larger settlements of Exeter, Newtown Abbot and Teignmouth. The inclusion of a large number of small and medium locations for development through this option may allow for faster build out rates to be achieved, but may also result in viability issue being more prevalent than might be the case at larger sites. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. Much of the growth would be delivered around Exeter and also in the area towards the Teignmouth coast and Newtown Abbot where specific affordability issues have been identified. This option would not focus development towards a smaller number of large scale locations for development meaning that issues relating to a slower build out rate would be less likely to emerge. A minor positive is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> This scenario would concentrate new growth over the plan</p>



SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>period in the areas which have the greatest issues in terms of housing affordability, thereby directly seeking to deliver housing which is affordable and accessible to highest number of people in the plan area. This would include growth at Exeter and towards Newton Abbot and the Teignbridge coast where affordability issues are particularly prevalent. Expansion would also occur within a number of smaller villages to help address the increasingly unaffordability of rural housing in the parts of the plan area. This scenario would also be likely to support higher rates of growth given that growth would be located with the more viable areas where demand for new homes would be highest. A significant positive effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would specifically locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would fail to address the affordability of homes within Exeter in particular. The majority of development would be provided against the grain of the market through this scenario which may slow delivery rates and in some places the higher levels of growth required may not be feasible at all. A significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> This approach would focus much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small-scale growth. This approach would go some way to help address issues of affordability at Exeter and at Newton Abbot as well as at the Teignbridge coast to a lesser extent. Scenario 7 would, however, fail to include a high level of growth to the west of Exeter where affordability issues have been highlighted and would also provide a modest level of development at more rural settlements along the A377 and in the north of the plan area which is likely to mean that the affordability of rural housing in these areas would not be directly addressed. Scenario 7 would include mostly relatively large greenfield sites for development (500 dwellings or 5 ha of employment land and larger) and this may provide</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								increased opportunities for the delivery of affordable homes considering that viability issues are less likely to emerge. The inclusion of mostly high value rural areas is likely to support faster housing delivery rates. It is, however, noted that the large size of most sites may mean that faster completion rates may prove challenging to achieve. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 7.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++/-	++/-	+/-	+/-	+/-	+/-	++/-	<p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. These locations provide access to a higher number of healthcare facilities as well as a wide range of recreation facilities. It is also likely that providing a majority of residents with a good level of access to services and facilities may help to promote active travel in the area. The larger settlements in the plan area also provide access to national cycle routes at Exeter and Exmouth along the southern coast, at Tiverton towards the north and at Newton Abbot towards the Dartmoor National Park. By including some level of growth at most of the settlements in the plan area this approach could help to stimulate the provision of new healthcare facilities at a wider range of settlements in the plan area, although it is noted that some of these settlements may not provide the critical mass to support such provisions, particularly at the more rural settlements. Furthermore new growth at settlements including Exmouth, Seaton, Sidmouth, Axminster and Honiton would be provided with opportunities for recreational within the East Devon and Blackdown Hills AONBs. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to provide a higher number of new residents with a good level of access to a wide range of recreation facilities and a high number of healthcare facilities in a similar way to Scenario 1. This option is more likely to provide funding for the delivery of new healthcare infrastructure in the larger settlements by focussing higher levels of growth at specific sites</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>within these settlements. It is likely that this approach could also encourage travel by active modes of transport considering the close proximity of new residents to services and facilities and employment opportunities within the larger settlements. Many of the larger settlements in the plan area also provide access to national cycle routes. The larger settlements of the plan area also provide a good level of access to recreation opportunities at Dartmoor National Park as well as at East Devon and Blackdown Hills AONB. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. This approach may help to stimulate the provision of rural healthcare provision in the plan area, however it is likely to result in a majority of new residents having a poor level of access to the wide range of recreation facilities and the more substantial healthcare facilities (including urgent care facilities at Exeter) within the plan area's city and town centres. This approach may allow for an increased level of access to Exmoor National Park to the north of the plan area. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. The majority of these new residents are likely to have a good level of access to the larger settlements which provide access to a wide range of recreation facilities and more substantial healthcare facilities in the plan area. Development at these locations may help to increase the potential for active transport considering the shorter distances to services and facilities and employment opportunities. Many of the larger settlements in the plan area also provide access to national cycle routes. It is noted that some of the locations contained for development through this option are less well related to the larger settlements of the plan area. This strand of Scenario 4 may result in some residents being provided with reduced access to existing healthcare facilities, but dependent upon the scale of development to be</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>delivered may help to support the provision of healthcare infrastructure at locations which are currently limited in this regard. Development supported through this option by Newton Abbot, Exmouth and Honiton would potentially provide easy access for new residents to opportunities for recreation at Dartmoor National Park and Blackdown Hills and East Devon AONBs. A mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Some development would also be supported in the rural areas given that in general these areas also face issues of increasingly unaffordable dwellings. Concentrating new growth by Exeter in particular is likely to help provide access to a wide range of recreation facilities as well as the most substantial healthcare facilities in the plan area. Considering the high level of service provision and employment opportunities at Exeter in particular, this strand of Scenario 5 may help to encourage travel by more active modes of transport. These locations also provide access to national cycle routes. Development by Newton Abbot is likely to provide new residents with easy access to opportunities for recreation within Dartmoor National Park. Providing growth within the rural locations is likely to provide reduced access to existing healthcare facilities in the plan area but may help to stimulate healthcare provision at these locations. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would provide a high level of growth by Crediton, Tiverton and Cullompton and along the sustainable transport links in the surrounding areas. This approach would provide some residents with reasonable access to the healthcare facilities at these relatively large settlements, but would fail</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>to make best use of the most substantial existing healthcare provision at Exeter. Scenario 6 would also result in a portion of growth occurring at smaller villages in the area which could help to stimulate rural healthcare provision but would also result in some new residents being provided with a limited level of access to existing healthcare facilities. The provision of new growth at locations which would not have immediate access to services and facilities as well as employment opportunities is likely to mean that there would be reduced potential for travel by active modes of transport. This scenario would provide a high level of growth at Axminster, Seaton and Honiton as well as to the north of the plan area which would provide access to potential opportunities for recreation at the Blackhill Downs and East Devon AONBs and Dartmoor National Park. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> This approach would focus much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small-scale growth. Providing growth by Exeter is likely to have substantial benefits in terms of providing residents with access to a range of recreation facilities and the most substantial healthcare facilities in the plan area. The creation of larger new settlements and large-scale expansion of settlements could also support substantial new healthcare provision. Where development is provided to be accessible to the larger settlements, residents may also be encouraged to take up more active modes of transport. The potential for active travel is likely to be greater for new residents located at Exeter, Newton Abbot, Axminster and Tiverton where they would benefit from access to national cycle routes. It is likely that the areas identified for growth at more rural locations along the A30 would not benefit from immediate access to healthcare services. This is also likely to be case at the new settlement at Bicton in the East Devon AONB and the smaller size of this settlement may not support the delivery of new healthcare facilities. Some of the development set out through Scenario 7 would support opportunities for recreation within the Dartmoor National</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								Park, East Devon AONB and Blackdown Hills AONB. New residents at Newton Abbot, Exmouth, Honiton and Axminster as well as some of those along the A30 would benefit from access to one or more of these areas. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 7.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	+/-	++/-	+/-	+/-	++/-	+/-	++/-	<p>Delivering new development in areas which are currently identified through the Index of Multiple Deprivation (IMD) 2019 as experience higher levels of deprivation has the potential improve access to services and facilities and high quality and affordable homes. The areas of Exeter in particular, as well as Newton Abbot, Teignmouth, Exmouth and areas by the Exe estuary fall within the 30% most deprived areas in the country.</p> <p>Air quality and noise will also have an impact on the overall level of wellbeing which residents experience at a given location. This will be impacted upon by the number of journeys undertaken by motor vehicles. The location of new development will have an additional impact in terms of air quality and noise considering how it is related to AQMAs and Exeter airport for which a noise contour of 57db and above has been established. AQMAs have been identified in the plan area at Exeter, Crediton, Cullompton, Teignmouth, Newton Abbot and Dawlish.</p> <p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. By focussing much of the new growth at Exeter and the larger settlements this approach would provide new development in areas at which the highest levels of deprivation have been identified. Furthermore the majority of residents would be required to undertake few journeys to access services and facilities and employment opportunities which is likely to benefit area quality. Conversely much of the new growth would be provided at locations which are in close proximity to AMQAs, meaning that there is potential for existing air quality issues to be reinforced. This approach would, however, also deliver a level of growth to the more rural settlements on the settlement hierarchy. This portion of growth could help address rural deprivation, however it will be dependent in</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>part upon whether new growth is delivered in a manner to provide critical mass to support new services and facilities. Residents at these locations in general are likely to be required to travel on a more regular basis which in turn will have adverse impacts on local air quality. This scenario furthermore may include some growth by Exeter airport where there is potential for adverse impacts relating to noise. As such an overall mixed minor positive and minor negative effect is expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to directly provide new growth as to address issues of deprivation within the most affected locations of the plan area. This approach is also likely to help encourage travel by more active and sustainable modes of transport to the benefit of air quality. These more developed locations however also include a number of AQMAs, such as at Exeter, Newtown Abbot, Teignmouth, Cullompton and Crediton. As such there is potential for existing air quality issues to be exasperated, particularly if growth is delivered in a manner which is not considerate of the potential for increased levels of congestion. This approach is less likely to address rural deprivation in the GESP area. Furthermore concentrating a particularly high level of growth at Exeter may result in some new growth occurring within close proximity to Exeter airport where noise issues may result. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. As such this approach would fail to address the identified issues of deprivation at the more urban locations of the plan area, most notably at Exeter. While this scenario could help to address rural deprivation and the provision of new and affordable homes in particular, the overall impact on this issue it will be dependent in part upon whether critical mass can be achieved to support the provision of new services and facilities. The wide distribution of growth at a high number of rural locations may mean that new residents may actually be housed at isolated locations which cannot support new services and facilities.</p>



SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>A majority of new residents in Scenario 3 would have to travel longer distances to access services and facilities and employment opportunities which is likely to be detrimental to local air quality. This option is, however, considered less likely to adversely impact upon existing identified air quality issues within the AQMAs in the plan area. While this scenario contains some indicative locations for growth to the east of Exeter, it is considered less likely that it would result in development within the 57db noise contour around Exeter airport. The lower level of growth required at this general area is likely to mean development could come forward as to avoid the affected location. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. Additional growth would be supported along the main sustainable transport links in the plan area, most notably along the rail and bus services which extend from Exeter. As such much of growth would be delivered in a manner which could help to address issues of deprivation at the larger settlements of the plan area. This approach would also provide a majority of new residents with access to sustainable transport links and limit the potential for additional impacts on local air quality. It is expected however that Scenario 4 could still compound existing air quality issues at the AQMAs at Exeter, Crediton, Cullompton, Teignmouth and Newton Abbot considering the high level of development to be delivered at these locations. Development supported to the east of Exeter could also result in some residents being adversely impacted upon in terms of increased noise levels within the 57bv noise contour around Exeter airport. This option is not expected to directly address the issue of rural deprivation in the plan area. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter,</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>as well as in the area surrounding Teignmouth and Newton Abbot. This approach would most directly seek to address the issue of housing affordability in the plan area which is an important indicator of deprivation in the country. Some development would also be supported in the rural areas, meaning there is potential for rural deprivation to be addressed through this scenario. It is recognised that rural development is likely to best address rural deprivation where it provides the critical mass to support the delivery of new services and facilities. Concentrating new growth by Exeter and other larger settlements at Teignmouth and Newton Abbot is likely to help support modal shift in the plan area which may limit the contribution new development makes to air pollution. These areas however contain AQMAS meaning there is potential for identified air quality issues to be exacerbated by new growth. Scenario 5 is also likely to deliver some growth to the east of Exeter which may result in some residents being adversely impacted upon by higher levels of noise in the area surrounding Exeter airport. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. As such Scenario 6 would fail to directly address the issue of deprivation, most notably at Exeter. This approach would make use of existing sustainable transport links along the Tarka rail corridor which would take in CREDITON, TIVERTON and CULLOMPTON as well as allowing for some development at smaller villages in the area. As such this approach may help to address rural deprivation depending in part on whether or not new growth provides the critical mass to deliver new services and facilities. It is however expected that this option could result in an increase in the number of journeys being made from more rural locations by private vehicle to Exeter to access services and facilities and employment opportunities which may result in increased levels of congestion to the detriment of air quality. This would include the air quality at the AQMA in the city of Exeter, as well as at the AQMAS at CREDITON and CULLOMPTON. This approach is unlikely to result in</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>new development within the noise contour area by Exeter airport and as such there is limited potential for new residents to be adversely affected by this issue. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> This approach would focus much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small-scale growth. Providing development at or in close proximity to Exeter and the larger towns of the plan area is likely to help directly address issues of deprivation within the most affected locations. The inclusion of some growth at smaller settlements would make some contribution to help address rural deprivation in the locations identified for growth. This would depend in part on whether or not new growth provides the critical mass to deliver new services and facilities. The larger new settlements are likely to support substantial new service provision to the benefit of residents in the surrounding areas. Including growth at locations which are well-related to both larger and smaller settlements is likely to have variable impacts in terms of helping encourage travel by more active and sustainable modes of transport to the benefit of air quality. The more developed locations of the plan area, however, also include a number of AQMAs, such as at Exeter, Newtown Abbot, Cullompton and Crediton. The new settlement to the east of Cullompton would take in land which is within or in close proximity to Cullompton AQMA. As such, existing air quality issues may be intensified. This is particularly likely to result if development is not designed to be considerate of existing levels of congestion within the more developed areas. Furthermore, concentrating a particularly high level of growth at or in close proximity to Exeter may result in some development occurring within the noise contour for Exeter Airport. This would include the new settlement to the east of Exeter where residential amenity may be affected by noise pollution. An overall mixed significant positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 7.</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
<b>11. ACCESS TO SERVICES</b>  To provide accessible and attractive services and community facilities for all ages and interests.	++/-	++/-	+/-	+/-	+/-	+/-	++/-	<p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. As such a majority of new residents would be provided with a good level of access to services and facilities within the plan area. This approach is however less likely to promote rural services and facilities in the plan area by limiting development beyond the settlements within the settlement hierarchy. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to provide a higher number of new residents with a good level of access to a wide range of services and facilities at the more substantial city and town centres. This approach would deliver a limited amount of growth within the smaller settlements of the plan area and the more rural locations. As such Scenario 2 would fail to address rural service provision and would be less likely to support service improvements at the smaller settlements in the GESP area. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. This approach may help to stimulate the provision of rural services and facilities in the plan area, however it is likely to result in a majority of new residents having a poor level of access to the wide range of services and facilities within the plan area's city and town centres. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. The majority of these new residents are likely to have a good level of access to city and town centre locations in the plan area which provide access to the</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>widest range of services and facilities. Additional growth would be supported along the main sustainable transport links in the plan area, most notably along the rail and bus services which extend from Exeter. Many of these locations are less well related to the city and town centres of the plan area, however, it is likely that many of these new residents would be able to access services and facilities by public transport links. Furthermore development at the more rural locations of the plan area may provide opportunities to stimulate the provision of rural services and facilities. A mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Some development would also be supported in the rural areas given that in general there areas also face issues of increasingly unaffordable dwellings. Concentrating new growth by Exeter in particular is likely to help provide access to the wide range of services and facilities at this location. Providing growth within the rural locations is likely to provide reduced access to existing services and facilities in the plan area but may help to stimulate service provision at these locations. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would provide a high level of growth by Crediton, Tiverton and Cullompton and along the sustainable transport links in the surrounding areas. This approach would provide some residents with reasonable access to the services and facilities at these relatively large settlements, but would fail to make best use of service provision at the largest settlements of the plan area, most notably at Exeter. Scenario 6 would also result in a portion of growth occurring at smaller villages in the area which could help to</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>stimulate rural service provision but would also result in some new residents being provided with a limited level of access to existing services and facilities. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> This approach would focus much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small-scale growth. Providing growth by Exeter is likely to have substantial benefits in terms of providing residents with access to a wide range of services and facilities. The creation of larger new settlements and large-scale expansion of settlements could also support substantial new service provision. These would be accessible to new and a large number of existing residents where development is provided as an extension to existing larger settlements. It is likely that the areas identified for growth at more rural locations along the A30 would not benefit from immediate access to existing services and facilities. Development at these locations could, however, help to support some level of rural service provision. This is also likely to be case at the new settlement at Bicton in the East Devon AONB and the smaller size of this settlement may not support the delivery of substantial new services and facilities. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 7.</p>
<b>12. JOBS AND LOCAL ECONOMY</b>  To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job	+/-	++/-	--?	+	+/-	+/--	++/-	<p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. As such a majority of new residents would be provided with a good level of access to employment opportunities within the plan area or sustainable transport links which would provide access to employment opportunities further afield. New growth at the larger settlements in the most part benefit from access to the strategic road network and other supporting infrastructure which is also likely to help creating opportunities for economic investment. This scenario would however also include some growth at smaller settlements where there are</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
opportunities and greater productivity in Greater Exeter.								<p>likely to be a smaller number of employment opportunities. While this strand of the scenario could help to support some employment growth at the more rural settlements it is also likely to result in some residents having a reduced level of access to nearby employment opportunities. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to provide a higher number of new residents with a good level of access to a high number of employment opportunities. Allowing for the most growth at these locations is also likely to provide opportunities for a high level of economic considering the access to the strategic road network and other infrastructure which is provided from these locations. It is noted that this scenario would be less likely to support the diversification of the rural economy in the plan area. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. This approach may help to stimulate the diversification of the rural economy, however this is likely to be dependent in part on the provision of new supporting infrastructure. Many of the rural locations of the plan area are likely to be unsuitable to accommodate high levels of employment growth. Considering the more isolated character of these locations, in which sustainable transport provision is often poor, this scenario is also likely to result in new residents having a poor level of access to the areas of Greater Exeter within which the highest number of employment opportunities are located. An uncertain significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. The majority of these new residents are likely to have a good level of access to</p>



SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>employment opportunities within the plan area and access to those further afield by sustainable transport links. Allowing for growth at locations within the larger settlements and along the sustainable transport links in the plan area would include many areas which benefit from access to the strategic road network meaning that this scenario may encourage inward economic investment. A minor positive effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Some development would also be supported in the rural areas. It is likely that growth around the central area would tend to support employment and economic expansion in Exeter and its immediate hinterland. Allowing for some level of growth at more rural locations could help to promote some level of economic investment at rural locations but would also result in some residents having a poor level of access to existing employment opportunities. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would provide a high level of growth by Crediton, Tiverton and Cullompton and along the sustainable transport links in the surrounding areas. As such residents at these locations could benefit from access to employment opportunities at these relatively large settlements. This scenario would however result in a reduced amount of growth occurring at Exeter which is the largest settlement in the plan area. As such the large number of employment opportunities at this central area would be less accessible to new residents. It is expected that this approach would deliver new homes against the market grain and could result in wider spread feasibility issues relating to the delivery of new growth. Workers are likely to be required to live further away from the central area surrounding Exeter</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>resulting in increased commuting distances to this area. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> This approach would focus much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small-scale growth. Many new residents would benefit from access to existing job opportunities at the larger settlements. This scenario could also result in the delivery of new high-quality employment land at the larger settlements to be delivered to encourage inward investment. These new settlements would be well related to the strategic road network at the A30 and M5 respectively, however, there is likely to be a need for new infrastructure provision to make them attractive to employers and this could take time to deliver. The provision of new infrastructure could support access to train services to the east of Cullompton along the rail line between Exeter and Taunton and employment sites at these larger settlements. This scenario would include some development within more isolated locations of the GESP area, such also along the A30 and at the smaller new settlement to be provided at Bicton within the East Devon AONB. Development at these locations would be less likely to provide new residents with access to existing employment opportunities, although development at less developed locations could help to support diversification of the rural economy. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 7.</p>
<b>13. CITY AND TOWN CENTRES</b>  To safeguard and strengthen the vitality and viability of our city and town centres.	++/-	++	--	+/-	+/-	+/-	++/- -	<p><b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. As such a majority of new residents would be provided with a good level of access to services and facilities within the plan area. This approach is likely to help promote the vitality and viability of the highest number of city and town centres in the plan area, including those which are of a smaller scale and provide access to</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>a reduced range of services and facilities. Considering the higher number of settlements at which growth would take place this approach would provide some residents with more limited access to a more substantial city or town centre. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to provide a higher number of new residents with a good level of access to a wide range of services and facilities at the more substantial city and town centres. As such the vitality and viability of these locations are likely to be strengthened, given that new residents will be more likely to travel the shorter distances to them. A significant positive effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. This approach may help to stimulate the provision of rural services and facilities in the plan area, however it is likely to result in new residents having a poor level of access to the plan area's city and town centres. As such this approach is considered significantly less likely to increase footfall in the city and town centres. A significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. The majority of these new residents are likely to have a good level of access to city and town centre locations in the plan area. Additional growth would be supported along the main sustainable transport links in the plan area, most notably along the rail and bus services which extend from Exeter. While many of these locations are less well related to the city and town centres of the plan area, it is likely that many of these new residents would be able to access such locations by public transport links. A mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 4.</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Some development would also be supported in the rural areas. Concentrating new growth by Exeter in particular is likely to help ensure the vitality and viability of the largest city centre in the plan area by providing a high number of new residents with a good level of access to this location. This approach would fail to deliver a high level of growth to some of the town centres of the plan area, most notably to the north, at Crediton, Tiverton and Cullompton. As such this approach would be unlikely to help protect or enhance the vitality and viability of the town centres of these settlements. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would provide a high level of growth by Crediton, Tiverton and Cullompton and along the sustainable transport links in the surrounding areas. As such this approach could help to promote the viability of these town centre locations. This approach would also result in a portion of growth occurring at smaller villages in the area. This strand of the approach may help to promote rural service provision but would be less likely to specifically promote town centre viability. This scenario would furthermore result in a reduced amount of growth occurring at Exeter which is the largest settlement in the plan area. As such this approach would fail to address the protection and enhancement of the most notably city centre location in the GESP area. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> This approach would focus much of the new development at new settlements to the east of Exeter and to the east of Cullompton with some modest development at the some of the larger towns and some smaller towns also seeing small-scale growth. This approach could help to</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								support the viability of town centres in the plan area as some new residents will be located within easy travelling distance of these areas. The new settlements to the east of Exeter and to the east of Cullompton could provide some residents with opportunities to travel short distances to the nearby existing settlements centres. Sustainable transport links could be developed to increase accessibility to these locations. This will depend in part on the design of the new developments and whether there is potential for the new settlements to act to compete with the existing town centres (and in the case of Exeter district and local centres) of the nearby settlements. It is likely that some development set out through Scenario 7 would not provide immediate access to town centres in the plan area. This would include development along much of the A30. The new settlement at Bicton within the East Devon AONB would also be relatively isolated. It is also uncertain whether this settlement would be of a scale to support substantial new service potential and ensure its long-term viability. An overall mixed significant positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 7.
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and	+/-	++/-?	--	++	+/-	+/--	++/-	<b>Scenario 1:</b> Delivering growth to the settlements in the settlement hierarchy in a proportionate manner would provide higher levels of growth within the larger settlements of the plan area. By focussing much of the new growth at Exeter and the larger settlements this approach would provide the majority of new residents with access to sustainable transport links as well as to the strategic road network. The majority of the larger settlements benefit from access to the rail network which extend from stations at Exeter through Exmouth towards Newton Abbot, through Crediton towards the north west, through Tiverton Parkway towards the north east and towards the east via Honiton and Axminster. Growth at these more developed locations is also likely to encourage travel by more active modes of transport considering the shorter journey times to services and facilities and employment opportunities. This approach would, however, also deliver a level of growth to the more rural settlements on the settlement hierarchy at which sustainable transport links are poorer and there is likely to be greater dependency on travel by private car. As such an overall mixed minor

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
beyond.								<p>positive and minor negative effect is expected in relation to this SA objective for Scenario 1.</p> <p><b>Scenario 2:</b> Focussing growth at Exeter and the major towns of the plan area is likely to provide a higher number of new residents with access to sustainable transport links as well as the strategic road network. By providing the highest proportion of new growth at the more developed areas of the plan area this approach could help to encourage travel by more active modes of transport considering the shorter journeys which would be required to services and facilities and employment opportunities. By significantly limiting the level of growth at the more rural locations of the plan area, Scenario 2 would furthermore limit the potential for dependency on travel by private vehicle. This approach would have to be delivered in a manner which is considerate of the potential for issues of congestion resulting at the more developed locations given the high level of growth to be delivered and the high number of residents already accommodated here. An overall mixed significant positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Scenario 2.</p> <p><b>Scenario 3:</b> Allowing for a mainly rural distribution of growth in the plan area would limit development at the larger settlements. As such a majority of new residents would have to travel longer distances to access services and facilities and employment opportunities. Many of these locations are isolated from sustainable transport links and do not provide immediate access to the strategic road network. By allowing for a wider distribution of growth in the plan area this approach would also be less likely to deliver the criteria mass at rural locations to support significant improvements in sustainable transport links in the plan area. It is likely that this approach would not directly promote modal shift in the GESF area and conversely could increase dependency on travel by private vehicle. A significant negative effect is therefore expected in relation to this SA objective for Scenario 3.</p> <p><b>Scenario 4:</b> Allowing for new growth mostly along the public transport infrastructure corridors and hubs in the plan area will see much of the development occurring at the main settlements of the plan area. Additional</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>growth would be supported along the main sustainable transport links in the plan area, most notably along the rail and bus services which extend from Exeter. This approach would not only provide a majority of new residents with access to sustainable transport links but it would also result in many new residents being in close proximity to services and facilities and employment opportunities in the larger settlements which may encourage travel by active modes of transport in particular. Scenario 4 may also help to strengthen the existing public transport services in the plan area by securing their viability through increased number of trips, which is likely to support more significant improvements to these services. A significant positive effect is therefore expected in relation to this SA objective for Scenario 4.</p> <p><b>Scenario 5:</b> By concentrating new growth over the plan period in the areas which have the greatest issues in terms of housing affordability, the highest levels of development would be likely to occur in close proximity to Exeter, as well as in the area surrounding Teignmouth and Newton Abbot. Some development would also be supported in the rural areas. Concentrating new growth by Exeter in particular is likely to help support a public transport led strategy and may also encourage an uptake of travel by active modes of transport. Development which is provided at more rural locations in particular is likely to provide new residents with a poor level of access to sustainable transport services as well as the strategic road network and is likely to result in an increase in the number of journeys being made by private vehicle. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 5.</p> <p><b>Scenario 6:</b> This approach would locate new development as to limit the potential for adverse impacts on international wildlife sites. This would be achieved by delivering new growth mainly to the north of the plan area. This approach would make use of existing sustainable transport links along the Tarka rail corridor which would take in Crediton, Tiverton and Cullompton. The development of smaller villages in the area would, however, include some areas which provide poor access to existing sustainable transport links. This option could also result in an increase in the number of journeys being</p>



SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								<p>made from more rural locations by private vehicle to Exeter to access services and facilities and employment opportunities which may result in increased levels of congestion. An overall mixed minor positive and significant negative effect is therefore expected in relation to this SA objective for Scenario 6.</p> <p><b>Scenario 7:</b> The delivery of growth through a market-driven approach only would see a high level of development occurring at new settlements to the east of Exeter and to the east of Cullompton, as well as within the Bicton area of the East Devon AONB. More modest expansions to some of the larger towns would also occur with some small-scale growth at a number of smaller villages. New settlements to the east of Exeter and to the east of Cullompton would be of a scale to provide new services and facilities and support a degree of self-sufficiency, thereby reducing the need for residents to travel by car. Development at Exeter and to the east of this settlement would have to be delivered in a way which is considerate of congestion issues within the town. The new settlement to the east of Cullompton would be particularly well-related to the railway line between Exeter and Taunton meaning there may be potential to provide infrastructure to connect to this service. Given that this approach would include only sites of 500 dwellings or more it is likely that new development as extensions to existing settlements could help to support the viability of public transport links. Residents would also benefit from access to services and facilities within settlements. Expansions of many of the larger settlements including Axminster, Newtown Abbot and Crediton would provide residents with access to existing rail services. Service provision is likely to be weaker at the smaller settlements of the plan area, although it is noted that this type of growth could help to support services and facilities at more rural locations. The smaller size and more isolated location of the new settlement at Bicton within the East Devon AONB means that the accessibility of existing and the delivery of new services and facilities is less likely at this location. Delivery of development along the A30 through the Blackdown Hills AONB would also be relatively isolated from existing services and facilities and so levels of car use may be high. This growth is also not likely to be of a scale to support</p>

SA Objective	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Justification
								the delivery of all services which would help to make a development more self-contained. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective for Scenario 7.

**Appraisal of the Spatial Development Strategy included in the GESP Draft Policies and Site Options Consultation document (September 2020)**

SA Objective	SA score	Justification
<b>1. NATURAL ENVIRONMENT</b>  To conserve and enhance the habitat and wildlife of our natural environment.	+/--?	<p>The spatial strategy distributes a high level of development across the GESP area over the plan period which has the potential to result in adverse effects on biodiversity, for example, as a result of species disturbance, habitat loss and fragmentation. New development may allow for the enhancement of habitats through the incorporation of new green infrastructure and other mitigation measures.</p> <p>The spatial strategy focusses much of the growth at Exeter and the major towns of the plan area. Some of the larger settlements, towards the south in particular, including Exeter, Exmouth, Newton Abbot, Axminster, Sidmouth and Seaton, are in close proximity to nationally or internationally designated biodiversity sites. This includes Dawlish Warren SAC and NNR, Exe Estuary SPA, East Devon Heath SAC and SPA, Sidmouth to West Bay SAC, Lyme Bay and Torbay SAC, South Dartmoor Woods SAC, South Hams SAC and the River Axe SAC. Therefore, a potential significant negative effect is identified for this objective although effects will be determined largely by the specific sites proposed for allocation, which are appraised separately.</p> <p>There is significant potential for the regeneration of brownfield land in the central strategic growth area in particular, which could reduce the impacts of development associated with habitat loss on greenfield land. Therefore, the potential significant negative effect is combined with a potential minor positive effect.</p>
<b>1. LANDSCAPE</b>  To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The spatial strategy directs most new development away from more sensitive rural landscapes and towards the larger towns in the GESP area where there may be good opportunities for redeveloping brownfield sites, particularly in the central strategic growth area, which could minimise impacts on local landscape character. However, the spatial strategy would also involve large-scale development on greenfield land, some of which is directed towards the East Devon AONB, along the rail corridor between Exeter and Axminster in the east. Overall a potential minor negative effect is identified although this is uncertain as effects will be determined largely by the specific sites proposed for allocation, which are appraised separately.</p>
<b>2. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and	+/--?	<p>The spatial strategy directs most new development towards the larger towns which contain the highest concentrations of heritage assets (particularly the city of Exeter, the area towards the Exe estuary by Newton Abbot and Teignmouth, as well as Tiverton, Sidmouth, Exmouth and Crediton). As such, development at these locations may potentially result in impacts on features such as listed buildings, conservation areas and local listings and a potential significant negative effect is identified although this is uncertain as effects will be determined largely by the specific sites proposed for allocation, which are appraised separately.</p>

SA Objective	SA score	Justification
promote high quality architecture, design and accessibility in new build development.		
<b>3. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++	The spatial strategy focuses most growth at Exeter and the major towns of the plan area which is likely to provide a higher number of new residents with access to sustainable transport links as well as the strategic road network. This approach should also help to encourage travel by more active modes of transport considering the shorter journeys which would generally be required to services and facilities and employment opportunities. Promoting modal shift in the plan area will help to limit for the extent of increases in greenhouse gas emissions which will result due to the overall scale of new development. Some development is also directed to the key rail corridors that extend out from Exeter, to Axminster in the east, Newton Abbot in the south, Cullompton in the north and Crediton to the north west. This will help to encourage more people outside of the central area to travel via rail day-to-day and will potentially enhance the viability of the rail network, resulting in improved services. A significant positive effect is therefore expected in relation to this SA objective.
<b>4. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-	The large-scale development proposed through the GESP would result in the loss of greenfield land and an increase in permeable surfaces, which could increase flood risk. By focusing most growth at Exeter and some towns of the plan area, the spatial strategy should mean that there are good opportunities to make use of brownfield sites for development which may to some extent mitigate these effects. However, the spatial strategy involves focussing development at Exeter which includes large areas of Flood Zone 2 and 3 along the River Exe. There are also areas of Flood Zone and 3 at Teignmouth and Newton Abbot where the River Teign passes by these settlements, and there are a number of Critical Drainage Areas at locations in close proximity to where development would be delivered along the River Exe and the River Culum by Cullompton as well as at Honiton, Ottery St Mary and Axminster. A minor negative effect is therefore expected in relation to this SA objective.
<b>5. LAND RESOURCES</b>  To utilise our land	+/--	The spatial strategy focuses much of the new development proposed through the GESP at Exeter and some towns of the plan area which is likely to allow for good opportunities to develop brownfield land, thus promoting efficient land use. However, most development is still expected to take place on greenfield land and the spatial strategy will result in much of the new growth coming forwards around settlements such as Exeter, Newton Abbot and Teignmouth

SA Objective	SA score	Justification
resources efficiently and minimise their loss or degradation.		where there are areas of Grade 1 and Grade 2 agricultural land. The spatial strategy also directs some growth by Cullompton and by Tiverton at which there are a number of areas of Grade 1 agricultural land. An overall mixed minor positive and minor negative effect is therefore expected in relation to this SA objective.
<b>6. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--	<p>It is likely that levels of water consumption resulting from the development to be delivered through the GESP will be determined by the design and onsite practices at new developments, rather than their location. However, nearby waterbodies may be impacted upon during construction and there may be issues associated with water quality if there are capacity issues at the local sewage treatment works (STWs) to treat wastewater. However, South West Water has advised that all potential locations within the GESP area can be connected to existing STW (some of which will require expansion), with no impact on the output water quality. The Exe Estuary SPA is considered to be particularly sensitive to any change in water quality and as such the potential for new growth to affect this water course has been given particular consideration.</p> <p>The spatial strategy is likely to include some development which would be adjacent to a waterbody which flows directly into the Exe Estuary SPA. This includes development within Exeter through which the River Exe flows, as well as its many tributaries to the south of the plan area. As such a significant negative effect is expected in relation to this SA objective.</p>
<b>7. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++/-	The spatial strategy will deliver the required number of homes over the plan period. Delivering most growth to larger settlements, which include some of those which currently experience the greatest issues of housing affordability including towards Exeter and a secondary area between Newton Abbot and the Teignbridge coast, will have positive effects. However, the level of growth that will occur in more rural areas is low, which means that the affordability of rural housing would not be directly addressed. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective.
<b>8. HEALTH</b> To support healthy and active communities where	++	The spatial strategy focuses most growth at Exeter and some towns of the plan area, which is likely to provide a higher number of new residents with a good level of access to a wide range of recreation facilities and a high number of healthcare facilities. It is likely that the spatial strategy could also encourage travel by active modes of transport considering the close proximity of many new residents to services and facilities and employment opportunities within the larger settlements. Many of the settlements in the plan area that would experience growth also provide access to

SA Objective	SA score	Justification
people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.		national cycle routes and provide a good level of access to recreation opportunities at Dartmoor National Park as well as at East Devon and Blackdown Hills AONB. An overall significant positive effect is therefore expected in relation to this SA objective.
<b>9. WELLBEING</b> To support positive, safe and healthy communities.	++/-	By focussing most growth at Exeter and some towns of the plan area, the spatial strategy is likely to directly provide new growth to address issues of deprivation within the most affected locations of the plan area. The overall strategy is also likely to help encourage travel by more active and sustainable modes of transport, to the benefit of air quality. However, locations that would receive development also include a number of AQMAs, such as at Exeter, Newtown Abbot, Teignmouth and Cullompton. As such there is potential for existing air quality issues to be exasperated, particularly if growth is delivered in a manner which is not considerate of the potential for increased levels of congestion. The spatial strategy does not involve much development in more rural areas, meaning that it isn't expected to go far in terms of addressing rural deprivation in the GESP area. Furthermore, concentrating a particularly high level of growth at Exeter may result in some new growth occurring within close proximity to Exeter airport where noise issues may result. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective.
<b>10. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	By focussing most growth at Exeter and some towns of the plan area, the spatial strategy is likely to provide a higher number of new residents with a good level of access to a wide range of services and facilities at the more substantial city and town centres. Focussing other development along the main transport corridors, particularly the rail links which extend outwards from Exeter, should mean that new residents in those locations would be able to access services and facilities by public transport links, benefiting those without a car. However, the limited amount of growth to be directed to the smaller settlements of the plan area and the more rural locations means that little may be done to address rural service provision, and service improvements at the smaller settlements in the GESP area may not be supported. An overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective.
<b>11. JOBS AND LOCAL ECONOMY</b> To foster a strong and	++/-	Focussing growth at Exeter and some towns of the plan area is likely to provide a higher number of new residents with a good level of access to employment opportunities. Growth along the transport corridors will provide good access to jobs for people without a car, particularly via rail, and may also encourage inward investment in those areas. Delivering most growth at these locations is also likely to provide opportunities for a high level of economic growth considering the access to the strategic road network and other infrastructure which is provided from these

SA Objective	SA score	Justification
entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		locations. The spatial strategy does less to support the diversification of the rural economy in the plan area, however, and an overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective.
<b>12. CITY AND TOWN CENTRES</b>  To safeguard and strengthen the vitality and viability of our city and town centres.	++	Focussing most growth at Exeter and some towns of the plan area means that the spatial strategy is likely to provide a high number of new residents with a good level of access to a wide range of services and facilities at the larger urban centres. As such the vitality and viability of these locations are likely to be strengthened, given that new residents will be more likely to travel the shorter distances to them. Delivering growth along the public transport infrastructure corridors and hubs in the plan area will also enable more people to access other urban centres in the plan area via sustainable transport and may reduce congestion in those centres, benefitting their viability. A significant positive effect is therefore expected in relation to this SA objective.
<b>13. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and	++	Focussing growth at Exeter and some towns of the plan area, as well as along the main rail corridors, is likely to provide a higher number of new residents with access to sustainable transport links as well as the strategic road network. By providing most new growth at the more developed areas of the plan area, the spatial strategy could help to encourage travel by more active modes of transport considering the shorter journeys which would be required to services and facilities and employment opportunities. By limiting the level of growth at the more rural locations of the plan area, the spatial strategy will furthermore limit the potential for dependency on travel by car. The spatial strategy may also help to strengthen the existing public transport services in the plan area by securing their viability through increased number of trips. The spatial strategy would not only provide more residents with access to sustainable transport links but it would also result in many new residents being in close proximity to services and facilities and employment opportunities in the larger settlements which may encourage travel by active modes of transport in particular. A significant positive effect is therefore expected in relation to this SA objective.

SA Objective	SA score	Justification
beyond.		



## Appendix 5

### Assumptions applied during the SA of Site Options

**Table A5.1: SA assumptions for determining significant effects of strategic development sites (proposed for residential use in the site matrices)**

Sustainability Objective	Assumptions	Data sources
<p><b>1. NATURAL ENVIRONMENT</b></p> <p>To conserve and enhance the habitat and wildlife of our natural environment.</p> <ul style="list-style-type: none"> <li>Natural habitats and biodiversity; flora and fauna</li> <li>Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure</li> </ul>	<p>It is assumed that wildlife corridors will be included on all sites, if required by HRA, and no development will be permitted on nationally or internationally designated wildlife sites. However, development sites that are within close proximity of an international, national or local designated conservation site still have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through off-site habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists for all effects (shown with '?'), as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. As a starting point for the assessment, distances of 250m and 1km (depending on the level of the designation) have been used as an indication of proximity, as there are no standard distance thresholds available and it is recognised that the distance over which effects may occur vary between habitats and species and the types of effect being considered. This level of detail is not possible to be determined with certainty as part of a strategic site options assessment.</p> <ul style="list-style-type: none"> <li>Residential development sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites (or flagged as Red or Amber in the HRA sensitivity work) may have a significant negative (--?) effect.</li> <li>Residential development sites that are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites (or flagged as Yellow in the HRA sensitivity work), and/or that are within 250m of a locally designated site (e.g. County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites) and/or contain UKBAP Priority Habitats or habitats that would support protected species, may have a minor negative (-?) effect.</li> <li>Residential development sites that are more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and that are over 250m from a locally designated site, and that do not contain UKBAP Priority Habitats could have a negligible (0?) effect.</li> </ul> <p>All residential site options are assumed to have opportunities for the provision of green infrastructure, as shown in the assumed characteristics in <b>Error! Reference source not found. Chapter 2</b>, however, larger sites are more likely to be able to provide a range of multi-functional green infrastructure. In some instances, existing green infrastructure may already be present on site and these assets may be lost if not incorporated into the new development. Therefore, which may lead to a mixed effect overall<sup>41</sup>:</p>	<p>Priority Habitat Inventory HRA sensitivity work <u>GIS data layers for:</u> County Wildlife Sites County Geological Sites Local Nature Reserves (LNR) National Nature Reserves (NNR) Special Area of Conservation (SAC) Special Protection Area (SPA) Ramsar sites Sites of Special Scientific Interest (SSSI) Aerial imagery</p>

<sup>41</sup> In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '++' and '+' would be recorded as '++', while a score comprising '-' and '--' would be recorded as '--'. Mixed effects will only be recorded where a score comprises both positive and negative effects e.g. '+/-' or '++/-'.

Sustainability Objective	Assumptions	Data sources
	<ul style="list-style-type: none"> <li>Residential development sites that contain an existing green infrastructure asset<sup>42</sup> that could be lost as a result of new development may have a minor negative effect (-?) although this is currently uncertain as it may be possible to conserve or even enhance that asset through the design and layout of the new development.</li> <li>Residential development sites providing less than 1,000 homes could have a minor positive effect (+) through the provision of local public open space.</li> <li>Residential development sites providing more than 1,000 homes could have a significant positive effect (++) through the provision of strategic and local scale public open space and playing pitches on site.</li> </ul>	
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment. <ul style="list-style-type: none"> <li>Landscapes and landscape character</li> <li>Coast</li> </ul>	<p>A Landscape Sensitivity Assessment for each site was provided by LPA officers from each district. Strategic scale development in more sensitive locations could have adverse impacts on the character and quality of the landscape, although effects will be uncertain as they will also depend on factors such as the design of the development.</p> <ul style="list-style-type: none"> <li>Residential sites that are in an area of low sensitivity could have a negligible (0?) effect.</li> <li>Residential sites that are in an area of medium/low or medium sensitivity could have a minor negative (-?) effect.</li> <li>Residential sites that are in an area of medium/high or high sensitivity could have a significant negative (--?) effect.</li> </ul>	Revised Interim Landscape Sensitivity Assessment (LSA)
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development. <ul style="list-style-type: none"> <li>Conservation of heritage assets within their setting, including Listed Buildings, Conservation Areas, Archaeological sites and Scheduled Monuments</li> <li>Safeguard cultural heritage and local character by conserving and enhancing existing</li> </ul>	<p>The assumed characteristics table notes that no development proposed in the GESP will be permitted on nationally or internationally designated heritage sites. Historic England's definition of the setting of a heritage asset is contained in the National Planning Policy Framework Glossary in Annex 2, which states "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral". Detailed impacts on the setting of individual historic assets are difficult to determine during a strategic level of assessment such as this SA for potential strategic development sites to be allocated in the GESP. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application. Consequently, in all cases, potential effects are recorded as uncertain (?) given the absence of detailed information on the following:</p> <ul style="list-style-type: none"> <li>the significance and sensitivity of heritage assets, including how their setting contributes to their significance; and</li> <li>the exact scale, design and layout of the new development.</li> </ul>	<u>GIS data layers for:</u> Conservation Areas Listed Buildings Registered Battlefields Registered Parks & Gardens Scheduled Monuments World Heritage Sites Protected Wreck Sites Aerial Imagery

<sup>42</sup> National Planning Practice Guidance defines green infrastructure networks as including parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.

Sustainability Objective	Assumptions	Data sources
built environment, and creating new high quality built environment, including streets, spaces, public realm and detailing of new buildings.	<p>In the absence of detailed assessment work on the historic environment of each of the potential sites, the following assumptions have been made as an <u>indication</u> of potential effects on heritage assets:</p> <ul style="list-style-type: none"> <li>A potential significant negative effect (--?) will be identified where a residential development site contains a statutory heritage asset (e.g. World Heritage Sites, Listed Buildings (Grades I and II*), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).</li> <li>A potential minor negative effect (-?) will be identified where a residential development site contains a Grade II Listed Building and/or is within 3km of all other statutory heritage assets.</li> </ul> <p>In addition, which may lead to a mixed effect overall<sup>43</sup>:</p> <ul style="list-style-type: none"> <li>Large, greenfield sites (&gt;10 ha) could have sufficient space to accommodate a well-designed development and create a new high quality built environment. Similarly, previously developed land (&gt;1ha) may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. Both of these types of sites could result in a minor positive effect (+?).</li> </ul>	
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p> <ul style="list-style-type: none"> <li>Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of private car</li> <li>Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation.</li> <li>Multi-use green infrastructure which supports or creates</li> </ul>	<p>The proximity of development sites to existing centres where there is a concentration of services and facilities will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities.</p> <ul style="list-style-type: none"> <li>Residential development sites more than 5km from Exeter or a Main Town could have an uncertain significant negative (--?) effect.</li> <li>Residential development sites between 1-5km away from Exeter or a Main Town could have an uncertain negligible (0?) effect.</li> <li>Residential development sites less than 1km away from Exeter or a Main Town could have an uncertain minor positive (+?) effect.</li> <li>Residential development sites within or adjacent to Exeter or a Main Town could have an uncertain significant positive (++?) effect.</li> </ul> <p>Also a key factor in determining the use of the non-car based modes of transport will be the presence of nearby existing sustainable transport links<sup>44</sup>, although the actual use of sustainable transport modes will depend on people's behaviour.</p> <ul style="list-style-type: none"> <li>Residential sites that are within 1 km of a railway station and 500 m of a bus stop with frequent services (minimum half hourly) (regardless of proximity to cycle routes) are likely</li> </ul>	<p>Settlement hierarchy from local Plans</p> <p>Assumed capacity of each site (stated in the appraisal matrices)</p> <p><u>GIS data layers for:</u></p> <p>Railway stations</p> <p>Bus stops</p> <p>Bus frequency<sup>45</sup></p> <p>Local cycle routes</p> <p>National Cycle Network</p>

<sup>43</sup> In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '+3' and '+1' would be recorded as '+3', while a score comprising '-1' and '-3' would be recorded as '-3'. Mixed effects will only be recorded where a score comprises both positive and negative effects e.g. '+1/-2' or '+3/-3'.

<sup>44</sup> Where a physical barrier could prevent access to a transport link this has been accounted for in the scoring and justified in the assessment text.

<sup>45</sup> Devon County Council (2018) Available at: [www.cartogold.co.uk/Devon/map.html#devon](http://www.cartogold.co.uk/Devon/map.html#devon).

Sustainability Objective	Assumptions	Data sources
transport networks.	<p>to have a significant positive (++) effect due to distance from public transport options.</p> <ul style="list-style-type: none"> <li>Residential sites that are within either 1 km of a railway station <u>or</u> 500 m of a bus stop with frequent services (minimum half hourly), but not both, (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect due to distance from public transport options.</li> <li>Residential sites that are more than 1 km from a railway station and more than 500 m from a bus stop but that have an existing cycle route within 1 km of the site could have a minor negative (-?) effect due to distance from public transport options, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys.</li> <li>Residential sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.</li> <li>Residential sites that are more than 1 km from a railway station and 500 m from a bus stop and that do not have an existing cycle route within 1 km are likely to have a significant negative (--) effect due to distance from public transport options.</li> </ul> <p>New transport links such as bus routes or cycle paths may be provided as part of new developments and the effects of this are considered under this objective. This is alongside other services and facilities including employment which would be provided in greater quantities depending on the scale of the site proposals. As set out in the characteristics of strategic residential development sites in <b>Chapter 2</b>, all sites are assumed to include active travel (i.e. providing cycle and walking links) but larger sites are more likely to provide sustainable transport links. All residential site options are also assumed to have opportunities for the provision of green infrastructure (the effects of which are captured under SA objective 1), and the opportunities for green infrastructure to support or create transport networks is assumed within this objective to be covered by the provision of active travel links.</p> <p>Therefore (which could result in mixed effects overall):</p> <ul style="list-style-type: none"> <li>Residential development sites providing less than 1,000 homes could have an uncertain significant negative (--?) effect.</li> <li>Residential development sites providing between 1,000 homes and 3,999 homes could have an uncertain negligible (0?) effect.</li> <li>Residential development sites of 4,000+ could have an uncertain minor positive (+?) effect.</li> </ul> <p>The location or scale of residential development will not affect the energy efficiency of the development; this would depend largely on the detailed proposals for sites and their design, which are not known at this stage. Opportunities to connect with district heating or provide on-site energy generation will be considered through the GESP policies.</p>	
<b>5. CLIMATE CHANGE</b>	The development of new housing on greenfield land is more likely to increase the area of	<u>GIS data layers for:</u>

Sustainability Objective	Assumptions	Data sources
<p><b>ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p> <ul style="list-style-type: none"> <li>Flood risk and the threat to people and property, and coastal change and adaptation.</li> </ul>	<p>impermeable surfaces and could therefore increase overall flood risk, although it is recognised that other standards relating to incorporation of Sustainable Drainage Systems (SuDS) will apply. NPPF Paragraph 164 requires that any development in an area at risk of flooding '<i>incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate</i>'. The effects of new development on this SA objective are therefore dependent to some extent on its design, for example whether it incorporates SuDS, which is unknown and cannot be assessed at this stage.</p> <p>Where residential site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. National Planning Practice Guidance identifies which types of land uses are considered to be appropriate in Flood Zones 2, 3a and 3b. Residential properties are classed as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A sequential approach should be followed to steer new development to areas with the lowest probability of flooding (i.e. flood zone 1) and local planning authorities will need to undertake a flood risk sequential test when allocating sites. Where there are no reasonably available sites in flood zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in flood zone 2. Only where there are no reasonably available sites in flood zones 1 or 2 should the suitability of sites in flood zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required (this would be required for residential development). Essentially, the Exception Test requires proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <p>A Critical Drainage Area (CDA) is an area that has critical drainage problems and which has been notified to the local planning authority as such by the Environment Agency in line with the NPPF. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF.</p> <p>Therefore:</p> <ul style="list-style-type: none"> <li>Sites that are entirely or mainly (i.e. &gt;50%) on greenfield land that is within flood zones 3a or 3b, or sites that contain a Critical Drainage Area, 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.</li> <li>Sites that are either entirely or mainly on greenfield land outside of flood zones 3a and 3b, or that are entirely or mainly on brownfield land within flood zones 3a or 3b, are likely to have an uncertain minor negative (-) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.</li> <li>Sites that are on brownfield land outside of flood zones 3a and 3b are likely to have a</li> </ul>	<p>Flood Zones Critical Drainage Areas Aerial imagery</p>

Sustainability Objective	Assumptions	Data sources
	negligible (0) effect.	
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation. <ul style="list-style-type: none"> <li>• Soil quality</li> <li>• Safeguard mineral resources</li> <li>• Reuse of previously developed land</li> <li>• Minimise waste (reuse, recycle, recover)</li> </ul>	<p>It is recognised that the strategic site options for the GESP are generally larger greenfield sites as there are not sufficient previously developed (brownfield) sites within the area, therefore there is not much opportunity for the reuse of previously developed land, which represents more efficient use of land in comparison to the development of greenfield sites. The development of greenfield land could result in the loss of high quality agricultural land.</p> <p>Therefore:</p> <ul style="list-style-type: none"> <li>• Sites with more than 5 ha of Grade 1<sup>46</sup>, Grade 2 or Grade 3a agricultural land would have a significant negative (--) effect.</li> <li>• Sites with between 1 ha and 5 ha of Grade 1 or Grade 2 or Grade 3a agricultural land would have a minor negative (-) effect.</li> <li>• Sites with less than 1 ha of Grade 1 or Grade 2 or Grade 3 agricultural land would have a negligible (0) effect.</li> <li>• Site with more than 5 ha of Grade 3 agricultural land according to the national GIS dataset could have a significant negative (--?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).</li> <li>• Sites with between 1 ha and 5 ha of Grade 3 agricultural land according to the national GIS dataset could have a minor negative (-?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).</li> <li>• Sites that comprise less than 1ha of Grade 3 agricultural land according to the national GIS dataset or comprise entirely of Grade 4 or lower agricultural quality land would have a negligible (0) effect.</li> </ul> <p>In addition, as part of a mixed effect:</p> <ul style="list-style-type: none"> <li>• Sites with up to 5ha of previously developed land would have a minor positive (+) effect</li> <li>• Sites with more than 5ha of previously developed land would have a significant positive (++) effect</li> </ul> <p>. In addition, as part of a mixed effect:</p> <ul style="list-style-type: none"> <li>• Large residential sites (&gt;10 ha) that are mostly (&gt;50%) within a Minerals Safeguarding Area would have a significant negative (--) effect, as mineral resources could be sterilised. However, this will be uncertain (--?) as there could be the opportunity to extract the mineral resource prior to the development going ahead.</li> <li>• Large residential sites (&gt;10 ha) that are partially (&lt;50%) within, or small residential sites (&lt;10 ha) that are mostly (&gt;50%) within a Minerals Safeguarding Area would have a minor negative (-) effect, as mineral resources could be sterilised. However, this will be uncertain (-?) as there could be the opportunity to extract the mineral resource prior to the development</li> </ul>	<u>GIS data layers for:</u> Agricultural Land Classification Mineral Safeguarding Areas Aerial imagery

<sup>46</sup> Where available, the East Devon District Council detailed Agricultural Land Classification was used. Where not available for the entirety of a site, the National Agricultural Land Classification was used.

Sustainability Objective	Assumptions	Data sources
	<p>going ahead.</p> <ul style="list-style-type: none"> <li>Residential sites of any size that are within a Minerals Safeguarding Area in which evidence indicates all mineral resource have been extracted will have a negligible (0) effect.</li> </ul> <p>The effects of new residential development on waste generation will depend largely on resident's behaviour and not on the site's size or location.</p>	
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p> <ul style="list-style-type: none"> <li>Water quality and quantity/supply</li> </ul>	<p>Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site, therefore effects on water supply cannot be determined. However, the location of residential development could affect water quality in nearby waterbodies during construction. 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. In addition, the location of sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works (STWs) to treat additional wastewater generated by the overall scale of development proposed. However, South West Water has advised that all potential sites for the GESP can be connected to existing STW (some of which will require expansion), with no impact on the output water quality at any sites (i.e. all water quality will stay within permitted limits).</p> <ul style="list-style-type: none"> <li>Residential sites that contain or are adjacent to watercourses that run into the Exe Estuary SPA could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.</li> <li>Residential sites that contain or are adjacent to watercourses that do not run into the Exe Estuary, could result in moderate negative (-?) effects on water quality although this is uncertain at this stage of assessment.</li> <li>Residential sites that are not close to any watercourses would have a negligible (0) effect.</li> </ul>	<p><u>GIS data layers for:</u> Rivers and lakes WWF Digital River tool<sup>47</sup></p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p> <ul style="list-style-type: none"> <li>Supply of housing (accommodating population growth and changes in household composition)</li> <li>Housing mix (tenure and size)</li> </ul>	<p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for the development of a larger number of homes including affordable homes, as well as a good mix of tenure and size, and diversity of supply and therefore would have significant positive effects.</p> <ul style="list-style-type: none"> <li>Residential sites with capacity for more than 1,000 homes will have a significant positive (++) effect.</li> <li>Residential sites with capacity for fewer than 1,000 homes will have a minor positive (+) effect.</li> </ul>	<p>No data needed – just reference to the assumed capacity of each site (stated in the appraisal matrices).</p>

<sup>47</sup> WWF (2018) Digital River. Available at: [www.wwf.org.uk/uk-rivers-map](http://www.wwf.org.uk/uk-rivers-map).



Sustainability Objective	Assumptions	Data sources
<ul style="list-style-type: none"> <li>Housing delivery and diversity of supply (e.g. Housing Association affordable, volume builder and small builder open market, custom and self build)</li> <li>Housing affordability</li> </ul>		
<p><b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p> <ul style="list-style-type: none"> <li>Cycle and walking networks</li> <li>Open space and green infrastructure in new developments and existing settlements</li> <li>Public recreational, play and leisure opportunities</li> </ul>	<p>Public health will be influenced by the proximity<sup>48</sup> of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation and active travel:</p> <ul style="list-style-type: none"> <li>Residential sites that are within 800 m of an area of major open space <u>and</u> that are within 400m of a walking or cycle path will have a significant positive (++) effect.</li> <li>Residential sites that are within 800 m of an area of major open space <u>or</u> that are within 400m of a walking or cycle path (but not both) will have a minor positive (+) effect.</li> <li>Residential sites that are more than 800 m from an area of major open space and more than 400m from a walking or cycle path will have a minor negative (-) effect.</li> </ul> <p>In addition, it is anticipated that larger sites will deliver significant open space and active transport links, as shown in the assumed characteristics in <b>Chapter 2</b> (which could result in mixed effects overall).</p> <ul style="list-style-type: none"> <li>Sites with capacity for 2,000+ homes will have a significant positive (++) effect.</li> <li>Sites with capacity for 1,000 – 1,999 homes will have a minor positive (+) effect.</li> <li>Sites with capacity for up to 999 homes will have a negligible (0) effect.</li> </ul>	<p>Assumed capacity of each site (stated in the appraisal matrices) <u>GIS data layers for:</u> Major open space Public Rights of Way National Trails</p>
<p><b>10. WELLBEING</b> To support positive, safe and healthy communities.</p> <ul style="list-style-type: none"> <li>Social deprivation</li> <li>Air quality, noise and light pollution</li> <li>Safe and secure environment with reduced fear of crime</li> </ul>	<p>Where a residential development site 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 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>Where new residential development is proposed within close proximity (100m) of sensitive receptors (e.g. existing houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. In addition, new residential development within close proximity of major roads/railways/industrial areas (as indicated on the GIS base map) may result in noise pollution affecting residents in the longer term. In addition, the Exeter Airport noise contour indicates where noise from flights taking off and landing would reach a level of 57 decibels or higher. Residential development would generally be unacceptable within the contour and acceptable outside of the contour. Therefore, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> <li>Residential sites that are wholly within the Exeter Airport noise contour of 57db and above</li> </ul>	<p>Deprivation levels <u>GIS data layers for:</u> Exeter Airport noise contours Residential allocations GP surgeries Schools Aerial imagery A roads Motorways Railway lines AQMas Aerial Imagery</p>

<sup>48</sup> A proximity of 800m was used for open space to represent the 'acceptable' walking distance to an 'elsewhere' location' (see **Chapter 2**). A shorter proximity of 400m was used for walking and cycle paths as it is assumed that people using these paths would then continue their journey.

Sustainability Objective	Assumptions	Data sources
	<p>would have a significant negative effect in the long term (--).</p> <ul style="list-style-type: none"> <li>Residential sites that are partially within the Exeter Airport noise contour of 57db and above would have an uncertain significant negative effect in the long term (--?), dependent on if residential development on the site could be located outside of the noise contour.</li> <li>Residential sites that are in close proximity (within 100m) to existing residential development, residential allocations or other sensitive receptors may have a minor negative (-) effect during the construction phase, and sites that are directly adjacent to an 'A' road, motorway or railway line, or industrial area would have a minor negative (-) effect in the longer-term.</li> </ul> <p>Proximity to an Air Quality Management Area (AQMA) can also influence the effects of new residential development on air quality, as development in or near to those areas could result in an increase in car use and associated emissions, affecting the wellbeing of surrounding residents. Therefore, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> <li>Residential sites that are within, or within 1 km of, an AQMA would have a significant negative (--) effect, as these sites would have potential to result in increased traffic within the AQMA and residents of the site could be significantly adversely affected by poor air quality within the AQMA.</li> <li>Residential sites that are further than 1 km from an AQMA but have been identified to have potential to result in increased traffic within an AQMA would have a minor negative (-) effect.</li> <li>Residential sites that are further than 1 km from an AQMA and have not been identified to have potential to result in increased traffic within an AQMA would have a negligible (0) effect.</li> </ul> <p>The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of residential development; rather they will be determined through the detailed proposals for each site. Therefore, no score is given in relation to the effects of residential site options on this part of the SA objective.</p>	
<p><b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.</p> <ul style="list-style-type: none"> <li>Access to area wide services (nursery and pre-school, primary, secondary, further and higher education;</li> </ul>	<p>Based on the existing Settlement Hierarchy as set out within Local Plans, residential sites that are located adjacent to Exeter or the Main Towns within the Greater Exeter area will generally have better access to a wider range of existing services and facilities compared to sites located at the Defined Villages and Undefined Villages, settlements and the countryside. New services and facilities will also be provided in association with new residential development, particularly at larger sites as shown in the assumed characteristics in <b>Chapter 2</b>. Therefore:</p> <ul style="list-style-type: none"> <li>Sites that are located adjacent to Exeter or a Main Town would have a significant positive (++) effect.</li> <li>Sites that are located adjacent to a Defined Village would have a minor positive (+) effect.</li> </ul>	<p>Settlement hierarchy from local Plans Broadband availability<sup>50</sup> Assumed capacity of each site (stated in the appraisal matrices) <u>GIS data layers for:</u> Primary schools Secondary schools</p>

<sup>50</sup> Ofcom (2018) View broadband availability. Available at: [checker.ofcom.org.uk/broadband-coverage](https://checker.ofcom.org.uk/broadband-coverage).

Sustainability Objective	Assumptions	Data sources
<p>healthcare; etc.)</p> <ul style="list-style-type: none"> <li>Community facilities (local shops, meeting venues, public houses, places of worship)</li> <li>Cultural buildings and facilities (e.g. libraries, museums, cinemas)</li> <li>Access to high speed broadband</li> </ul>	<ul style="list-style-type: none"> <li>Sites that are located adjacent to an undefined village or settlement would have a minor negative (-) effect.</li> <li>Sites that are not located adjacent to a settlement would have a significant negative (--) effect.</li> </ul> <p>In addition, which could lead to mixed effects overall,</p> <ul style="list-style-type: none"> <li>Sites adjacent to areas where there is ultrafast broadband (&gt;300mbps) or superfast broadband (30-300mbps) available would have a minor positive (+) effect.</li> <li>Sites in areas where there is standard broadband (10-30mbps) available would have a negligible (0) effect.</li> <li>Sites where there is &lt;10mbps internet download speed currently available would have a minor negative (-) effect.</li> </ul> <p>The effects of residential sites on the educational element of this objective will depend on the access<sup>49</sup> that they provide to existing schools, although there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils. While proximity to Exeter and the Main Towns should ensure proximity to a range of schools, the ability to walk to school has wider sustainability benefits. Therefore, which may result in a mixed effect overall:</p> <ul style="list-style-type: none"> <li>Sites that are within 500 m of at least one existing primary school and at least one existing secondary school may have a significant positive (++) effect.</li> <li>Sites that are within 1 km of one of an existing primary and/or an existing secondary school, may have a minor positive (+?) effect.</li> <li>Sites that are not within 1 km of an existing school may have a minor negative (-?) effect.</li> </ul> <p>In addition:</p> <ul style="list-style-type: none"> <li>Sites that are within 3km of a further education college or university may have a minor positive (+?) effect.</li> </ul> <p>In addition, new residential development could stimulate the provision of new schools/school places, particularly larger sites, as shown in the assumed characteristics in <b>Chapter 2</b>. Therefore, which may result in a mixed effect overall:</p> <ul style="list-style-type: none"> <li>Larger sites (&gt;4,000 homes) which could provide primary and secondary schools on site would have a significant positive (++) effect.</li> <li>Medium sites (500-3,999 homes) which could provide a primary school on site would have a minor positive (+) effect.</li> <li>Small sites (&lt;500 homes) which are less likely to accommodate a new school would have a</li> </ul>	<p>Further education colleges UCAS universities and colleges<sup>51</sup></p>

<sup>49</sup> Proximities of 500m and 1km were used to distinguish between site in 'desirable' and 'acceptable' walking distance to schools (see **Chapter 2**).

<sup>51</sup> As defined within the school GIS dataset as well as the UCAS (2017) UK map of unis and colleges by region. Available at: [www.ucas.com/file/129971/download%3Ftoken%3DmGS-b3F1](http://www.ucas.com/file/129971/download%3Ftoken%3DmGS-b3F1).

Sustainability Objective	Assumptions	Data sources
	minor negative (-) effect.	
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter. <ul style="list-style-type: none"> <li>• Employment land supply to cater for businesses of all sizes</li> <li>• Mix of employment offer</li> <li>• Productivity of local economy and access to labour supply</li> <li>• Access to education and skills training</li> <li>• Protect existing tourism businesses and offer</li> </ul>	<p>The provision of new homes across the plan area will create job opportunities particularly during the construction phase, but this will not vary between site locations. However, as set out in the assumed characteristics in <b>Chapter 2</b>, larger sites will provide large scale mixed use employment opportunities and a business park or employment estate on site.</p> <p>The location of residential 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 sites. In addition, proximity to a city or large town could indicate good access to employment opportunities, as they tend to be focussed mainly at the larger settlements. Access to services is considered separately under SA Objective 11 above.</p> <ul style="list-style-type: none"> <li>• Residential sites that are within 1 km of an existing or proposed employment site <u>and</u> that are adjacent to Exeter or a Main Town would have a significant positive (++) effect.</li> <li>• Residential sites that are within 1 km of an existing or proposed employment site <u>or</u> that are adjacent to Exeter or a Main Town (but not both) would have a minor positive (+) effect.</li> <li>• Sites that are more than 1km from an existing or proposed employment site and that are not adjacent to Exeter or a Main Town would have a significant negative (--) effect.</li> </ul> <p>In addition, if a residential site option would result in the loss of an existing employment site, a negative effect would occur in relation to the protection of existing employment sites. Therefore (which could result in mixed effects overall):</p> <ul style="list-style-type: none"> <li>• Residential sites that are currently in employment use would have a significant negative (--) effect.</li> </ul> <p>In addition, the residential development sites will include a component of employment land depending on their size. Therefore (which could result in mixed effects overall):</p> <ul style="list-style-type: none"> <li>• Sites with capacity for more than 2,000 homes will have a significant positive (++) effect.</li> <li>• Sites with capacity for between 500-1,999 homes will have a minor positive (+) effect.</li> <li>• Sites with capacity for fewer than 500 homes will have a negligible (0) effect.</li> </ul> <p>In addition:</p> <ul style="list-style-type: none"> <li>• Sites identified to have potential impacts on tourism business and offer will have a minor negative (-) effect.</li> </ul> <p>Proximity to education facilities is considered separately under SA objective 11 above.</p>	Settlement hierarchy from local Plans Assumed capacity of each site (stated in the appraisal matrices) <u>GIS data layers for:</u> Employment sites Employment allocations Aerial imagery
<b>13. CITY AND TOWN CENTRES</b>	The location of new residential sites has the opportunity to support the vitality and viability of existing town centres by increasing the number of day-to-day visitors to the town centres and	Settlement hierarchy in Local Plans

Sustainability Objective	Assumptions	Data sources
<p>To safeguard and strengthen the vitality and viability of our city and town centres.</p> <ul style="list-style-type: none"> <li>Diverse city and town centre economy</li> <li>Strengthen and safeguard the vitality and viability of centres</li> <li>Impact of new development on existing centres</li> <li>Access to existing centres</li> </ul>	<p>supporting businesses and services in those locations. However, larger sites with capacity for over 4,000 homes are assumed to provide town centre facilities<sup>52</sup>, and if located in proximity to existing Main Towns they may also detract some visitors from the existing town centres. Therefore:</p> <ul style="list-style-type: none"> <li>Residential sites (&lt;4000 homes) that are located adjacent to Exeter or a Main Town would have a significant positive (++) effect.</li> <li>Large residential sites (&gt;4000 homes) that are located adjacent to Exeter or a Main Town would have a minor positive (+) effect.</li> <li>Residential sites that are not located adjacent to Exeter or a Main Town would have a minor negative (-) effect.</li> </ul>	<p>Assumed capacity of each site (stated in the appraisal matrices)</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p> <ul style="list-style-type: none"> <li>Access to services – links between homes, services and businesses by active modes of transport (e.g. cycling and walking)</li> <li>Access to public transport (e.g. distance to and frequency of bus and rail services)</li> <li>Estimated car reliance and use</li> <li>Access to local road</li> </ul>	<p>Proximity<sup>53</sup> to sustainable transport links will influence how accessible residential sites are in relation to services and job opportunities. It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of residential sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle from a residential site to their place of work, for example<sup>54</sup>.</p> <ul style="list-style-type: none"> <li>Residential sites that are within 1 km of a railway station and 500 m of a bus stop with frequent services (minimum half hourly) (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect due to distance from public transport options.</li> <li>Residential sites that are within either 1 km of a railway station <u>or</u> 500 m of a bus stop with frequent services (minimum half hourly), but not both, (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect due to distance from public transport options.</li> <li>Residential sites that are more than 1 km from a railway station and more than 500 m from a bus stop but that have an existing cycle route within 1 km of the site could also have a minor negative (-?) effect due to distance from public transport options, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting</li> </ul>	<p>Assumed capacity of each site (stated in the appraisal matrices)</p> <p>GIS data layers for:</p> <ul style="list-style-type: none"> <li>Railway stations</li> <li>Bus stops</li> <li>Bus frequency<sup>55</sup></li> <li>Local cycle routes</li> <li>National Cycle Network</li> </ul>

<sup>52</sup> Including shops, services, commercial space and other mixed uses including a small supermarket and a community building (see **Chapter 2**).

<sup>53</sup> A proximity of 1km was used for railway stations to represent the 'acceptable' walking distance to a commuting method in **Chapter 2**. A shorter distance of 500m was used for bus stops to represent the 'desirable' walking distance to a commuting method, as it is assumed that people would generally be willing to travel further to access a railway station than a bus stop, as railway stations generally provide the fastest mode of travel to more distant employment areas. In terms of access to cycle routes for commuting purposes, a straight-line distance of 1km was used in the appraisal on the assumption that links to cycle routes are likely to also use road carriageways.

<sup>54</sup> Where a physical barrier could prevent access to a transport link this has been accounted for in the scoring and justified in the assessment text.

<sup>55</sup> Devon County Council (2018) Available at: [www.cartogold.co.uk/Devon/map.html#devon](http://www.cartogold.co.uk/Devon/map.html#devon).

Sustainability Objective	Assumptions	Data sources
<p>network</p> <ul style="list-style-type: none"> <li>Impact on Strategic Road Network (i.e. M5 J29 - 30)</li> </ul>	<p>or undertaking day to day journeys.</p> <ul style="list-style-type: none"> <li>Residential sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.</li> <li>Residential sites that are more than 1 km from a railway station and 500 m from a bus stop and that do not have an existing cycle route within 1 km are likely to have a significant negative (--) effect due to distance from public transport options.</li> </ul> <p>In addition, it is anticipated that larger sites will deliver sustainable transport links, particularly in the form of new bus routes, as shown in the assumed characteristics in <b>Chapter 2</b> (which could result in mixed effects overall).</p> <ul style="list-style-type: none"> <li>Sites with capacity for 1,000+ homes will have a minor positive (+) effect.</li> <li>Sites with capacity for up to 999 homes will have a negligible (0) effect.</li> </ul> <p>Access to the local road network and the impact on the strategic road network are not assessed through the SA, as these are not sustainability issues. Instead, the SA focusses on the extent that site options would provide opportunities for sustainable transport use. Note that provision of walking and cycling links within new development is covered under SA objective 4 above, and access to broadband is covered under SA objective 11 above.</p>	

**Table A5.2: SA assumptions for determining significant effects of strategic development sites (proposed for employments in the site matrices)**

Sustainability Objective	Assumptions	Data sources
<p><b>1. NATURAL ENVIRONMENT</b></p> <p>To conserve and enhance the habitat and wildlife of our natural environment.</p> <ul style="list-style-type: none"> <li>Natural habitats and biodiversity; flora and fauna</li> <li>Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure</li> </ul>	<p>It is assumed that wildlife corridors will be included on all sites, if required by HRA, and no development will be permitted on nationally or internationally designated wildlife sites. However, development sites that are within close proximity of an international, national or local designated conservation site still have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through off-site habitat damage/loss, fragmentation, disturbance to species, air pollution, water pollution etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists for all effects (shown with '?'), as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. As a starting point for the assessment, distances of 250m and 1km (depending on the level of the designation) have been used as an indication of proximity, as there are no standard distance thresholds available and it is recognised that the distance over which effects may occur vary between habitats and species and the types of effect being considered. This level of detail is not possible to be determined with certainty as part of a strategic site options assessment.</p> <ul style="list-style-type: none"> <li>Employment sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites (or flagged as Red or Amber in the HRA sensitivity work) may have a significant negative (--?) effect.</li> <li>Employment development sites that are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites (or flagged as Yellow in the HRA sensitivity work), and/or that are within 250m of a locally designated site (e.g. County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites) and/or contain UKBAP Priority Habitats or habitats that would support protected species, may have a minor negative (-?) effect.</li> <li>Employment development sites that are more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and that are over 250m from a locally designated site, and that do not contain UKBAP Priority Habitats could have a negligible (0?) effect.</li> </ul> <p>All employment site options are assumed to have opportunities for the provision of green infrastructure, as shown in the assumed characteristics in <b>Chapter 2</b>, however, larger sites are more likely to be able to provide a range of multi-functional green infrastructure. In some instances, existing green infrastructure may already be present on site and these assets may be lost if not incorporated into the new development.</p> <p>Therefore, which may lead to a mixed effect overall<sup>56</sup>:</p>	<p>Priority Habitat Inventory</p> <p>HRA sensitivity work</p> <p><u>GIS data layers for:</u></p> <p>County Wildlife Sites</p> <p>County Geological Sites</p> <p>Local Nature Reserves (LNR)</p> <p>National Nature Reserves (NNR)</p> <p>Special Area of Conservation (SAC)</p> <p>Special Protection Area (SPA)</p> <p>Ramsar sites</p> <p>Sites of Special Scientific Interest (SSSI)</p> <p>Aerial imagery</p>

<sup>56</sup> In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '++' and '+' would be recorded as '++', while a score comprising '-' and '--' would be recorded as '--'. Mixed effects will only be recorded where a score comprises both positive and negative effects e.g. '+/-' or '++/-'.



Sustainability Objective	Assumptions	Data sources
	<ul style="list-style-type: none"> <li>Employment sites that contain an existing green infrastructure asset<sup>57</sup> that could be lost as a result of new development may have a minor negative effect (-?) although this is currently uncertain as it may be possible to conserve or even enhance that asset through the design and layout of the new development.</li> <li>Employment sites providing 20ha or more employment land could have a minor positive effect (+) through the retention and provision of local green infrastructure.</li> </ul>	
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment. <ul style="list-style-type: none"> <li>Landscapes and landscape character</li> <li>Coast</li> </ul>	A Landscape Sensitivity Assessment for each site was provided by LPA officers from each district. Strategic scale development in more sensitive locations could have adverse impacts on the character and quality of the landscape, although effects will be uncertain as they will also depend on factors such as the design of the development. <ul style="list-style-type: none"> <li>Employment sites that are in an area of low sensitivity could have a negligible (0?) effect.</li> <li>Employment sites that are in an area of medium/low or medium sensitivity could have a minor negative (-?) effect.</li> <li>Employment sites that are in an area of medium/high or high sensitivity could have a significant negative (--?) effect.</li> </ul>	Revised Interim Landscape Sensitivity Assessment (LSA)
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development. <ul style="list-style-type: none"> <li>Conservation of heritage assets within their setting, including Listed Buildings, Conservation Areas, Archaeological sites and Scheduled Monuments</li> <li>Safeguard cultural heritage and local character by conserving and enhancing existing built environment, and creating new high quality built environment,</li> </ul>	<p>The assumed characteristics table notes that no development proposed in the GESP will be permitted on nationally or internationally designated heritage sites. Historic England's definition of the setting of a heritage asset is contained in the National Planning Policy Framework Glossary in Annex 2, which states "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral". Detailed impacts on the setting of individual historic assets are difficult to determine during a strategic level of assessment such as this SA for potential strategic development sites to be allocated in the GESP. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application. Consequently, in all cases, potential effects are recorded as uncertain (?) given the absence of detailed information on the following:</p> <ul style="list-style-type: none"> <li>the significance and sensitivity of heritage assets, including how their setting contributes to their significance; and</li> <li>the exact scale, design and layout of the new development.</li> </ul> <p>In the absence of detailed assessment work on the historic environment of each of the potential sites, the following assumptions have been made as an <u>indication</u> of potential effects on heritage assets:</p>	<u>GIS data layers for:</u> Conservation Areas Listed Buildings Registered Battlefields Registered Parks & Gardens Scheduled Monuments World Heritage Sites Protected Wreck Sites Aerial Imagery

<sup>57</sup> National Planning Practice Guidance defines green infrastructure networks as including parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.



Sustainability Objective	Assumptions	Data sources
including streets, spaces, public realm and detailing of new buildings.	<ul style="list-style-type: none"> <li>A potential significant negative effect (--?) will be identified where an employment site contains a statutory heritage asset (e.g. World Heritage Sites, Listed Buildings (Grades I and II*), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).</li> <li>A potential minor negative effect (-?) will be identified where an employment site contains a Grade II Listed Building and/or is within 3km of all other statutory heritage assets.</li> </ul> <p>In addition, which may lead to a mixed effect overall<sup>58</sup>:</p> <ul style="list-style-type: none"> <li>Large, greenfield sites (&gt;10 ha) could have sufficient space to accommodate a well-designed development and create a new high quality built environment. Similarly, previously developed land (&gt;1ha) may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. Both of these types of sites could result in a minor positive effect (+?).</li> </ul>	
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions. <ul style="list-style-type: none"> <li>Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of private car</li> <li>Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation.</li> <li>Multi-use green infrastructure which supports or creates transport networks.</li> </ul>	<p>The proximity of employment development sites to existing centres where there is a concentration of residential areas and potential employees will affect the extent to which people are able to make use of non-car based modes of transport to commute to and from work.</p> <ul style="list-style-type: none"> <li>Employment development sites more than 5km from Exeter or a Main Town could have an uncertain significant negative (--?) effect.</li> <li>Employment development sites between 1-5km away from Exeter or a Main Town could have an uncertain negligible (0?) effect.</li> <li>Employment development sites less than 1km away from Exeter or a Main Town could have an uncertain minor positive (+?) effect.</li> <li>Employment brownfield sites within or adjacent to Exeter or a Main Town could have an uncertain significant positive (++?) effect.</li> </ul> <p>Also a key factor in determining the use of the non-car based modes of transport will be the presence of nearby existing sustainable transport links<sup>59</sup>, although the actual use of sustainable transport modes will depend on people's behaviour.</p> <ul style="list-style-type: none"> <li>Employment sites that are within 1 km of a railway station and 500 m of a bus stop with frequent services (minimum half hourly) (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect due to distance from public transport options.</li> <li>Employment sites that are within either 1 km of a railway station <u>or</u> 500 m of a bus stop with frequent services (minimum half hourly), but not both, (regardless of proximity to cycle</li> </ul>	Settlement hierarchy from local Plans Assumed employment land capacity of each site (stated in the appraisal matrices) <u>GIS data layers for:</u> Railway stations Bus stops Bus frequency <sup>60</sup> Local cycle routes National Cycle Network

<sup>58</sup> In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '+3' and '+1' would be recorded as '+3', while a score comprising '-1' and '-3' would be recorded as '-3'. Mixed effects will only be recorded where a score comprises both positive and negative effects e.g. '+1/-2' or '+3/-3'.

<sup>59</sup> Where a physical barrier could prevent access to a transport link this has been accounted for in the scoring and justified in the assessment text.

<sup>60</sup> Devon County Council (2018) Available at: [www.cartogold.co.uk/Devon/map.html#devon](http://www.cartogold.co.uk/Devon/map.html#devon).

Sustainability Objective	Assumptions	Data sources
	<p>routes) are likely to have a minor positive (+) effect due to distance from public transport options.</p> <ul style="list-style-type: none"> <li>• Employment sites that are more than 1 km from a railway station and more than 500 m from a bus stop but that have an existing cycle route within 1 km of the site could also have a minor negative (-?) effect due to distance from public transport options, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys.</li> <li>• Employment sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.</li> <li>• Employment sites that are more than 1 km from a railway station and 500 m from a bus stop and that do not have an existing cycle route within 1 km are likely to have a significant negative (--) effect due to distance from public transport options.</li> </ul> <p>New transport links such as bus routes or cycle paths may be provided as part of new employment developments and the effects of this are considered under this objective. As set out in the characteristics of strategic employment development sites in <b>Chapter 2</b>, all sites are assumed to include active travel (i.e. providing cycle and walking links) but larger sites are more likely to provide sustainable transport links. All employment site options are also assumed to have opportunities for the provision of green infrastructure (the effects of which are captured under SA objective 1), and the opportunities for green infrastructure to support or create transport networks is assumed within this objective to be covered by the provision of active travel links.</p> <p>Therefore (which could result in mixed effects overall):</p> <ul style="list-style-type: none"> <li>• Employment development sites providing less than 10ha of employment land could have an uncertain significant negative (--?) effect.</li> <li>• Employment development sites providing between 10ha-20ha of employment land could have an uncertain negligible (0?) effect.</li> <li>• Employment development sites of 20ha or more of employment land could have an uncertain minor positive (+?) effect.</li> </ul> <p>The location or scale of employment development will not affect the energy efficiency of the development; this would depend largely on the detailed proposals for sites and their design, which are not known at this stage. Opportunities to connect with district heating or provide on-site energy generation will be considered through the GESP policies.</p>	
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p> <ul style="list-style-type: none"> <li>• Flood risk and the threat</li> </ul>	<p>The development of new employment development on greenfield land is more likely to increase the area of impermeable surfaces and could therefore increase overall flood risk, although it is recognised that other standards relating to incorporation of Sustainable Drainage Systems (SuDS) will apply. NPPF Paragraph 164 requires that any development in an area at risk of flooding <i>'incorporates sustainable drainage systems, unless there is clear evidence that this</i></p>	<p><u>GIS data layers for:</u></p> <p>Flood Zones Critical Drainage Areas Aerial imagery</p>

Sustainability Objective	Assumptions	Data sources
to people and property, and coastal change and adaptation.	<p><i>would be inappropriate</i>'. The effects of new development on this SA objective are therefore dependent to some extent on its design, for example whether it incorporates SuDS, which is unknown and cannot be assessed at this stage.</p> <p>Where employment site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. National Planning Practice Guidance identifies which types of land uses are considered to be appropriate in Flood Zones 2, 3a and 3b. Buildings used for financial, professional and other services; offices; general industry, storage and distribution are classed as 'less vulnerable uses', which are suitable in areas of flood zone 1, 2 and 3a but are unsuitable in flood zone 3b.</p> <p>A sequential approach should be followed to steer new development to areas with the lowest probability of flooding (i.e. flood zone 1) and local planning authorities will need to undertake a flood risk sequential test when allocating sites. Where there are no reasonably available sites in flood zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in flood zone 2. Only where there are no reasonably available sites in flood zones 1 or 2 should the suitability of sites in flood zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses.</p> <p>A Critical Drainage Area (CDA) is an area that has critical drainage problems and which has been notified to the local planning authority as such by the Environment Agency in line with the NPPF. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF.</p> <p>Therefore:</p> <ul style="list-style-type: none"> <li>• Sites that are within a Critical Drainage Area or that are entirely or mainly (i.e. &gt;50%) on greenfield land that is within flood zone 3 could have a significant negative (--) effect although this is uncertain depending on whether the land is flood zone 3a or 3b, which cannot be determined at this stage, and dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.</li> <li>• Sites that are entirely or mainly on greenfield outside of flood zone 3 would have an uncertain minor negative effect (-?), dependent on the SuDS provision made.</li> <li>• Sites that are entirely or mainly on brownfield within flood zone 3 could also have a minor negative (-?) effect although this is uncertain depending on whether the land is flood zone 3a or 3b, and dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.</li> <li>• Sites that are on brownfield land outside of flood zone 3 are likely to have a negligible (0) effect.</li> </ul>	
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their	It is recognised that the strategic site options for the GESP are generally larger greenfield sites as there are not sufficient previously developed (brownfield) sites within the area, therefore there is not much opportunity for the reuse of previously developed land, which represents more	<u>GIS data layers for:</u> Agricultural Land Classification

Sustainability Objective	Assumptions	Data sources
<p>loss or degradation.</p> <ul style="list-style-type: none"> <li>• Soil quality</li> <li>• Safeguard mineral resources</li> <li>• Reuse of previously developed land</li> <li>• Minimise waste (reuse, recycle, recover)</li> </ul>	<p>efficient use of land in comparison to the development of greenfield sites. The development of greenfield land could result in the loss of high quality agricultural land.</p> <p>Therefore:</p> <ul style="list-style-type: none"> <li>• Sites with more than 5 ha of Grade 1<sup>61</sup>, Grade 2 or Grade 3a agricultural land would have a significant negative (--) effect.</li> <li>• Sites with between 1 ha and 5 ha of Grade 1 or Grade 2 or Grade 3a agricultural land would have a minor negative (-) effect.</li> <li>• Sites with less than 1 ha of Grade 1 or Grade 2 or Grade 3 agricultural land would have a negligible (0) effect.</li> <li>• Site with more than 5 ha of Grade 3 agricultural land according to the national GIS dataset could have a significant negative (--?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).</li> <li>• Sites with between 1 ha and 5 ha of Grade 3 agricultural land according to the national GIS dataset could have a minor negative (-?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).</li> <li>• Sites that comprise less than 1ha of Grade 3 agricultural land according to the national GIS dataset or comprise entirely of Grade 4 or lower agricultural quality land would have a negligible (0) effect.</li> </ul> <p>In addition, as part of a mixed effect:</p> <ul style="list-style-type: none"> <li>• Sites with up to 5ha of previously developed land would have a minor positive (+) effect</li> <li>• Sites with more than 5ha of previously developed land would have a significant positive (++) effect</li> </ul> <p>In addition, as part of a mixed effect:</p> <ul style="list-style-type: none"> <li>• Large employment sites (&gt;10 ha) that are mostly (&gt;50%) within a Minerals Safeguarding Area would have a significant negative (--) effect, as mineral resources could be sterilised. However, this will be uncertain (--?) as there could be the opportunity to extract the mineral resource prior to the development going ahead.</li> <li>• Large employment sites (&gt;10 ha) that are partially (&lt;50%) within, or small employment sites (&lt;10 ha) that are mostly (&gt;50%) within a Minerals Safeguarding Area would have a minor negative (-) effect, as mineral resources could be sterilised. However, this will be uncertain (-?) as there could be the opportunity to extract the mineral resource prior to the development going ahead.</li> <li>• Employment sites of any size that are within a Minerals Safeguarding Area in which evidence indicates all mineral resource have been extracted will have a negligible (0) effect.</li> </ul>	<p>Mineral Safeguarding Areas</p> <p>Aerial imagery</p>

<sup>61</sup> Where available, the East Devon District Council detailed Agricultural Land Classification was used. Where not available for the entirety of a site, the National Agricultural Land Classification was used.

Sustainability Objective	Assumptions	Data sources
	The effects of new employment development on waste generation will depend largely on resident's behaviour and not on the site's size or location.	
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation. <ul style="list-style-type: none"> <li>Water quality and quantity/supply</li> </ul>	<p>Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site, therefore effects on water supply cannot be determined. However, the location of employment development could affect water quality in nearby waterbodies during construction. The extent to which water quality is affected would depend on construction techniques, the processes undertaken on that employment land, and the use of sustainable drainage systems (SuDS) within the design; therefore effects are uncertain at this stage. In addition, the location of sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works (STWs) to treat additional wastewater generated by the overall scale of development proposed. However, South West Water has advised that all potential sites for the GESP can be connected to existing STW (some of which will require expansion), with no impact on the output water quality at any sites (i.e. all water quality will stay within permitted limits).</p> <ul style="list-style-type: none"> <li>Employment sites that contain or are adjacent to watercourses that run into the Exe Estuary SPA could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.</li> <li>Employment sites that contain or are adjacent to watercourses that do not run into the Exe Estuary, could result in moderate negative (-?) effects on water quality although this is uncertain at this stage of assessment.</li> <li>Employment sites that are not close to any watercourses would have a negligible (0) effect.</li> </ul>	<u>GIS data layers for:</u> Rivers and lakes WWF Digital River tool <sup>62</sup>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter. <ul style="list-style-type: none"> <li>Supply of housing (accommodating population growth and changes in household composition)</li> <li>Housing mix (tenure and size)</li> <li>Housing delivery and diversity of supply (e.g. Housing Association)</li> </ul>	<p>The location of employment development will not have a direct effect on this SA objective; therefore all of the site options will have a negligible (0) effect.</p>	No data needed

<sup>62</sup> WWF (2018) Digital River. Available at: [www.wwf.org.uk/uk-rivers-map](http://www.wwf.org.uk/uk-rivers-map).

Sustainability Objective	Assumptions	Data sources
<p>affordable, volume builder and small builder open market, custom and self build)</p> <ul style="list-style-type: none"> <li>Housing affordability.</li> </ul>		
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p> <ul style="list-style-type: none"> <li>Cycle and walking networks</li> <li>Open space and green infrastructure in new developments and existing settlements</li> <li>Public recreational, play and leisure opportunities</li> </ul>	<p>Public health will be influenced by the proximity of employment sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation by employees at the site during breaks and after work as well as active modes of commuting:</p> <ul style="list-style-type: none"> <li>Employment sites that are within 800 m of an area of major open space and that are within 400m of a walking or cycle path will have a significant positive (++) effect.</li> <li>Employment sites that are within 800 m of an area of major open space or that are within 400m of a walking or cycle path (but not both) will have a minor positive (+) effect.</li> <li>Employment sites that are more than 800 m from an area of major open space and more than 400m from a walking or cycle path will have a minor negative (-) effect.</li> </ul> <p>In addition, it is anticipated that larger sites will deliver green infrastructure and active transport links, as shown in the assumed characteristics in <b>Chapter 2</b> (which could result in mixed effects overall).</p> <ul style="list-style-type: none"> <li>Sites with capacity for 20ha or more will have a minor positive (+) effect.</li> <li>Sites with capacity for up to 20ha will have a negligible (0) effect.</li> </ul>	<p>Assumed capacity of each site (stated in the appraisal matrices)</p> <p><u>GIS data layers for:</u></p> <p>Major open space</p> <p>Public Rights of Way</p> <p>National Trails</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p> <ul style="list-style-type: none"> <li>Social deprivation</li> <li>Air quality, noise and light pollution</li> <li>Safe and secure environment with reduced fear of crime</li> </ul>	<p>Where an employment development site 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 improved job opportunities locally. Any such employment site options would be likely to have a minor positive (+) effect.</p> <p>Where new employment development is proposed within close proximity (100m) of sensitive receptors (e.g. existing houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase.</p> <p>Therefore, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> <li>Employment sites that are in close proximity (within 100m) to existing residential development, residential allocations or other sensitive receptors may have a minor negative (-) effect during the construction and operational phases.</li> </ul> <p>Proximity to an Air Quality Management Area (AQMA) can also influence the effects of new employment development on air quality, as development in or near to those areas could result in an increase in car use and the associated emissions, affecting the wellbeing of surrounding residents. There may also be emissions from the employment site itself, depending on the nature of the commercial activities onsite. Therefore, which may result in mixed effects overall:</p>	<p>Deprivation levels</p> <p><u>GIS data layers for:</u></p> <p>Residential allocations</p> <p>GP surgeries</p> <p>Schools</p> <p>Aerial imagery</p> <p>A roads</p> <p>Motorways</p> <p>Railway lines</p> <p>AQMAs</p> <p>Aerial Imagery</p>

Sustainability Objective	Assumptions	Data sources
	<ul style="list-style-type: none"> <li>Employment sites that are within, or within 1 km of, an AQMA would have a significant negative (--) effect, as these sites would have potential to result in increased traffic within the AQMA.</li> <li>Employment sites that are further than 1 km from an AQMA but have been identified to have potential to result in increased traffic within an AQMA would have a minor negative (-) effect.</li> <li>Employment sites that are further than 1 km from an AQMA and have not been identified to have potential to result in increased traffic within an AQMA would have a negligible (0) effect.</li> </ul> <p>The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of employment development; rather they will be determined through the detailed proposals for each site. Therefore, no score is given in relation to the effects of employment site options on this part of the SA objective.</p>	
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests. <ul style="list-style-type: none"> <li>Access to area wide services (nursery and pre-school, primary, secondary, further and higher education; healthcare; etc.)</li> <li>Community facilities (local shops, meeting venues, public houses, places of worship)</li> <li>Cultural buildings and facilities (e.g. libraries, museums, cinemas)</li> <li>Access to high speed broadband.</li> </ul>	<p>Although access to services is less relevant to employment sites compared to residential sites, employment sites that are located at the larger settlements within the Greater Exeter area will generally provide better access to a wider range of existing services and facilities compared to sites located at smaller settlements, and these services may be used by employees at the site during breaks and before or after work. Therefore:</p> <ul style="list-style-type: none"> <li>Sites that are located adjacent to Exeter or a Main Town would have a minor positive (+) effect.</li> <li>Sites that are located adjacent to a Defined Village would have a minor negative (-) effect.</li> <li>Sites that are located adjacent to an undefined village or settlement, or sites that are not located adjacent to a settlement would have a significant negative (--) effect.</li> </ul> <p>In addition, which could lead to mixed effects overall,</p> <ul style="list-style-type: none"> <li>Sites adjacent to areas where there is ultrafast broadband (&gt;300mbps) available would have a significant positive (++) effect.</li> <li>Sites adjacent to areas where there is superfast broadband (30-300mbps) available would have a minor positive (+) effect.</li> <li>Sites in areas where there is standard broadband (10-30mbps) available would have a minor positive (+) effect.</li> <li>Sites where there is &lt;10mbps internet download speed currently available would have a minor negative (-) effect.</li> </ul>	Settlement hierarchy from local Plans Broadband availability <sup>63</sup>
<b>12. JOBS AND LOCAL</b>	The employment development sites will all have positive effects due to the nature of the	Settlement hierarchy

<sup>63</sup> Ofcom (2018) View broadband availability. Available at: [checker.ofcom.org.uk/broadband-coverage](https://checker.ofcom.org.uk/broadband-coverage).



Sustainability Objective	Assumptions	Data sources
<b>ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter. <ul style="list-style-type: none"> <li>• Employment land supply to cater for businesses of all sizes</li> <li>• Mix of employment offer</li> <li>• Productivity of local economy and access to labour supply</li> <li>• Access to education and skills training</li> <li>• Protect existing tourism businesses and offer</li> </ul>	development proposed, the extent of which will depend on their size. Therefore: <ul style="list-style-type: none"> <li>• Sites with capacity for more than 20ha of employment land will have a significant positive (++) effect.</li> <li>• Sites with capacity for between 5ha and 20ha of employment land will have a minor positive (+) effect.</li> <li>• Sites with capacity for less than 5ha of employment land will have an uncertain minor positive (+?) effect.</li> </ul> Sites that are within close proximity of high value employment clusters and labour supply will also have a positive effect. Therefore, as part of a mixed effect: <ul style="list-style-type: none"> <li>• Sites within 3km of Exeter City centre, Exeter University or Exeter Science park / Sky Park and Airport Business Park will have a significant positive (++) effect.</li> </ul>	from local Plans Assumed employment land capacity of each site (stated in the appraisal matrices)
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres. <ul style="list-style-type: none"> <li>• Diverse city and town centre economy</li> <li>• Strengthen and safeguard the vitality and viability of centres</li> <li>• Impact of new development on existing centres</li> <li>• Access to existing centres</li> </ul>	The achievement of this objective will not be significantly influenced by the location of employment sites. However, the location of new employment sites has the opportunity to support the vitality and viability of existing town centres by increasing the number of day-to-day visitors to the town centres and supporting businesses and services in those locations. Employment development in out of centre locations could have the opposite effect and detract from the health of centres. Therefore: <ul style="list-style-type: none"> <li>• Employment sites that are located adjacent to Exeter or a Main Town would have a minor positive (+) effect.</li> <li>• Employment sites that are not located adjacent to Exeter or a Main Town would have a minor negative (-) effect.</li> </ul>	Settlement hierarchy in Local Plans
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the	Proximity <sup>64</sup> to sustainable transport links will influence how accessible employment sites are for people commuting to and from work. It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as	Assumed employment land capacity of each site (stated in the appraisal matrices) GIS data layers for:

<sup>64</sup> A proximity of 1km was used for railway stations to represent the 'acceptable' walking distance to a commuting method in **Chapter 2**. A shorter distance of 500m was used for bus stops to represent the 'desirable' walking distance to a commuting method, as it is assumed that people would generally be willing to travel further to access a railway station than a bus stop, as railway stations generally provide the fastest mode of travel to more distant employment areas. In terms of access to cycle routes for commuting purposes, a straight-line distance of 1km was used in the appraisal on the assumption that links to cycle routes are likely to also use road carriageways.



Sustainability Objective	Assumptions	Data sources
<p>provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p> <ul style="list-style-type: none"> <li>• Access to services – links between homes, services and businesses by active modes of transport (e.g. cycling and walking)</li> <li>• Access to public transport (e.g. distance to and frequency of bus and rail services)</li> <li>• Estimated car reliance and use</li> <li>• Access to local road network</li> <li>• Impact on Strategic Road Network (i.e. M5 J29 - 30).</li> </ul>	<p>the availability of cycle storage facilities at their end destination, which are not determined by the location of employment sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle from a residential site to their place of work, for example<sup>65</sup>.</p> <ul style="list-style-type: none"> <li>• Employment sites that are within 1 km of a railway station and 500 m of a bus stop with frequent services (minimum half hourly) (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect due to distance from public transport options.</li> <li>• Employment sites that are within either 1 km of a railway station <u>or</u> 500 m of a bus stop with frequent services (minimum half hourly), but not both, (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect due to distance from public transport options.</li> <li>• Employment sites that are more than 1 km from a railway station and more than 500 m from a bus stop but that have an existing cycle route within 1 km of the site could also have a minor negative (-?) effect due to distance from public transport options, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys.</li> <li>• Employment sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.</li> <li>• Employment sites that are more than 1 km from a railway station and 500 m from a bus stop and that do not have an existing cycle route within 1 km are likely to have a significant negative (--) effect due to distance from public transport options.</li> </ul> <p>In addition, it is anticipated that larger sites will deliver sustainable transport links, particularly in the form of new bus routes, as shown in the assumed characteristics in <b>Chapter 2</b> (which could result in mixed effects overall).</p> <ul style="list-style-type: none"> <li>• Sites with capacity for more than 20ha of employment land will have a minor positive (+) effect.</li> <li>• Sites with capacity for less than 20ha of employment land will have a negligible (0) effect.</li> </ul> <p>Access to the local road network and the impact on the strategic road network are not assessed through the SA, as these are not sustainability issues. Instead, the SA focusses on the extent that site options would provide opportunities for sustainable transport use. Note that provision of walking and cycling links within new development is covered under SA objective 4 above, and access to broadband is covered under SA objective 11 above.</p>	<p>Railway stations Bus stops Bus frequency<sup>66</sup> Local cycle routes National Cycle Network</p>

<sup>65</sup> Where a physical barrier could prevent access to a transport link this has been accounted for in the scoring and justified in the assessment text.

<sup>66</sup> Devon County Council (2018) Available at: [www.cartogold.co.uk/Devon/map.html#devon](http://www.cartogold.co.uk/Devon/map.html#devon).

## Appendix 6

### Detailed matrices of Potential Site Options and Reasonable Alternatives

### SA-ED-1: Venn's Farm, Sowton

SA-ED-1	Venn's Farm , Sowton
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 31.3ha (Net 30ha)	
<b>Approximate total capacity:</b> 30ha employment	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Largely agricultural land adjoining the A30 and close to Junction 29 of the M5. The site slopes gently down eastwards, towards the River Clyst, although outside the floodplain. The site is within a defined Green Wedge and the Clyst Valley Regional Park. Sowton lies adjacent the south, and contains a large number of listed buildings and conservation area.</p>	<div data-bbox="616 295 2072 1316"> <div data-bbox="616 295 1153 375"> <p>Site: Venns Farm, Sowton Reference: SA-ED-1</p> </div> <div data-bbox="1713 295 2072 598"> <p>Site Location in GESP Area</p> </div> <div data-bbox="616 375 2072 1236"> </div> <div data-bbox="616 1077 884 1316"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Conservation Area</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1086 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 115 230 460 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>

SA Objective	SA Score	Justification
<b>14. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	+/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone. The site is identified as being within the Clyst Valley Regional Park and is in close proximity to the river Clyst biodiversity corridor.</p> <p>The site also supports a number of undesignated hedges, mature trees with a small copse located at the west of the site at Taylor's Brake which is an important habitat asset. Where possible these features can be retained to minimise the overall impact. However, these features could be lost to development. In addition, deciduous woodland priority habitat is located in the west of the parcel and the site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 20ha of employment land, and therefore is expected to retain and provide local green infrastructure that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>
<b>15. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is of medium-high landscape sensitivity with quite far reaching views to the east. There is currently a lack of development to the south of the A30 so there would be an urbanisation effect on the local environment.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>16. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/--?	<p>Development of the site would introduce significant built development south of the A30 which would alter the current rural character of the area and approach into Sowton Village. Development would be in close proximity to various listed buildings and the Sowton conservation area to the south of the site, and would consequently encroach on Sowton Village, the area being currently designated as a green wedge in the Local Plan. There is also some potential for various undesignated heritage assets on the site although further work would be required to establish their significance. In addition, the site is within 3km of designated heritage assets, including Rockbeare Manor Registered Park and Garden and Clyst St Mary Bridge and causeway Scheduled Monument. As such, uncertain significant negative effects are expected.</p> <p>With the scale of the proposal (&gt;10ha), it seems likely that this impact can be mitigated through</p>

SA Objective	SA Score	Justification
		design and layout. As such, uncertain minor positive effects are also expected. Overall, mixed uncertain minor positive and uncertain significant negative effects are expected.
<b>17. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++?	The site is adjacent to Exeter. As such, uncertain significant positive effects are expected.  The site is not located within 1km of a railway station or a cycle path. However, the site is currently well accessed via public transport with an existing frequent bus route at Blackhorse into Exeter located within 500m of the site. As such, minor positive effects are expected.  As the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide sustainable transport, walking and cycle links. As such, uncertain minor positive effects are expected.  Overall, uncertain significant positive effects are expected.
<b>18. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	The land is greenfield and does not suffer from flood risk. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS). Development should also ensure no deterioration in the water quality of the nearby River Clyst.  As such, uncertain minor negative effects are expected.
<b>19. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	The land is greenfield and is comprised of over 14ha of Grade 2 agricultural land and around 13 ha of Grade 3a agricultural land. The remainder of the site comprises Grade 3b agricultural land and 'other' land uses. Development would result in the loss of high quality agricultural land.  The site does not contain any mineral resources.  As such, significant negative effects are expected on high quality agricultural land.
<b>20. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of the nearby River Clyst, which is located approximately 100m to the southwest of the site and connects to the site via streams. The river runs into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>21. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and	0	The site is only being considered for employment use and would therefore not provide any benefit in terms of additional homes.  As such, negligible effects are expected.

SA Objective	SA Score	Justification
tenure, suitable to meet the needs of Greater Exeter.		
<b>22. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not located within 400m of a cycle path but does contain and is located within 400m of Public Rights of Way. The site is not however located within 800m of major open space. As such, minor positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>23. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the Exe Estuary including Clyst St Mary, Exton and Lymptone Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than Devon and Mid Devon as a whole. As such, development in this area is unlikely to be significantly affected by deprivation and is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential development, including the village of Sowton to the south of the site, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA, along the Heavitree Road corridor in particular. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>24. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	+	<p>The site is located adjacent to Exeter. As such, minor positive effects are expected.</p> <p>The site does not currently have access to superfast broadband but this could be incorporated as part of any development on the site. Standard broadband is available in the adjoining village of Sowton. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>25. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site could accommodate approximately 30ha of employment land. Jobs would be created during the construction as well as the operational phases of the site. As such, significant positive effects are expected.</p> <p>The site has good access to the Exeter labour market and is nearby existing and planned employment development being undertaken in the Exeter and East Devon Growth point. The site is within 3km of Exeter City Centre, Exeter Science Park / Sky Park and Exeter Airport Business Park. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>26. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	+	<p>The site is located adjacent to Exeter.</p> <p>As such, minor positive effects are expected.</p>
<b>27. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	<p>The site is not located within 1km of a railway station or a cycle path. However, the site is currently well accessed via public transport with an existing frequent bus route at Blackhorse into Exeter located within 500m of the site. As such, minor positive effects are expected.</p> <p>The site has capacity for more than 20ha of employment land and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-ED-2: Oil Mill Lane

SA-ED-2	Oil Mill Lane
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 380.6 ha (Net 216ha)	
<b>Approximate total capacity:</b> 6,696 – 8,640 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Area comprises predominantly agricultural land between on the A3052 and the Woodbury Road. Fairly limited landscape sensitivity. The floodplain of the Grindle Brook passes horizontally across the northern section of the site. Oil Mill Lane is the main thoroughfare which runs through the centre of the site although is a narrow rural road. Limited existing biodiversity value although has a few listed buildings which are mainly associated with farms.</p>	<div data-bbox="667 284 2072 1276"> <div data-bbox="683 295 1198 375"> <p>Site: Oil Mill Lane Reference: SA-ED-2</p> </div> <div data-bbox="683 805 929 1268"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Area of Outstanding Natural Beauty</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Special Protection Area (SPA), Special Area of Conservation (SAC) and</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1131 1197 2072 1276"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 435 870 1,740 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths. SANGS and other mitigation would be required to mitigate the impact on these important habitats. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA. The site also supports a great many undesignated hedges, mature trees, some small copses, ponds, and streams, which could be lost to development. Where possible these features can be retained to minimise the overall impact. The site is within the 5km Great Crested Newt consultation zone. No detailed information on protected species has been analysed, but bats will be present, probably also dormice, and populations of farmland birds such as song thrush, bullfinch etc, which will depend on hedges, orchards, woods, trees, ponds as their breeding habitat. Some grassland, woodland and orchard priority habitat is located within the site. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the woodland blocks, ponds and streams, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects also are expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is largely rural open countryside in character and so there would be an urbanisation effect on the local environment. The land is predominantly level with a gentle slope upwards towards the west, away from the river Clyst. The site is of low-medium landscape sensitivity as, although the majority of the site is within the East Devon AONB 5km buffer zone, the intervisibility between the site and AONB is likely to be low or non-existent.</p> <p>As such, an uncertain minor negative effect is expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build	+?/--?	<p>There are a total of six Grade II listed farm buildings located across the site and insensitive development would have the potential to harm their settings. Suitable mitigation will be required in terms of the provision of adequate separation distances to the dwellings (depending upon the design and scale of development proposed). Development of the site would also have to respect the settings of listed features in the nearby settlements of Clyst St George, Clyst St Mary and Woodbury Salterton. These features include Topsham Conservation Area located approximately 1.5km southwest of the site, the animal pound on Woodbury Road, 275m south east of the church and a Scheduled Monument</p>

SA Objective	SA Score	Justification
development.		<p>located approximately 500m west of the site. There is also some potential for various undesignated heritage assets on the site, although further work would be required to establish their significance. As such, uncertain significant negative effects are expected.</p> <p>With the scale of the proposal (&gt;10ha), it seems likely that this impact can be mitigated through design and layout. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor positive and uncertain significant negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 1km of Exeter and as such, minor positive effects are expected.</p> <p>There is an existing frequent bus service along the A3052 adjacent to the north of the site into Exeter and the southwest of the site is within 1km of cycle paths, but the remainder of the site is lacking access to public transport. The site is not within 1km of a railway station. As such, minor positive effects are expected due to the proximity of bus stops.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The land is predominantly greenfield and a floodplain (flood zone 3) runs through the site in the north and south of the site. Development should ensure no deterioration in the water quality of the nearby Grindle Brook. In addition, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS) and the design of development brought forward could avoid areas of flood risk.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The land is greenfield and approximately two-thirds of the site contains over 5ha of Grade 2 and more than 5ha of Grade 3 agricultural land which could be lost to development.</p> <p>The site does not contain any mineral resources.</p> <p>As such, significant negative effects are expected on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or	--?	<p>Development should ensure no deterioration in the water quality of the nearby Grindle Brook, which is located adjacent to and partially within the site and runs into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>

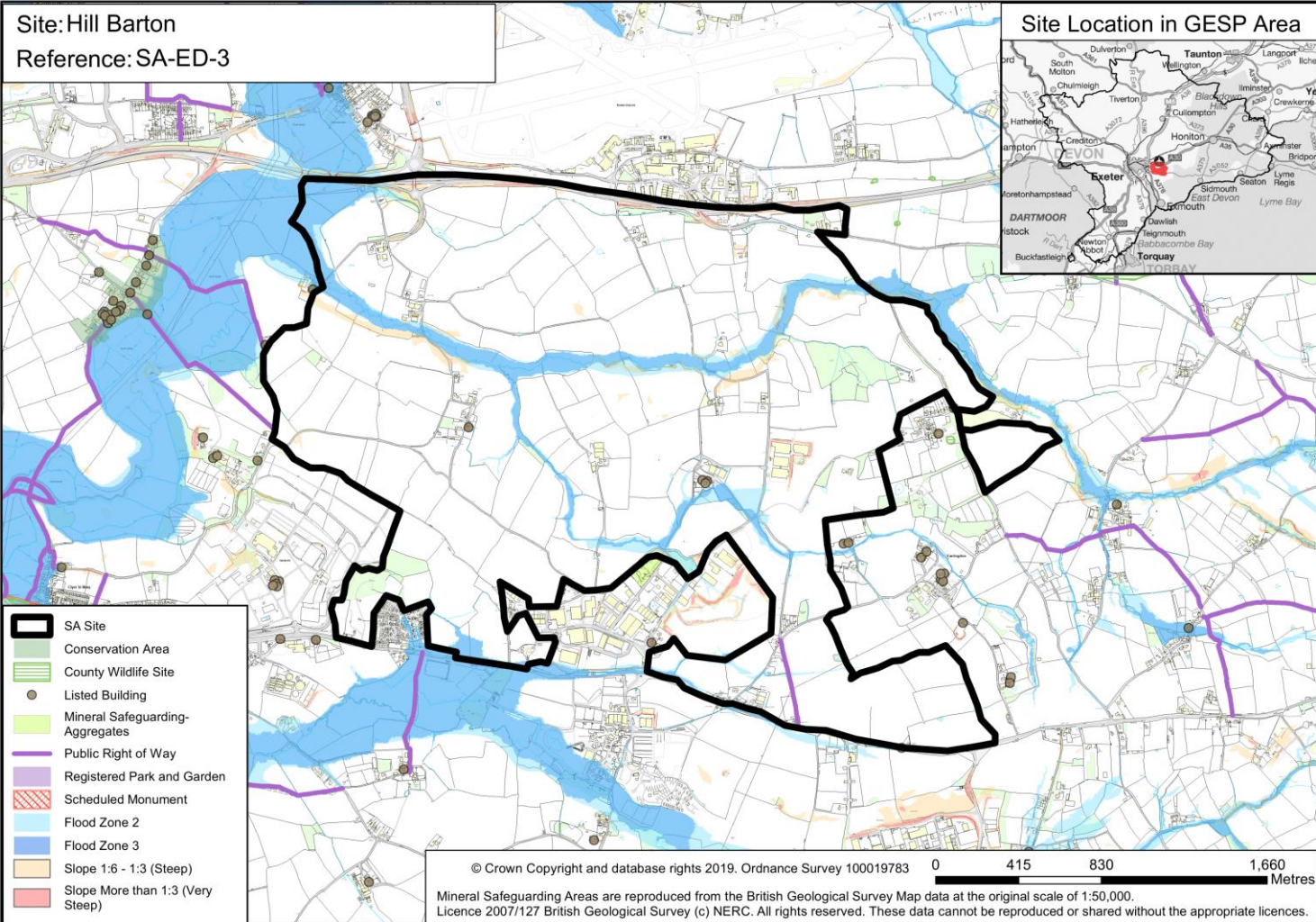
SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>Based on a density range of 31-40 dw/ha, excluding the approximate 20ha currently covered by flood zones and steep areas, there is the potential for between 6,696 – 8,640 homes, including affordable homes, if the site is fully built out. This figure is likely to reduce considerably as a result of mitigation requirements, for example, if the SANGS is expected to be provided on site. The site is of sufficient size and there would not appear to be any particular viability issues which would prevent the delivery of a wide mix of tenure and sizes and significant levels of affordable housing. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. Delivery of a large number of homes may also have some impact on local market affordability through increasing supply.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site contains and is within 400m of Public Rights of Way but is not within 800m of major open space. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new homes and jobs will have a positive impact on the health and wellbeing of occupants, the site is within the Exe Estuary including Clyst St Mary, Exton and Lypstone and the Broadclyst and surrounding areas to the North East of Exeter Middle Super Output Areas. These areas, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees slightly lower levels of deprivation than Devon and Mid Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential development, including the residential retirement park homes in Cat and Fiddle Park to the north of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is adjacent to two 'A' roads and a business park to the south of Clyst St Mary (that is also allocated for mixed-use), and the site contains Langdons Business Park. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are</p>

SA Objective	SA Score	Justification
		<p>expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Clyst St Mary Roundabout and the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>There are currently a very limited number of facilities in the area. The site is located adjacent to Clyst St Mary (a Defined Village), which has a local shop, primary school, pub and church 1km to the west, but residents would have to travel into Topsham or Exeter for a wider range of services.</p> <p>The site is within 1km of Clyst St Mary Primary School and Lady Seaward's CofE Primary School. The site is not within 1km of a secondary school, a further education college or a university. As such, uncertain minor positive effects are expected.</p> <p>However, the significant site size (providing over 4,000 homes) offers opportunity to deliver a high number of facilities including a primary school and a secondary school. The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. As such, significant positive effects are also expected.</p> <p>The site does not currently have access to superfast broadband but this could be incorporated as part of any development on the site. Superfast broadband is available in the adjoining residential areas of Clyst St Mary and Cat and Fiddle Park. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is not located adjacent to a Main Town but is located within 1km of existing or proposed employment sites including Hill Barton Business Park, which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. Inclusion of employment is a probable requirement in the interests of balanced communities. Employment on the site could include a mix of supply to cater for businesses of all sizes.</p> <p>It is assumed that, as the site has capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate. As such,</p>

SA Objective	SA Score	Justification
		<p>significant positive effects are also expected.</p> <p>There is potential for an increase in tourism in the area if high quality open space is delivered with development. Development may also result in increased numbers of visitors to the nearby Crealy Adventure Park.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>There is an existing frequent bus service along the A3052 adjacent to the north of the site into Exeter and the southwest of the site is within 1km of cycle paths, but the remainder of the site is lacking access to public transport. The site is not within 1km of a railway station. As such, minor positive effects are expected due to the proximity of bus stops.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-ED-3: Hill Barton

SA-ED-3	Hill Barton
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 660.5ha (Net 365.16ha)	<div data-bbox="616 295 1160 375"> <p>Site: Hill Barton Reference: SA-ED-3</p> </div>
<b>Approximate total capacity:</b> 11,320 – 14,606 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> A large area of rolling farmland extending from the A30 to the A3052. Fairly limited landscape sensitivity. Adjoins Hill Barton industrial area to the south. The floodplain of the Aylesbeare Stream, a tributary of the Clyst, runs from east to west through the site in a narrow partially wooded valley. A number of narrow country lanes and tracks also run through the site. The western extent of the site is within a defined Green Wedge and the Clyst Valley Regional Park. There are a number of Listed Buildings in and adjoining the site, reflecting its agricultural nature.</p>	 <p>The map displays the Hill Barton site area, outlined in black. It shows various land designations including Conservation Areas (green), County Wildlife Sites (green with diagonal lines), Listed Buildings (brown dots), Mineral Safeguarding Aggregates (yellow), Public Right of Way (purple lines), Registered Parks and Gardens (pink), Scheduled Monuments (orange), Flood Zones 2 and 3 (blue), and Slope gradients (orange for 1:6 to 1:3, red for steeper). The map also shows the Aylesbeare Stream and the Clyst Valley Regional Park. An inset map in the top right corner shows the site location within the GESP area, with labels for various towns and regions in Devon and Cornwall.</p> <p>Site: Hill Barton Reference: SA-ED-3</p> <p>Site Location in GESP Area</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding Aggregates</li> <li>Public Right of Way</li> <li>Registered Park and Garden</li> <li>Scheduled Monument</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 415 830 1,660 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<p><b>1. NATURAL ENVIRONMENT</b></p> <p>To conserve and enhance the habitat and wildlife of our natural environment.</p>	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies adjacent to Farringdon School, County Wildlife Site. The site is also within 1km of two County Wildlife Sites, Beautiport Farm and Beautiport. The north western section of the site lies within Strategic Nature Area, coastal and floodplain grazing marsh. The site contains Priority habitat, Deciduous Woodland and is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA. There are no designated wildlife or biodiversity sites although the Holbrook stream is a very important biodiversity corridor. The site also supports a great many undesignated hedges, mature trees, some small woods, ponds, and streams. The site is within the 5km Great Crested Newt consultation zone and includes a number of ponds that could support Great Crested Newt.</p> <p>The area around Farringdon wood is extremely sensitive and could form a major area of high biodiversity value. The site is within the 10km recreation zones of the Exe Estuary SPA and Pebblebed Heaths SPA; a Habitat Regulations Assessment will be required and this is likely to conclude that mitigation is required (likely to include a requirement for SANGS). As such, significant negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including the streams and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects also are expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<p><b>2. LANDSCAPE</b></p> <p>To conserve and enhance the landscapes/seascapes of our natural environment.</p>	--?	<p>The majority of the site is open rural countryside and so development would cause an urbanisation effect on the local environment. Parts of the site are of low-medium sensitivity as the intervisibility with the East Devon AONB is likely to be low or non-existent. Parts of the site are of medium landscape sensitivity as there is likely to be intervisibility with the East Devon AONB due to parts of the site being located on a local minor ridge as well as parts of the site being located within the 5km buffer zone. Parts of the site are also highly likely to have intervisibility with some of the listed buildings in the vicinity as well as Bishop's Court, including its parkland setting. As such, uncertain minor negative effects are expected.</p> <p>The north-western corner of the site is of high sensitivity, as this part of the site is located within Clyst Valley Regional Park, which includes houses and historic drainage features associated with Clyst, and is</p>



SA Objective	SA Score	Justification
		likely to have intervisibility with Bishop's Court. As such, uncertain significant negative effects are expected.  Overall, uncertain significant negative effects are expected.
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The central region of the site contains four Grade II listed buildings (Higher Holbrook, Denbow Farmhouse and Barn and Denbow Thatch) and there are multiple Grade II listed buildings adjacent to the site also. There are multiple designated assets within 3km of the site including Sowton Conservation Area which is located around 700m west of the site and contains multiple listed buildings. There is also a Registered Park and Garden (Rockbeare Manor) within 3km of the site located around 1.5km north-east. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>There is also some potential for various undesignated heritage assets on the site although further work would be required to establish their significance.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of Exeter and the Main Town of Cranbrook and as such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. However, the site is adjacent to existing frequent bus services along the A3052 into Exeter. As such, due to the proximity to bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of	-?	<p>The site is predominantly greenfield and is mostly in an area of no significant flood risk. However, it contains a river, and as such areas fall under flood zone 2 and flood zone 3. The typography of the area suggests that there would be discharge onto downstream development. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems</p>

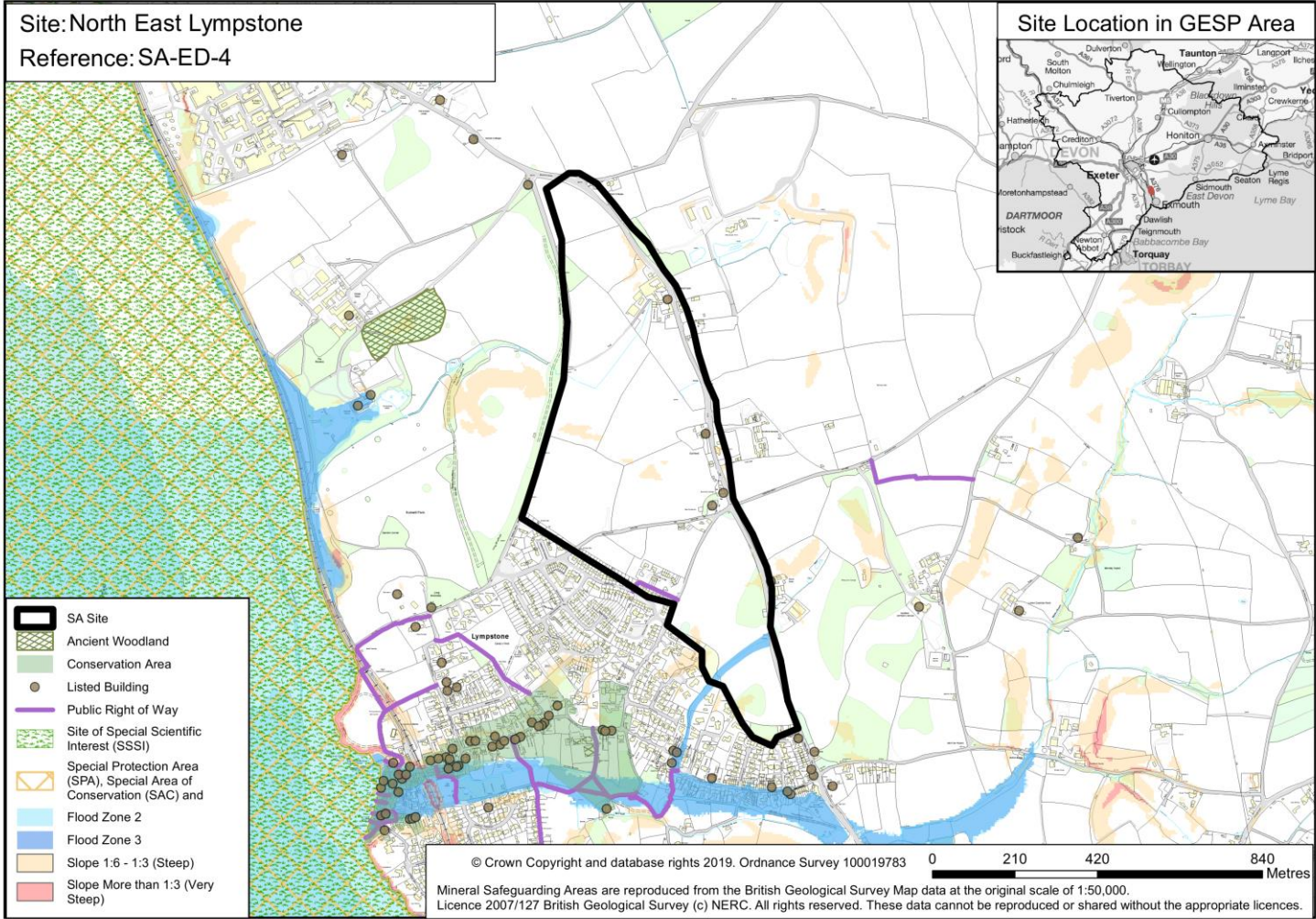
SA Objective	SA Score	Justification
climate change.		(SuDS). Therefore, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	Over 5ha of Grade 2 and over 5ha of Grade 3a agricultural land is located within the site. The remainder of the site predominantly comprises Grade 3b agricultural land and non-agricultural land. As such, significant negative effects are likely due to the potential loss of high quality agricultural land during development.  Although the site does not contain any previously developed land that could be reused, is noted that the site contain some agricultural developments.  The site is not located within any Mineral Safeguarding Areas.  Overall, significant negative effects are expected on high quality agricultural land.
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of Aylesbeare Stream, which runs through the centre of the site and flows into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	Based on a density range of 31-40 dw/ha, excluding the approximate 41.4ha currently covered by flood zones and steep areas, there is the potential for between 11,320 – 14,606 homes including affordable if the site is fully built out. This figure is likely to reduce considerably as a result of mitigation requirements for example, if the SANGS is expected to be provided on site. The site is of sufficient size and there would not appear to be any particular viability issues which would prevent the delivery of a wide mix of tenure and sizes and significant levels of affordable housing. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. Delivery of a large number of homes may also have some impact on local market affordability through increasing supply.  As such, significant positive effects are expected.
<b>9. HEALTH</b>  To support healthy and active communities where people can	++	The site is adjacent to and within 400m of Public Rights of Way but is not within 800m of major open spaces. As such, minor positive effects are expected.  However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the

SA Objective	SA Score	Justification
enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.		<p>site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	--?	<p>While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Exe Estuary including Clyst St Mary, Exton and Lympstone and the Broadclyst and surrounding areas to the North East of Exeter Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees slightly lower levels of deprivation than Devon and Mid Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. The site is also in close proximity to existing jobs which could benefit the residential development, although poor cycling opportunities to the wider area may limit active transport. As such, negligible effects are expected.</p> <p>The north western corner of the site lies partially within the Exeter Airport noise contour of 57db and above. In addition, the site lies adjacent to an 'A' road. Existing residential development, including the residential retirement park homes in Cat and Fiddle Park to the southwest of the site, could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. These features may result in noise pollution affecting residents of the site in the longer term. As such, uncertain significant negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Clyst St Mary Roundabout and the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++/--	<p>The site is not located adjacent to any settlements. There are currently a very limited number of facilities in the area. Clyst St Mary, which is located to the south west of the site, has a local shop, pub and church but residents would have to travel into Exeter for a wider range of services. As such, significant negative effects are expected.</p> <p>The site is not located within 1km of any primary or secondary schools. However, the site is within 3km of a further education college (Exeter College). As such, uncertain minor positive effects are expected.</p> <p>Broadband download speeds within the site are mostly less than 10Mbps and the majority of the site is not located adjacent to areas of high speed broadband. It will be necessary to enhance broadband</p>

SA Objective	SA Score	Justification
		<p>access in the area if development comes forward. As such, minor negative effects are expected.</p> <p>The site is large, providing over 4,000 homes and therefore it is expected that development would be more likely to include a primary and secondary onsite. The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. As such, significant positive effects are expected.</p> <p>Overall, mixed significant negative and significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b>  To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is not located adjacent to a Main Town but is located within 1km of existing or proposed employment sites including Hill Barton Business Park, which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate. Employment on the site could include a mix of supply to cater for businesses of all sizes. As such, significant positive effects are expected.</p> <p>There is potential for an increase in tourism in the area if high quality open space is delivered with development. Development may also result in increased numbers of visitors to the nearby Crealy Adventure Park.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b>  To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town.</p> <p>Therefore, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other	+	<p>The site is not located within 1km of cycle routes or railway stations. However, the site is adjacent to existing frequent bus services along the A3052 into Exeter. As such, due to the proximity to bus stops, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
transport infrastructure both within the Greater Exeter area and beyond.		

## SA-ED-4: North East Lymestone

SA-ED-4	North East Lymestone
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 45.5ha (Net 24.6ha)	<div data-bbox="658 325 976 395"> <p>Site: North East Lymestone Reference: SA-ED-4</p> </div>
<b>Approximate total capacity:</b> 763 – 984 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Site consists of a series of agricultural fields bounded by mature hedgerows and trees to the north-east of Lymestone Village. Site is predominantly level and set within a 'bowl' centred on a small watercourse running through its centre. The grade I listed Nutwell court and historic parkland run adjacent to the site to the west with the Exe Estuary situated just beyond.</p>	 <p>The map displays the North East Lymestone site, outlined in black. It shows the site's proximity to the Exe Estuary to the west and Lymestone Village to the south. The map includes various geographical features such as flood zones, slopes, and conservation areas. An inset map in the top right corner shows the site's location within the Greater Exeter Strategic Plan (GESP) area, highlighting its position relative to Exeter and other local towns.</p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Conservation Area</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Special Protection Area (SPA), Special Area of Conservation (SAC) and</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is within 1km of Exe Estuary, SSSI, SPA and Ramsar site. The impact upon the Exe Estuary is expected to be large and difficult to mitigate due to its proximity. The site is also within 1km of A La Ronde County Wildlife Site and Estuary Cliffs, Lympstone County Geological Site. The site also contains Priority habitat, Traditional Orchard. The site is within the 5km Great Crested Newt consultation zone. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA and is within the 10km recreation zone of the Exe Estuary and Pebblebed Heaths so SANGS and other mitigation would be required. As such, significant negative effects with uncertainty are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, minor positive effects also are expected.</p> <p>Overall, mixed minor positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The entirety of the site consists of open rural countryside which would become would become urbanised as a result of development. Part of the site off Grange Close is of Medium landscape sensitivity as there is potential for intervisibility between the site and the East Devon AONB and also due to the presence of listed buildings. As such, uncertain minor negative effects are expected.</p> <p>The majority of the site is of high landscape sensitivity as it is identified as a Coastal Preservation Area due to its relationship with the Exe Estuary. It also highly likely that there would be intervisibility between the site and the East Devon AONB. As such, an uncertain significant negative effect is expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The eastern extent of the site contains five Grade II listed buildings (Gulliford Farmhouse, Boundary Cottage, Gulliford Cottages, Gulliford Meeting Burial Ground and Thorn Farmhouse). There are multiple designated assets within 3km including three listed buildings around 500m to the west, two of which are Grade II* listed (Nutwell Court and Former Indoor Riding School), and multiple Grade II listed buildings to the south, the majority of which are contained within Lympstone Conservation Area. Powderham Castle (a Registered Park and Garden) is located within 3km to the west across the River Exe. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic</p>



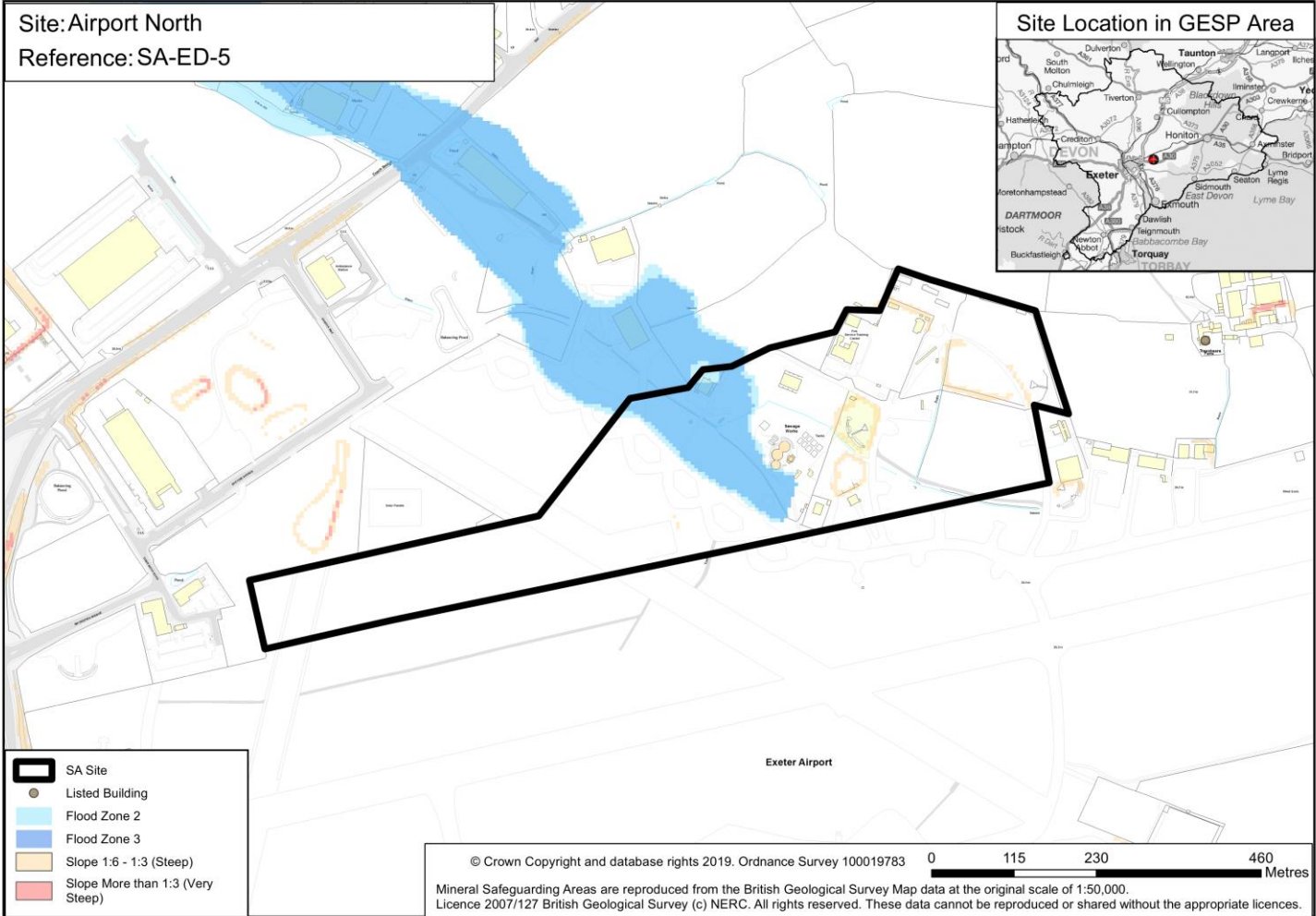
SA Objective	SA Score	Justification
		<p>environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	++/--?	<p>The site is within 5km of the Main Town of Exmouth and as such, uncertain negligible effects are expected.</p> <p>An existing bus stop is located directly adjacent to the site operating a 15 minute (frequent) service between Exeter City Centre and Exmouth. The site is also located within 1km of cycle routes and railway stations. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The land is greenfield and is predominantly in an area with no significant flood risk. There is a river at the centre of the site and as such, areas are on flood zone 2 and 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--	<p>Over 5ha of Grade 1 agricultural land is located within the site. As such, significant negative effects are expected during development due to the loss of high quality agricultural land. The remainder of the site is Grade 3 agricultural land but it is not clear if this is Grade 3a or 3b.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that the site does contain some agricultural developments.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected on high quality agricultural land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of Wotton Brook, which is located 160m to the south of the site and runs directly into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>Excluding the approximate 1ha currently covered by flood zones and steep areas, there is the potential for between 763 - 984 homes including affordable housing if the site fully built out. This figure is likely to reduce significantly as a result of mitigation requirements, for example, if the SANGS is expected to be provided on site. The site is of sufficient size and there would not appear to be any particular viability issues which would prevent the delivery of a wide mix of tenure and sizes and significant levels of affordable housing. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. Delivery of a large number of homes may also have some impact on local market affordability through increasing supply.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site contains and is within 400m of Public Rights of Way but is not within 800m of major open space.</p> <p>As such, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Exe Estuary including Clyst St Mary, Exton and Lypstone Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees slightly lower levels of deprivation than Devon and Mid Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.</p> <p>The site is adjacent to residential development, Lypstone which includes Lypstone CofE Primary School, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Clyst St Mary Roundabout and the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b>	+	<p>The site is located adjacent to Lypstone (a Defined Village), which provides a range of local facilities including a pub, shop and a church. It is likely that residents would rely on Exeter and Exmouth for a</p>

SA Objective	SA Score	Justification
To provide accessible and attractive services and community facilities for all ages and interests.		<p>larger range of facilities so commuting will be required. As such, minor positive effects are expected.</p> <p>The site is located within 500m Lympstone Primary School but it is not located with 1km of any secondary schools. However, the primary school is projected to be at capacity and has limited ability to expand to accommodate further large scale development. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent an area where there is access to superfast broadband download speeds (80-300Mbps), which could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes. And therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	--/+	<p>The site is not located adjacent to Exeter or a Main Town and is not within 1km of any existing or proposed employment sites. As such significant negative effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver up to 738 homes, the site will also deliver small scale mixed use employment opportunities and a small hub of shops and services. Employment on the site could include a mix of supply to cater for businesses of all sizes. As such, minor positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall significant negative effects and minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to adjacent to Exeter or a Main Town.</p> <p>Therefore, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the	++	<p>An existing bus stop is located directly adjacent to the site operating a 15 minute (frequent) service between Exeter City Centre and Exmouth. The site is also located within 1km of cycle routes and railway stations.</p> <p>As such, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		

### SA-ED-5: Airport North

SA-ED-5	Airport North
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 22.2ha (Net 7.8ha)	<div data-bbox="667 384 909 453"> <p>Site: Airport North Reference: SA-ED-5</p> </div>
<b>Approximate total capacity:</b> 7.8ha employment	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Development of airport land on the north side of the runway for employment uses accessed via Skypark and/or Cranbrook southern expansion area.</p>	 <p>The map displays the Airport North site, outlined in black, situated north of the main airport runway. The site is adjacent to a large body of water, likely a lake or reservoir, which is shaded in light blue. The surrounding area includes various buildings, roads, and green spaces. The map is overlaid with color-coded flood zones (Flood Zone 2 in light blue, Flood Zone 3 in dark blue) and slope indicators (Slope 1:6 - 1:3 in orange, Slope More than 1:3 in red). A legend in the bottom left corner defines these symbols. An inset map in the top right corner shows the site's location within the Greater Exeter Strategic Plan (GESP) area, highlighting its proximity to Exeter and surrounding towns. A scale bar at the bottom right indicates distances in metres (0, 115, 230, 460). Copyright information for Ordnance Survey and the British Geological Survey is provided at the bottom.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. However, the site does lie within a SSSI IRZ.</p> <p>The site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths, although as the site is being considered for employment this will likely reduce the overall recreational impact from development. The site is also within the Great Created Newt Consultation Zone.</p> <p>Overall, minor negative effects with uncertainty are expected</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>Located on lowland plains, the west of this site comprises of land used in ancillary uses as part of Exeter International Airport whilst the east side contains some areas of existing employment development including a sewage works.</p> <p>Land within the site to the northern side of Exeter International Airport is of Low-Medium landscape sensitivity as there is likely to be low or non-existent levels of inter-visibility between the site and the East Devon AONB. As such, uncertain minor negative effects are expected.</p> <p>Land within the site south of Cranbrook New Town is of Medium-High landscape sensitivity as the site is partly located within land designated Green wedge and Clyst Vally Regional Park and is highly likely to have intervisibility with some listed buildings and some registered parks and gardens. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are designated heritage assets within 3km which include Treasebeare Farmhouse (Grade II listed) around 220m to the east, Rockbeare Manor (a Registered Park and Garden) around 2km to the east and Sowton Conservation Area around 1.8km to the south-east. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE</b>	--?/+	<p>The site is within 1km of the Main Town of Cranbrook and as such, uncertain minor positive effects are</p>

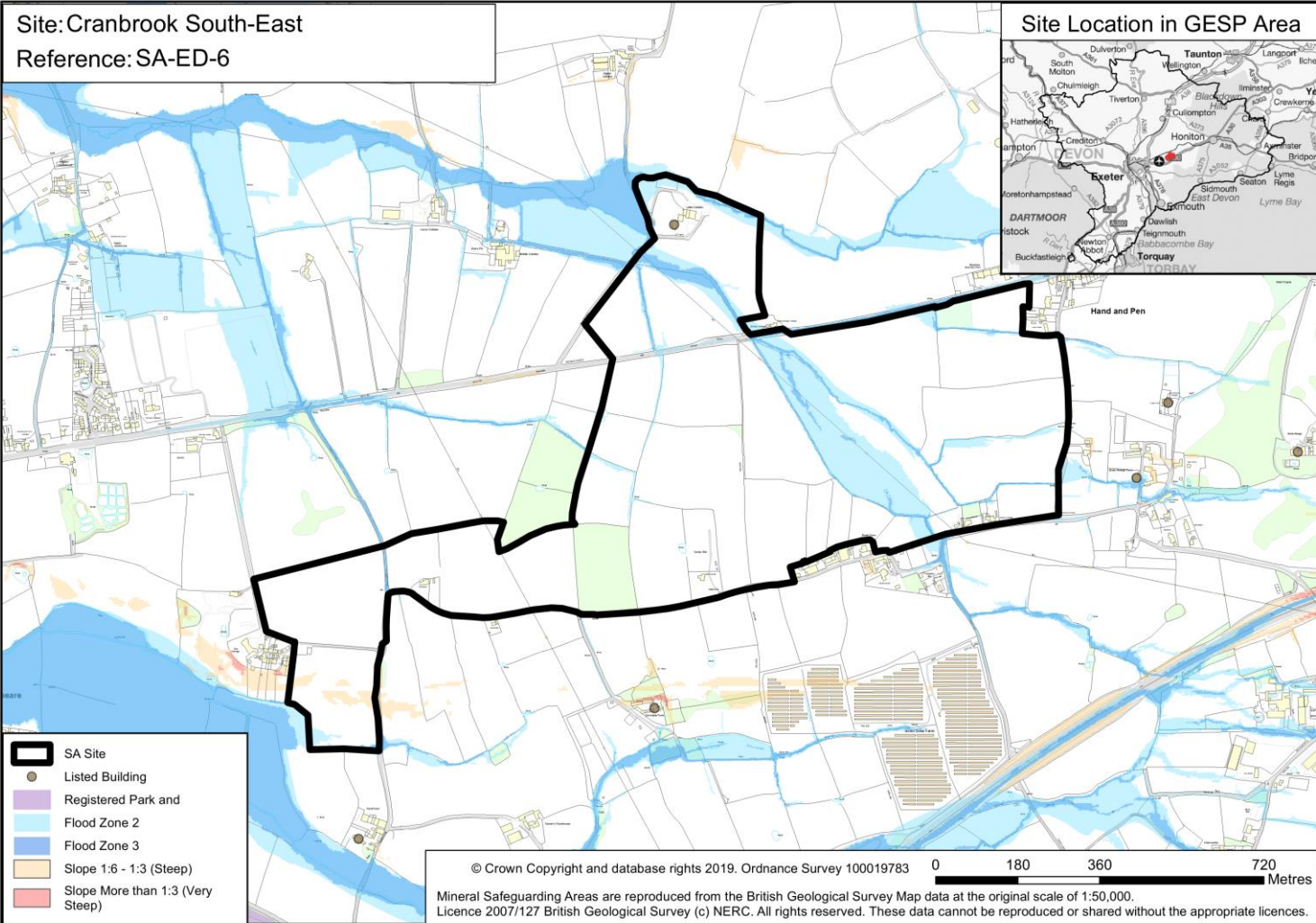
SA Objective	SA Score	Justification
<b>MITIGATION</b> To minimise greenhouse gas emissions.		<p>expected.</p> <p>The site is not located within 1 km of existing cycle routes or railway stations. However, the site is located within 500m of existing bus stops, providing frequent services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield in an area with no significant flood risk, with the exception of one central area of the site on flood zone 2 and 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	++/--?	<p>Over 5ha of Grade 3 agricultural land is located within the western side of the site. However, it is unclear if this is Grade 3a or 3b agricultural land. As such, uncertain significant negative effects are expected. The remainder of the site is designated as non-agricultural land.</p> <p>Land in the west of the site does contain some development including a sewage works and a newly constructed fire training centre. Over 5ha of the site associated with previous ancillary uses of Exeter Airport is considered to be brownfield land. As such, significant positive effects are expected due to the use of previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality agricultural land and significant positive effects are expected due to development on previously developed land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not located adjacent to any watercourses.</p> <p>Therefore, negligible effects are expected.</p>
<b>8. HOMES</b>	0	<p>The site is not considered to be suitable for accommodating housing due to its location directly</p>



SA Objective	SA Score	Justification
To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		adjacent to the airport with associated noise constraints. As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	-	The site is not within 800m of major open space or within 400m of walking or cycle paths. As such, minor negative effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--?	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'E02004134' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Nationally as a whole. As such, development in this area is unlikely to be significantly affected by deprivation and is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Exeter AQMA. As such, minor negative effects are expected.</p> <p>The site lies partially within the Exeter Airport noise contour of 57db and above. This feature may result in noise pollution affecting residents of the site in the longer term. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not adjacent to any settlements and therefore access is currently limited and would require routes to be created between the site and Cranbrook, which is around 600m north of the site. As such, significant negative effects are expected. It is noted however that the adjacent Skypark office park is intended to include ancillary facilities such as cafes, crèche, shops, a hotel and leisure facilities.</p> <p>Superfast broadband (80-300Mbps) is available in adjacent locations and it is assumed that it would be possible to expand the network to include the site. As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
		Overall, mixed significant negative and minor positive effects are expected.
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	This employment site has the capacity for 7.8 hectares of employment land. The site is within 3km of Exeter Science Park /Sky Park and Airport Business Park.  As such, significant positive effects are expected due to close proximity to a high value employment cluster.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1 km of existing cycle routes or railway stations. However, the site is located within 500m of existing bus stops, providing frequent services.  As such, due to the proximity of bus stops, minor positive effects are expected.

## SA-ED-6: Cranbrook South-East

SA-ED-6	Cranbrook South-East
<b>Authority Area:</b> East Devon	<p>Site: Cranbrook South-East Reference: SA-ED-6</p>
<b>Site Area:</b> 80.8ha (Net 45.5ha)	
<b>Approximate total capacity:</b> 1,410 -1,819 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Housing-led urban extension to Cranbrook beyond the planned extent of the Cranbrook Plan DPD</p>	 <p>Site: Cranbrook South-East Reference: SA-ED-6</p> <p>Site Location in GESP Area</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Listed Building</li> <li>Registered Park and</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. However, the site is within a SSSI IRZ. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA and is within the Great Crested Newt Consultation Zone. The site is also divided by multiple likely species-rich hedgerows and contains a significant number of mature trees. As such, significant negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including mature trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects also are expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The entirety of the site is located on open rural countryside and so development would have an urbanisation effect on the environment. Land on the north side of Rewe Lane within the site is of medium-low landscape sensitivity as intervisibility between the site and the East Devon AONB is likely to be low or non-existent. As such, uncertain minor negative effects are expected.</p> <p>Land at little Cobden Whimble within the site is of medium landscape sensitivity as the site is framed by two streams and associated stream side planting. As such, uncertain significant negative effects are expected.</p> <p>Land at Rockbeare Straight within the site is of medium-high landscape sensitivity as although the site in itself is not designated, it abuts an area designated as Green Wedge. The southern section of the site has potential for intervisibility with Rockbeare and Rockbeare Manor but the potential for intervisibility with the East Devon AONB is low. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build	+?/-?	<p>The northern extent of the site contains a Grade II listed building (Little Cobden Farmhouse). There are multiple designated assets within 3km including four Grade II listed buildings in close proximity around 220m south (Carradale Farmhouse), 190m south of the south-western boundary (Ford Farmhouse) and 150m east (Strete Raleigh Farmhouse and Burnthouse Cottage). Rockbeare contains a high concentration of listed buildings around 700m west of the site and Whimble Conservation Area, located 1.3km to the north-east, also contains a high concentration of listed buildings. Additionally,</p>

SA Objective	SA Score	Justification
development.		<p>Rockbeare Manor (a Registered Park and Garden) is located around 400m south west of the site. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of the Main Towns of Cranbrook and Ottery St Mary and as such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of existing cycle routes or railway stations. The site is however adjacent to an existing bus stop served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. However, there is a river to the north and as such, part of the site is on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 3a agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. The remainder of the site comprises of Grade 3 (it is unclear if this is Grade 3a or 3b) and a small patch of non-agricultural land.</p> <p>The site does not contain any previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>

SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--	<p>Development should ensure no deterioration in the water quality of Ford Stream, which is adjacent to the south of the site or Upper Cranny Brook adjacent to the north boundary of the site as they both flow into the Exe4 Estuary SPA via the River Clyst.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site is likely to be able to accommodate about 1,410-1,819 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site contains a major open space, Accessible Woodland, however it is not within 400m of walking and cycle paths. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver between 1,000-1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is primarily within the 'E02004132' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment, sees below average levels of deprivation than compared to Nationally as a whole. Part of the site is also within 'E02004134' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment, sees average levels of deprivation than compared to Nationally as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to a few residential developments on the periphery of the defined village of Whimble which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.</p>



SA Objective	SA Score	Justification
		<p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	--/+	<p>The site is not located adjacent to any settlements. Whimble Doctors Surgery is beyond a 2km walk of the centre of the site, and the proposed primary care facilities in Cranbrook town centre would also be beyond this extent. Local shops, meeting venues, public houses and places of worship are or in time are likely to be available in Cranbrook town centre, Whimble and Rockbeare, however, in all cases would be beyond a 2km walk. As such, significant negative effects are expected.</p> <p>The eastern side of the site is within the site is within 1km of a primary school but the site is not within 1km of any secondary schools. As such, additional primary capacity will be required either on-site or by increasing capacity at existing schools. Cranbrook Secondary School is approximately a 3km walk from the site and has limited capacity to expand. Additional capacity would need to be created either here or in other nearby secondary schools to accommodate pupils from the site. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to areas of superfast broadband access (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	--/+	<p>The site is not adjacent to a Main Town and is not within 1km of any existing or proposed employment sites. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 1,000 homes, the site will also deliver medium scale mixed use employment opportunities and a business park or employment estate as well as neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is likely to little impact on tourism.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>



SA Objective	SA Score	Justification
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of existing cycle routes or railway stations. The site is however adjacent to an existing bus stop served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## SA-ED-7: Higher Greendale

SA-ED-7	Higher Greendale
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 107.1ha (Net 57.3ha)	<div data-bbox="607 288 1153 379">           Site: Higher Greendale            Reference: SA-ED-7         </div>
<b>Approximate total capacity:</b> 1,776 – 2,292 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Roughly rectangular site, gently sloping up from west to east to the highest point at Windmill Hill. Wraps around Greendale Business Park to the south which creates noise issues on part of the site. The southern boundary slopes down to the Grindle Brook with its narrow floodplain. The landscape is rolling farmland of limited landscape sensitivity. No known significant biodiversity on the site but it is within the 10km recreational impact zones of the Exe Estuary and Pebblebed Heaths European wildlife sites, requiring mitigation to be provided. The A3052 forms the northern boundary of the site. A wide</p>	<div data-bbox="607 288 2069 1321"> <p>Site Location in GESP Area</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783        Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.        Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA-ED-7	Higher Greendale
range of new facilities and infrastructure would be required to service residential development here.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of Hogsbrook Wood, County Wildlife Site. The site is also within a SSSI IRZ. There are some undesignated hedgerows, infield trees and some ponds, which could be used by great crested newts (and the site is within the Great Crested Newt consultation zone). No wildlife or biodiversity designations are present on the site itself. However, the site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA and is within the 10km recreation zones of the Exe Estuary and the Pebblebed Heaths. Mitigation including SANGS would be required to limit the impact upon these important habitats. As such, significant negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including the ponds and infield trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects also are expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated on open rural countryside and so development would cause an urbanisation effect of the environment. Land at Greendale Business park within the site is of medium landscape sensitivity as it is likely that there would be intervisibility between the site and the East Devon AONB due to the majority of the site being located on a local ridge. There is also likely to be some intervisibility between the site and Woodbury Salterton. As such, uncertain minor negative effects are expected.</p> <p>Land between Crealy Great Adventure Park and Greendale Business Park is of High landscape sensitivity as there is highly likely to be intervisibility with the East Devon AONB due to this part of the site being situated on higher ground. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including a Grade II listed building adjacent to the northern boundary of the site alongside the A3052 and Higher Greendale Farmhouse and Greendale Barton, both Grade II listed buildings are around 150m away from the south-eastern boundary of the site. There is also a high concentration of Grade II listed buildings around 600m to the south in Woodbury Salterton. There are further designated assets within 3km, which include two Scheduled Monuments (Woodbury Castle and two bowl barrows on Colaton Raleigh Common) around 2.3km to the south-east of the site. Woodbury Conservation Area, which contains multiple listed buildings, is also around 2.3km south of the site.</p>

SA Objective	SA Score	Justification
		<p>There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of Exeter and the Main Town of Cranbrook and as such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. However, the site is located adjacent to bus stops along the A3052 served by frequent bus services to Exeter. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield in an area with no significant flood risk. A river runs to the south of the site and as such, areas to the south fall on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site contains over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. Remaining land within the site is Grade 3 agricultural land.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that the site does contain some existing light industrial use developments.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>


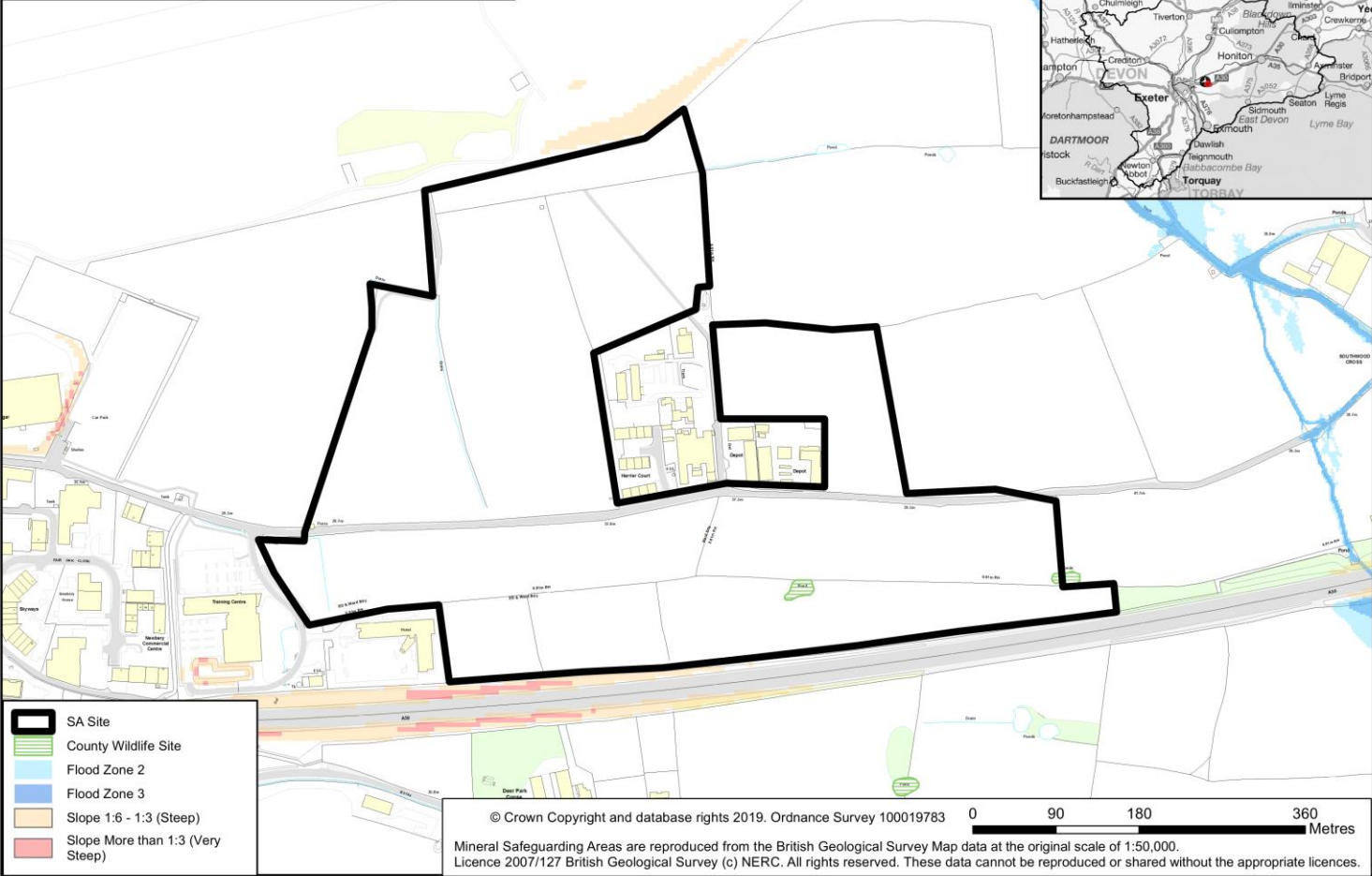






SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of Grindle Brook, which is adjacent to the southern boundary of the site and runs directly into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	Based on a density range of 31-40 dw/ha, excluding the approximate 21.5ha currently covered by flood zones and steep areas, there is the potential for between 1,776- 2,292 dwellings if the site fully built out. This figure is likely to reduce to some extent as a result of mitigation requirements, for example, if the SANGS is expected to be provided on site. The site is of sufficient size and there would not appear to be any particular viability issues which would prevent the delivery of a wide mix of tenure and sizes and significant levels of affordable housing. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. Delivery of a large number of homes may also have some impact on local market affordability through increasing supply.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site is adjacent to a Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.  However, as the site has capacity for more than 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Exe Estuary including Clyst St Mary, Exton and Lympstone and the Newton Poppleford, Colaton Raleigh and Woodbury Middle Super Output Areas. These areas, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than Devon and Mid Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.  The site is adjacent to an 'A' road and in close proximity to an existing employment site, Greendale Business Park. These features may result in noise pollution affecting residents of the site in the longer

SA Objective	SA Score	Justification
		<p>term. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Clyst St Mary Roundabout and the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements. There is currently a very limited number of facilities in the area. Woodbury Salterton has a primary school, pub and church 1km to the south and there are local shops 3km away in Woodbury and Clyst St Mary. Residents would need to travel further afield into Topsham or Exeter to access a wider range of facilities. As such, significant negative effects are expected.</p> <p>The site is within 1km of Woodbury Salterton Primary School but it is not within 1km of any secondary schools. As such, uncertain minor positive effects are expected.</p> <p>The area within the site has access to standard broadband download speeds of 10-30Mbps. As such, negligible effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/-	<p>The site is not adjacent to a main town but is within 1km of existing or proposed employment sites with may provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 2000 homes, the site will also deliver large scale mixed use employment and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>There is potential for development to negatively impact on the activities of Crealy Adventure Park, which is a major tourist attraction. As such, minor negative effects are expected.</p> <p>Overall, significant positive effects are expected.</p>



SA Objective	SA Score	Justification
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle routes or railway stations. However, the site is located adjacent to bus stops along the A3052 served by frequent bus services to Exeter. As such, due to the proximity of bus stops, minor positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## SA-ED-8: Airport Business Park

SA-ED-8	Airport Business Park
<b>Authority Area:</b> East Devon	<div data-bbox="607 284 2067 1318"> <div data-bbox="607 284 1153 379"> <p>Site: Airport Business Park Reference: SA-ED-8</p> </div> <div data-bbox="1713 284 2067 592"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="607 379 2067 1318">  <div data-bbox="607 1129 880 1318"> <p>  SA Site   County Wildlife Site   Flood Zone 2   Flood Zone 3   Slope 1:6 - 1:3 (Steep)   Slope More than 1:3 (Very Steep) </p> </div> <div data-bbox="1086 1236 2067 1318"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 90 180 360 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div> </div>
<b>Site Area:</b> 27.4ha	
<b>Approximate total capacity:</b> 27.4ha employment	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Further expansion of the Airport Business Park for employment uses along Long Lane to the south of the airport and north of the A30(T).</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	+/ - ?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, contains Beautiport County Wildlife Site and is within 1km of Beautiport Farm County Wildlife Site. The site is also within a SSSI IRZ. The site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths, although as the site is being considered for employment this will likely reduce the overall recreational impact from development. The site is also within the Great Crested Newt consultation zone. The site also supports multiple hedgerows and a number of mature trees which may be of landscape and ecological importance. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 20ha of employment land, and therefore is expected to retain and provide local green infrastructure that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	- ?	<p>The entirety of the site is located on greenfield land and so development would cause an urbanisation effect on the environment. The site is of low-medium landscape sensitivity as there is limited scope for intervisibility between the site and the AONB and also between the site and Rockbeare Manor.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+ ? / - ?	<p>The site does not contain any heritage assets within its boundaries. There are heritage assets within 3km which including Grade II listed buildings 500m to the east (Lower Southwood Cottage and Farmhouse) and 600m to the north (Treasbeare Farmhouse), a Registered Park and Garden (Rockbeare Manor) 1km to the east. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	-- / + ?	<p>The site is within 5km of Exeter and the Main Town of Cranbrook and as such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of existing cycle routes or railway stations and is not located within 500m of existing bus stops. As such, significant negative effects are expected.</p>

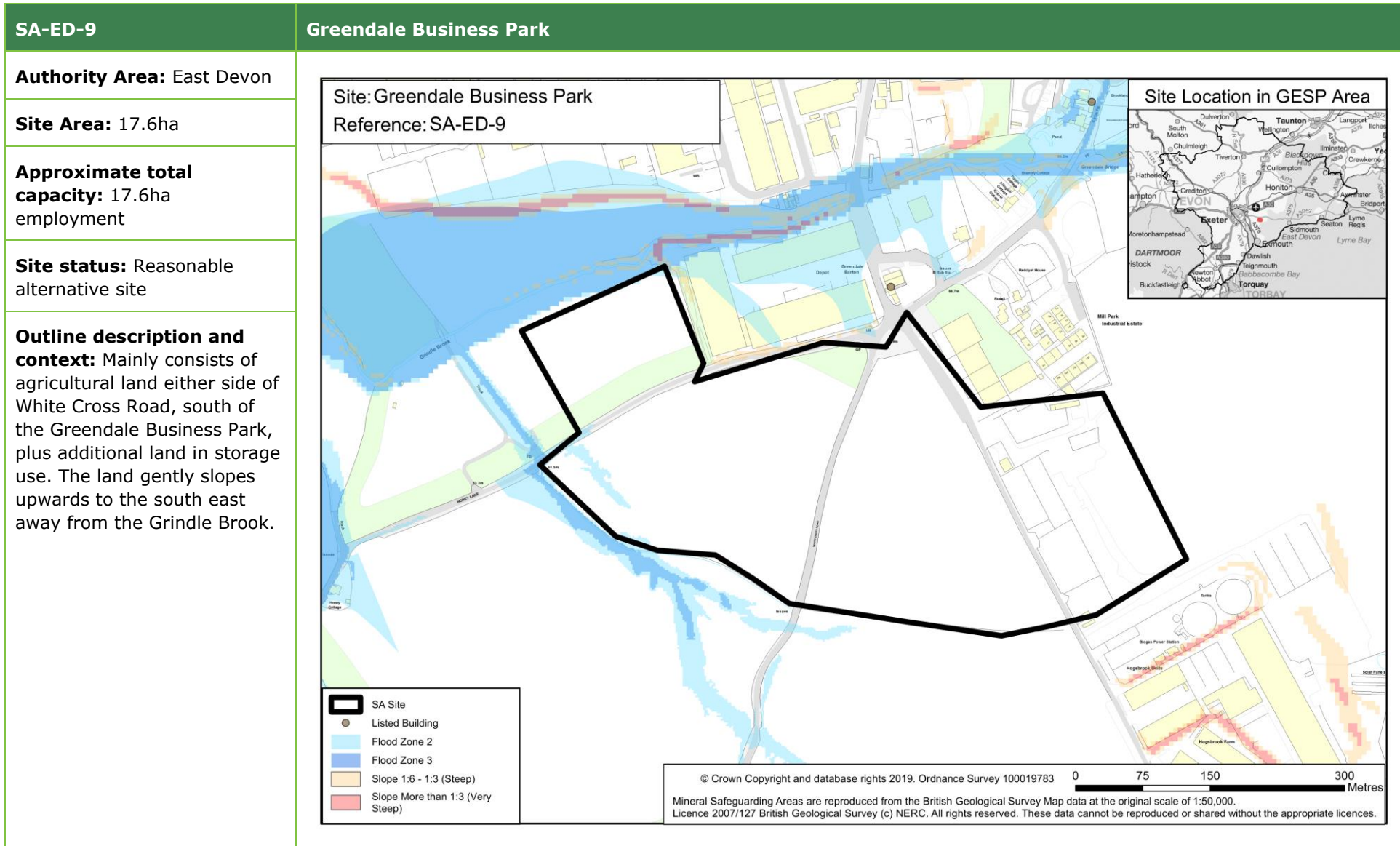
SA Objective	SA Score	Justification
		<p>As the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide sustainable transport, walking and cycle links and services as well potential to include new road within the development area and connecting to the nearest settlement. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed significant negative and uncertain minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and is there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>Over 5ha of Grade 3a agricultural land is located within the site. As such, there is potential for a significant negative effect due to the potential for loss of high quality agricultural land during development. The remainder of the site comprises of Grade 3b agricultural land.</p> <p>Although the site does not contain any land considered as brownfield, it is noted that some small areas of the site have been previously developed with RAF buildings during WWII. However, it is considered that any structures and surfaces associated with this use have now blended into the landscape.</p> <p>The site does is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>The site is not considered to be suitable for accommodating a strategic level of housing due to its size, location directly adjacent to the airport (with associated noise constraints), lack of additional suitable land to consider in combination with the site and otherwise isolated location away from existing settlements.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+/ -	<p>The site is not located within 800m of major open space and is not located within 400m of walking or cycle paths. As such, minor negative effects are expected.</p> <p>However, as the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--?	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'E02004134' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than compared to Nationally as a whole. It is likely that a medium employment development of this nature will provide potential improvements to the availability of jobs in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site lies partially within the Exeter Airport noise contour of 57db and above. This feature may result in noise pollution affecting residents of the site in the longer term. The site also surrounds an existing employment site, Harrier Court, which should have additional benefits. As such, uncertain significant negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements. As such, significant negative effects are expected.</p> <p>The existing business park hosts gym and cafe facilities. However, the site may be required to deliver some limited ancillary services such as a convenience shop /café to support workers. The business park has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support	++	<p>The site has the capacity to deliver over 20ha of employment space and would be able to cater for a range of business sizes and types in this location immediately adjacent to the existing Airport Business Park and currently allocated expansion. Jobs would be created during the construction phase of the site and the site would be likely to accommodate a limited number of shops and leisure facilities.</p>

SA Objective	SA Score	Justification
improved job opportunities and greater productivity in Greater Exeter.		As such, significant positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy. As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of existing cycle routes or railway stations and is not located within 500m of existing bus stops. However, as the site has capacity for over 20ha of employment land, there is potential for development to accommodate active and sustainable transport links as well as roads within the development and to the nearest settlement. As such, minor positive effects are expected.



## SA-ED-9: Greendale Business Park





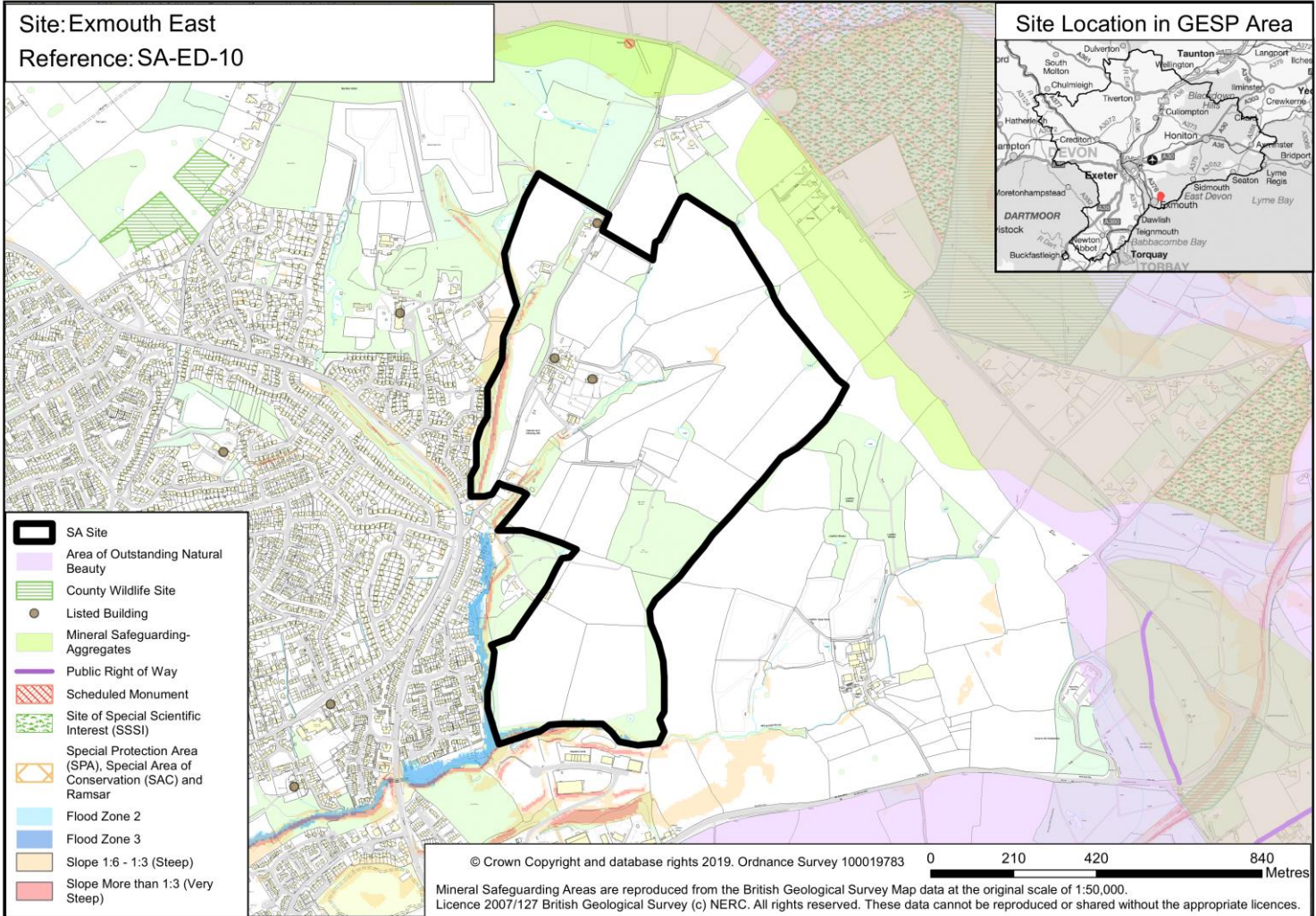
SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths, although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone. The site supports a small copse on the site and recently planted areas of trees running along the frontage of Honey Lane. The site is also bordered by mature hedgerows.</p> <p>Overall, uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The majority of the site is open rural countryside with a small area in the eastern side of the site containing some development. Further development of employment within the site would have an urbanisation effect on the environment. The site is of medium landscape sensitivity as there is potential for intervisibility between the site and the East Devon AONB and Woodbury also.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including Grade II listed buildings located around 30m to the north (Greendale Barton) and 300m to the north-east (Higher Greendale Farmhouse) as well a high concentration of listed buildings around 550m to the south-west in Woodbury Salterton. There also are further designated assets within 3km including two Scheduled Monuments around 1.7km to the south-east (Woodbury Castle and two bowl barrows on Colaton Raleigh Common) and Woodbury Conservation area around 2km to the south-east, which contains multiple listed buildings. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas	--?	<p>The site is not located within 5km of Exeter or a Main Town and as such an uncertain significant negative effect is expected.</p> <p>The site is not located within 1km of existing cycle routes or railway stations. The site is located adjacent to a bus stop however this is not served by frequent bus services. As such, due to the lack of</p>

SA Objective	SA Score	Justification
emissions.		<p>accessible public transport options, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver over 10ha of employment land, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. However, there is a river located to the north of the site and therefore a small area to the north is on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The entirety of the site (17ha) is comprised of Grade 3 agricultural land. However, it is unclear if this is Grade 3a or Grade 3b agricultural land. Therefore, uncertain significant negative effects are expected due to the potential loss of high quality agricultural land during development.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that around 3ha of the site consists of light industrial use development.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of Grindle Brook, which is adjacent to the northern boundary of the site and runs directly into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>The site is only being considered for employment use and would therefore not provide any benefit in terms of additional homes.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	-	<p>The site is not within 800m of major open space or within 400m of walking or cycle paths.</p> <p>As such, minor negative effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the Newton Poppleford, Colaton Raleigh and Woodbury Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than Devon and Mid Devon as a whole. It is likely that a medium employment development of this nature will provide potential improvements to the availability of jobs in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site lies adjacent to an existing employment site, Mill Park Industrial Estate, which should have additional benefits. However, the site is also within close proximity to existing residential development, Grindle Brook and Brooklands Caravan Park to the north east of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality at the Clyst St Mary roundabout and at the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements that could provide services for the site. As such, significant negative effects are expected.</p> <p>The site is adjacent to an area of superfast broadband (80-300Mbps) in Windmill Hill, which could be extended to support the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to	+	<p>The site has the capacity to deliver over 5ha of employment space and is in a fairly good proximity to the labour supply in Exeter. Jobs would be created during the construction phase of the site.</p>

SA Objective	SA Score	Justification
high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		As such, minor positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	-	The site is not located within 1km of existing cycle routes or railway stations. The site is located adjacent to a bus stop however this is not served by frequent bus services. As such, due to the lack of accessible public transport options, minor negative effects are expected.

## SA-ED-10: Exmouth East

SA-ED-10	Exmouth East
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 77.4ha (Net 44.9ha)	<div data-bbox="604 287 1153 375">           Site: Exmouth East            Reference: SA-ED-10         </div>
<b>Approximate total capacity:</b> 1,391 – 1,798 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> Site consisting of various agricultural fields bounded by mature trees and hedgerows. Rising upwards quite steeply to the east. There is an area of dense woodland to the south and also contains grade II* listed church located centrally in the site with Pebblebed heaths close to the northern edge.	



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site lies within 1km of internationally designated site East Devon Heaths (SPA, SSSI and SAC). The site also lies within 1km of Dalditch County Wildlife Site. The site contains Priority habitat deciduous woodland and lies entirely within lowland heath, a Strategic Nature Area.</p> <p>The site supports an area of dense woodland known as the Higher Veiges plantation as well as infield trees and ponds which could be used by great crested newts; the site is within the Great Crested Newt consultation zone. The site is flagged as Red in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA and flagged as Amber with regard to Exe Estuary SPA. The site is also within the 10km recreation zone of the Pebblebed Heaths and within the 400m exclusion zone at the northernmost section. Housing development should be avoided in the site. A significant proportion of the site would need to be green infrastructure to minimise the recreational pressures by residents. However, the impact is still expected difficult to mitigate due to its close proximity. The site is also within the 10km recreation zone of the Exe Estuary, so SANGS and other mitigation would be required. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the ponds and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed uncertain significant negative and significant positive effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The whole site is located in open rural countryside and so development would have an urbanisation effect on the environment. The site is of high landscape sensitivity as there is highly likely to be intervisibility with the East Devon AONB which the site is in close proximity to.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The site contains three listed buildings within its boundaries, two of which are Grade II listed (Higher Lodge and Withycombe Barton) and one of which is Grade II* listed (Church of St. John in the Wilderness). There are also multiple designated heritage assets within 3km including a Scheduled Monument (two bowl barrows at Big Wood) around 400m north of the site, a Registered Park and Garden around 1.6km to the west (A La Ronde and The Point-in-View) and Conservation Areas around 2.5km to the south-east and 2.5km to the south-west (Budleigh Salterton and Exmouth). The Dorset and East Devon Coast is also around 2km of the site and is designated as a World Heritage Site. There is potential for residential development to compromise the setting of these historic environment assets.</p>

SA Objective	SA Score	Justification
		<p>As such, uncertain significant negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This may involve accommodating buffering regions around heritage assets contained onsite. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?	<p>The site is located adjacent to the Main Town of Exmouth and as such uncertain significant positive effects are expected.</p> <p>The site is located within 1km of cycle routes and within 500m of bus stops served by frequent bus services. The site is not however located within 1km of a railway station. As such, due to the proximity of bus stops and cycle paths, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. A river runs to the south of the site and as such, areas to the south of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	-	<p>The vast majority of the site is comprised of Grade 3b or non-agricultural land. However there is a small 0.15 area of Grade 3a agricultural land in the north of the site. Therefore, minor negative effects are expected.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that there is a small area (&gt;1ha) of agricultural/residential buildings which are currently in use.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor negative effects are expected due to development on high quality agricultural land.</p>

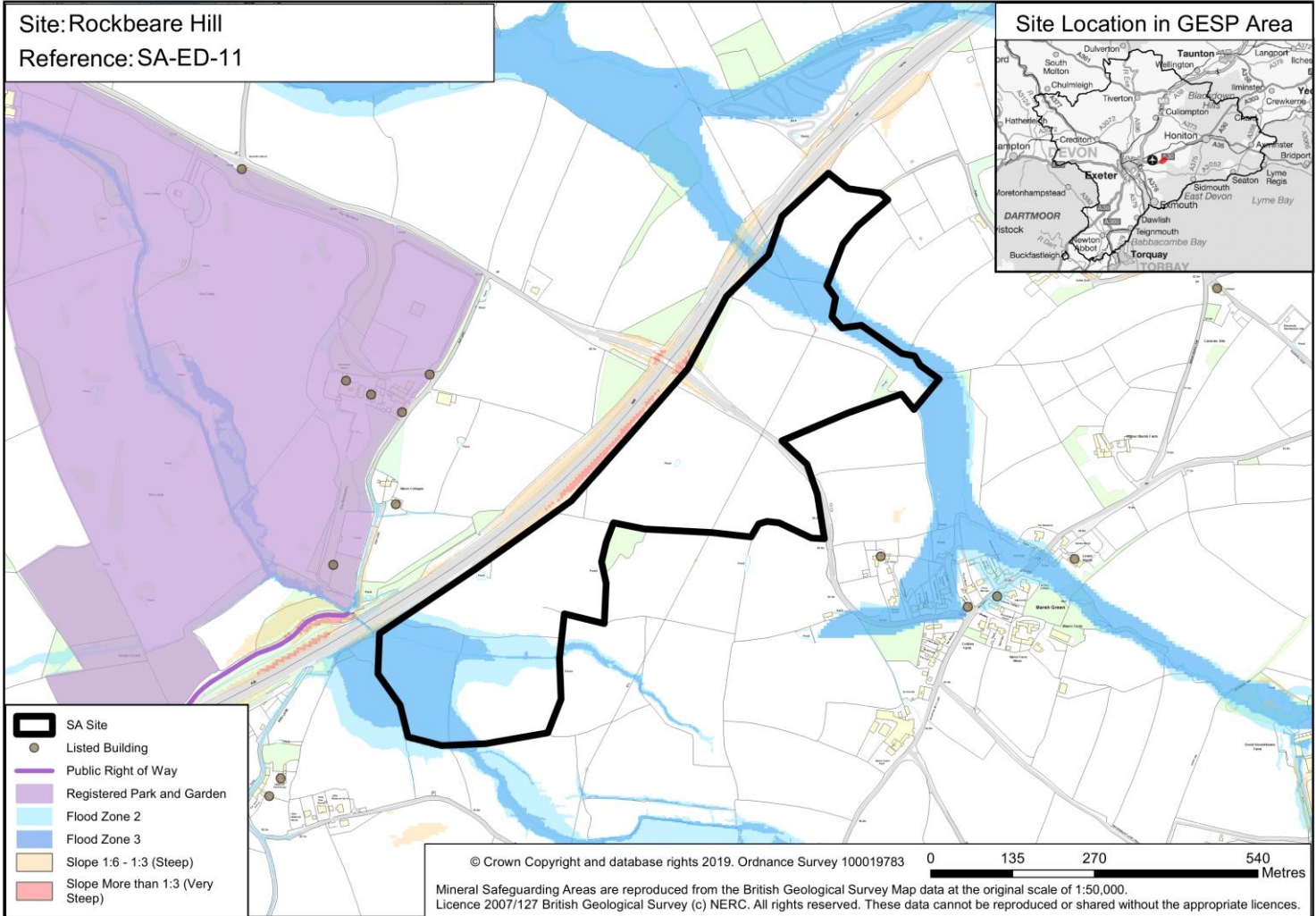


SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of Withycombe Brook, which is located adjacent to the south west boundary of the site and runs into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	Based on a density range of 31-40 dw/ha and excluding areas such as flood zones and steep areas there is the potential for between 1,391 – 1,798 homes if the site fully built out. This figure is likely to reduce significantly as a result of mitigation requirements. Any on-site delivery of SANGS may limit this area further. Required mitigation may limit the mix of tenure and sizes and reduce the level of affordable housing provision. This may have knock-on impacts on the speed of delivery. Delivery of a sizeable number of homes may also have a minor impact on local market affordability through increasing supply.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site is within 800m of major open spaces, Withycombe Raleigh Common, East Budleigh Common and a few Accessible Woodlands. The site is also within 400m of Public Rights of Way. As such, significant positive effects are expected.  In addition, as the site is expected to deliver between 1,000-1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Exmouth and North East Exmouth Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees approximately average levels of deprivation than Devon and Mid Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. As such, negligible effects are expected.  The site is not within 1km of an AQMA. However, existing residential development, Brixington lies adjacent to the site to the west, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.  Overall, minor negative effects are expected.

SA Objective	SA Score	Justification
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is located adjacent to Exmouth (a Main Town), which provides a range of services and facilities. As such, significant positive effects are expected.</p> <p>The site is within 500m of a primary school but it is not within 1km of any secondary schools. The development would require a new primary school and potentially the expansion of Brixington Primary onto a single school site, replacing the lower school which is in poor condition. Exmouth CC is at capacity and has very limited opportunities for expansion over and above what has been planned. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area where there is access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assume that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is adjacent to Exmouth (a Main Town) and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 1,000 homes, the site will also deliver medium scale employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Exmouth (a Main Town) and it will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND</b>	+	<p>The site is located within 1km of cycle routes and within 500m of bus stops served by frequent bus</p>

SA Objective	SA Score	Justification
<p><b>TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>		<p>services. The site is not however located within 1km of a railway station. As such, due to the proximity of bus stops and cycle paths, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-ED-11: Rockbeare Hill

SA-ED-11	Rockbeare Hill
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 24.4ha (Net 22.8ha)	
<b>Approximate total capacity:</b> 22.8ha employment	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> Standalone employment development adjacent to the A30.	<div data-bbox="604 287 1153 375"> <p>Site: Rockbeare Hill Reference: SA-ED-11</p> </div>  <div data-bbox="604 1077 884 1316"> <p> <span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px;"></span> SA Site  <span style="color: brown;">●</span> Listed Building  <span style="color: purple;">—</span> Public Right of Way  <span style="background-color: purple; width: 10px; height: 10px;"></span> Registered Park and Garden  <span style="background-color: lightblue; width: 10px; height: 10px;"></span> Flood Zone 2  <span style="background-color: blue; width: 10px; height: 10px;"></span> Flood Zone 3  <span style="background-color: orange; width: 10px; height: 10px;"></span> Slope 1:6 - 1:3 (Steep)  <span style="background-color: red; width: 10px; height: 10px;"></span> Slope More than 1:3 (Very Steep)         </p> </div> <div data-bbox="1075 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 135 270 540 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	+/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies within 1km of Beautiport Farm County Wildlife Site. The site also lies within SSSI IRZ. The site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone. The site supports multiple hedgerows and a number of mature trees. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 20ha of employment land, and therefore is expected to retain and provide local green infrastructure that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and minor positive effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The entirety of the site is comprised of open rural countryside and so development would cause an urbanisation effect on the environment. The site is of medium-high landscape sensitivity as it highly likely that there will be intervisibility between the site and Rockbeare Manor to the south as well as the East Devon AONB.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple listed buildings in close proximity to the site including Grade I listed Rockbeare Manor and surrounding associated listed buildings around 300m west of the site, which are contained with a Registered Park and Garden. There are further Grade II listed buildings around 250m south-west of the site, 250m east and 300m north-east. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>	+?/-?	<p>The site is within 5km of the Main Towns of Cranbrook and Ottery St Mary and as such, uncertain negligible effects are expected.</p>

SA Objective	SA Score	Justification
To minimise greenhouse gas emissions.		<p>The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of a bus stop however this is not served by frequent bus services. As such, due to the lack of accessible public transport options, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide active and sustainable transport links and roads within the development and connected to the nearest settlement. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominately greenfield and in an area with no significant flood risk. However, there is a river running through the north of the site and as such, part of the site is on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The entirety of the site (24.4ha) is located on Grade 3 agricultural land. However, it is unclear whether this is Grade 3a or Grade 3b agricultural land. Therefore, uncertain significant negative effects are expected.</p> <p>The site does not contain any previously developed land and is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of Ford Stream which is located adjacent to the northern boundary of the site and also passes through the site boundary. Ford Stream flows into the Exe Estuary SPA via adjoining rivers.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of	0	<p>The site is not considered to be suitable for accommodating a strategic level of housing due to its size, lack of additional suitable land to consider in combination with the site and otherwise isolated location away from existing settlements.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
Greater Exeter.		
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is within 400m of Public Rights of Way, but is not located within 800m of major open space. As such, minor positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'E02004134' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Nationally as a whole. As such, it is likely that a medium employment development of this nature will provide potential improvements to the availability of jobs in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is also within close proximity of an existing residential development, including the village of Marsh Green to the east of the site, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--	<p>The site is not located adjacent to any settlements. Users of the site are unlikely to access services and facilities at Cranbrook due to the distance to the town centre. No other existing or proposed centres are close enough to be easily accessible by workers. As such, significant negative effects are expected.</p> <p>The site currently only has access to broadband download speeds of less than 10Mbps. As such, minor negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to	++	<p>The site has the capacity to deliver over 20ha of employment space. The site has poor connections to Exeter and other local populations as well as the wider region at present, only being accessible from a narrow country lane. However, due to the site's size, there is potential mix of business sizes on site as</p>



SA Objective	SA Score	Justification
high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		well as a limited number of shops and services. Additionally, the site is also within 3km of Exeter Science Park / Sky Park and Airport Business Park.  As such, significant positive effects are expected due to the site's proximity to a high value employment cluster.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of a bus stop however this is not served by frequent bus services.  However, as the site has capacity for over 20ha employment land, there is potential for development to include active and sustainable transport links as well as roads within the development and to the nearest settlement.  As such, minor positive effects are expected.

## SA-ED-12: Whimble

SA-ED-12	Whimble
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 242ha (Net 145.2ha)	<div data-bbox="622 292 1153 375">           Site: Whimble            Reference: SA-ED-12         </div>
<b>Approximate total capacity:</b> 4,360 – 5,813 dwellings	
<b>Site status:</b> Potential site option	
<b>Outline description and context:</b> Significant housing-led expansion of Whimble amounting to scale of a new settlement	<div data-bbox="604 284 2072 1321"> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but Rutton Farm and Newhayes Orchard, both County Wildlife Sites, are located within 250m of the northern boundary of the site. The site also lies adjacent to Highland Orchard and Madles Copse and within 1km of Great Barton Farm (N), all of which are County Wildlife Sites. The site also lies within a SSSI IRZ, which flags residential development of 50 dwellings or more as a potential risk.</p> <p>The site contains two types of Priority habitats, which are deciduous woodland and traditional orchard. In addition, the traditional orchards are potential important feeding habitats for Nightjars which are a 'qualifying feature' of the Pebblebed Heaths SPA.</p> <p>The site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA, so any impacts of development would need to be mitigated where appropriate. The site is also within the Great Crested Newt consultation zone. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including ponds and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The entirety of the site comprises of open rural countryside and so development would cause an urbanisation effect on the environment. The site is of medium landscape sensitivity due to the presence of locally prominent hilltops and a number of orchards which contribute to the area's distinctive character.</p> <p>As such, uncertain minor negative effects are expected. The sensitivity assessment for this site was based on a slightly different site boundary to that which has now been included in the SA, which contributes additional uncertainty to the potential effect identified.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built	+?/-?	<p>The site contains multiple Grade II listed buildings within its boundaries and is located adjacent to Whimble, which contains a Conservation Area, multiple Grade II listed buildings and two Grade II* listed buildings. There is potential for development to compromise the setting of these historic environment assets, particularly in the case of Whimble Conservation Area, where delivery of highways</p>

SA Objective	SA Score	Justification
and historic assets and promote high quality architecture, design and accessibility in new build development.		<p>infrastructure to support development could cause disturbance to the character of the area. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of the Main Towns of Cranbrook and Ottery St Mary and as such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes. However, the site is located adjacent to Whimble train station. The site is also located adjacent to bus stops however these are not served by frequent bus services. As such, due to the proximity of a railway station, minor positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	--?	<p>The site is predominantly greenfield and in an area with no significant flood risk. There is a river running through the centre of the site and as such, part of the site is on flood zone 2 and flood zone 3. The site contains a critical drainage area that occupies most of the south of the site.</p> <p>Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain significant negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The vast majority of the site comprises of Grade 3 agricultural land. However, it is unclear whether it is Grade 3a or Grade 3b agricultural land. As such, uncertain significant negative effects are expected.</p> <p>The majority of the site is greenfield but there are small pockets of land which have been previously developed and still have existing uses.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality</p>

SA Objective	SA Score	Justification
		agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure deterioration in the water quality of Upper Cranny Brook which passes through the site boundaries and flows into the Exe Estuary SPA via adjoining rivers.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	The site is likely to be able to accommodate about 4,360-5,813 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site contains multiple Public Rights of Way and is within 400m of others, but it is not within 800m of major open space. As such, minor positive effects are expected.  However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004132' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees below average levels of deprivation than Nationally as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. As such, negligible effects are expected.  Existing residential development, including the village of Whimble is surrounded by the site to the east, could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. Also, the site is crossed by the railway line. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative

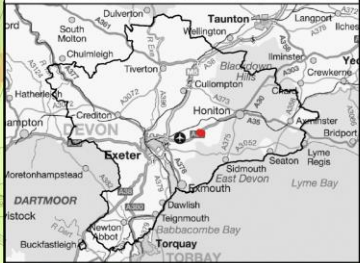
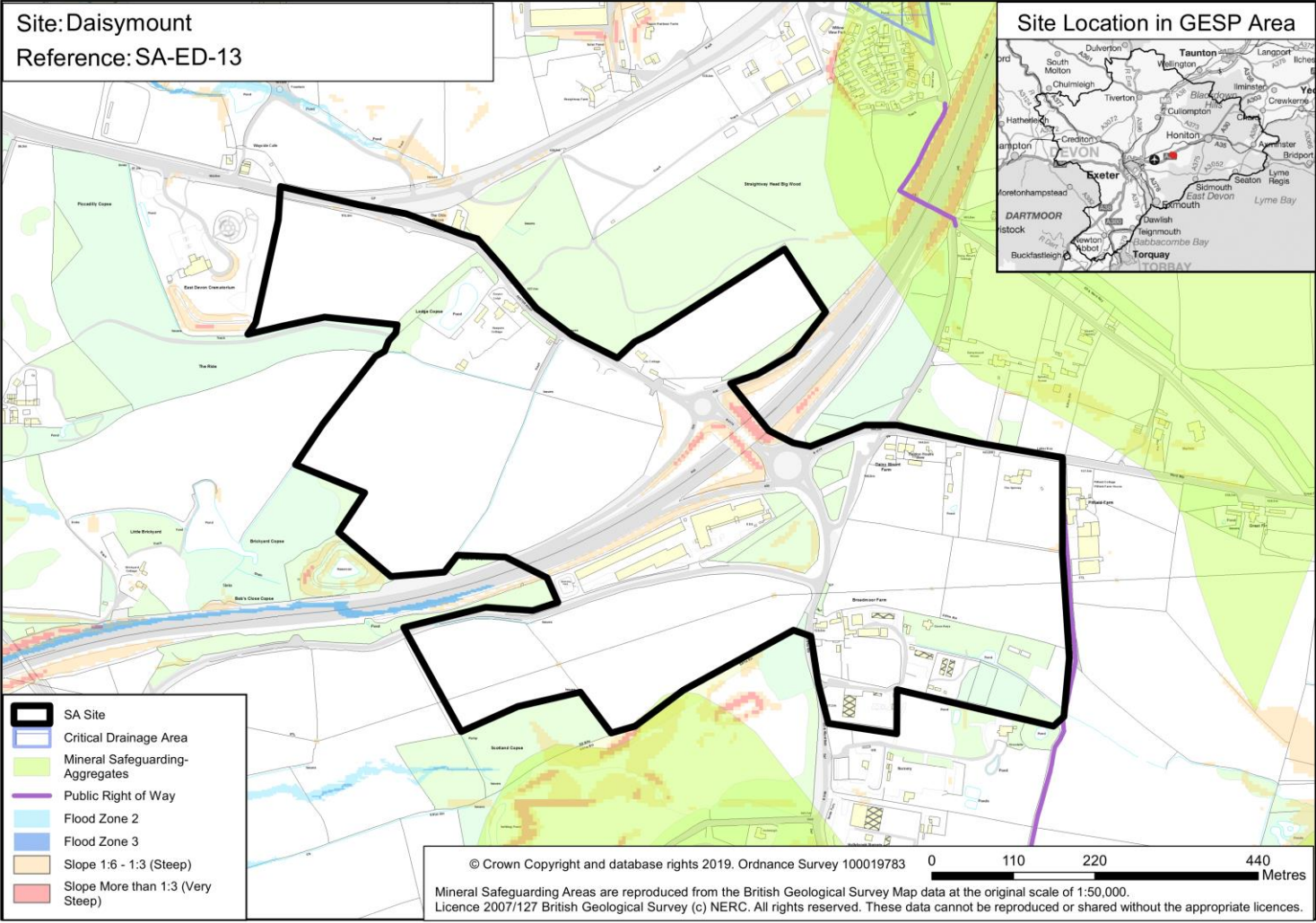
SA Objective	SA Score	Justification
		<p>effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA, along the Heavitree Road corridor in particular. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is adjacent to Whimble (a Defined Village), which provides shops, meeting venues, public houses and places of worship. Larger shops, hospitals and larger cultural facilities are located in Exeter which is accessible from this location by car and train. As such, minor positive effects are expected.</p> <p>The site is within 500m of Whimble Primary School but it is not within 1km of any secondary schools. Capacity and suitability of the existing school is likely to be an issue. As such, additional primary capacity will be required on-site potentially including relocation of the existing school. Clyst Vale Community College is approximately 7km away and has limited capacity to expand. A site of this scale is likely to require new secondary provision within the site. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area which has access to superfast broadband (80-300Mbps) which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is large, providing over 4,000 homes, and therefore it is assumed that development would be more likely to accommodate a primary school and secondary school on site. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++/--	<p>The site is not adjacent to a Main Town and it is not within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 4,000 homes, the site will provide large scale mixed use employment opportunities and a business park or employment estate as well as a town centre with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall, mixed significant negative and significant positive effects are expected.</p>



SA Objective	SA Score	Justification
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle routes. However, the site is located adjacent to Whimple train station. The site is also located adjacent to bus stops however these are not served by frequent bus services. As such, due to the proximity of a railway station, minor positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.



## SA-ED-13: Daisymount

SA-ED-13	Daisymount
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 45.7ha (Net 37ha)	
<b>Approximate total capacity:</b> 37ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Standalone employment development straddling the Daisymount junction of the A30. The A30 and Daisymount junction (6.61ha) have been excluded from the gross developable area.</p>	<div data-bbox="607 288 2069 1321"> <div data-bbox="607 288 1153 376"> <p>Site: Daisymount Reference: SA-ED-13</p> </div> <div data-bbox="1711 288 2069 592"> <p>Site Location in GESP Area</p>  </div>  <div data-bbox="607 1062 880 1321"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Critical Drainage Area</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1077 1238 2069 1321"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	+/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of Cadhay Wood and Prickly Pear Blossoms Park, both County Wildlife Sites. The site is also within 1km of Beggar Roost Quarry County Geological Site. The site contains Priority habitat deciduous woodland. The site lies within a SSSI IRZ.</p> <p>The site is within the 10km recreation zone of Pebblebed Heaths although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone.</p> <p>The site also supports unconfirmed wildlife areas in the form of secondary woodland and mixed woodland as well as numerous hedgerows. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 20ha of employment land, and therefore is expected to retain and provide local green infrastructure that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site comprises of open rural country side with the A30 passing through the centre as well as Daisymount Junction associated with the A30 being situated in the north of the site.</p> <p>Land on the west side of Street Raleigh Farm and land on the west side of West Hill is of medium landscape sensitivity due to there being little potential for intervisibility between the site and the East Devon AONB. As such, uncertain minor negative effects are expected.</p> <p>Land around Lily Cottage, Street Raleigh is of medium-high landscape sensitivity as the development would not be in keeping with the local landscape characteristics. Therefore, uncertain significant negative effects are expected.</p> <p>Land around Broadmoor Farmhouse is of high landscape sensitivity as there is higher potential for intervisibility with the East Devon AONB as the site is located on a prominent ridge. Therefore, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are heritage assets within 3km including Grade II listed buildings around 400m west (Strete Raleigh House), 620m west (Burnthouse Cottage), 450m east (Straitgate Farmhouse) and 900m south-west (Lower and Middle Allercombe Farmhouse). Further designated heritage assets within 3km include Rockbeare Manor (a Registered Park and Garden) around 2.5km to the south west of the site, Whimble Conservation Area</p>

SA Objective	SA Score	Justification
accessibility in new build development.		<p>around 1.7km north-west of the site and Belbury Castle (a Scheduled Monument) around 1.5km south-east of the site. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of the Main Towns of Cranbrook and Ottery St Mary and as such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of existing cycle paths or railway stations. However, the site is located within 500m of existing bus stops served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide sustainable transport, walking and cycle links and services as well as new roads within the development and to the nearest settlement. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, an uncertain minor negative effect are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?/+	<p>Over 5ha of the site is comprised of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected. The remainder of the site is comprised of Grade 4 agricultural land.</p> <p>The majority of the site is greenfield but there is land in existing use for employment south of Daisymount. The developable part of the site also includes a small area (&gt;5ha) off the B3180 that is associated with West Hill Nursey and may be considered an area of reusable land. As such, minor positive effects are expected due to development on previously used land.</p> <p>There is a very small section in the south of the site which is located within an aggregate Minerals</p>

SA Objective	SA Score	Justification
		<p>Safeguarding Area. However, it not considered that development would constrain future extraction of minerals and no objection has been raised.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality agricultural land and minor positive effects are expected due to potential development on previously used land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>The site is not considered to be suitable for accommodating a strategic level of housing due to its size, lack of additional suitable land to consider in combination with the site and otherwise isolated location away from existing settlements.</p> <p>As such, negligible effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of major open space, Accessible Woodland, and is adjacent to and within 400m of Public Rights of Way. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'E02004132' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees below average levels of deprivation than Nationally as a whole. As such, it is likely that a medium employment development of this nature will provide potential improvements to the availability of jobs in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA. As such, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
		Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--	<p>The site is not located adjacent to any settlements that could provide services to the site. Users of the site are unlikely to access services and facilities at Cranbrook or Ottery St Mary due to the distance of the town centres. No other existing or proposed centres are close enough to be easily accessible by workers. As such, significant negative effects are expected.</p> <p>Currently, the area within the site only has access to standard broadband speeds (10-30Mbps). As such, negligible effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site has the capacity to deliver over 20ha of employment space, which it is assumed will offer a range of plot sizes for businesses as well as a limited number of shops and facilities on site. The site is located some distance from high value employment clusters and labour supply. The site has excellent connections to Exeter and other local populations as well as the wider region via the Strategic Road Network. Assuming super/ultrafast broadband can be achieved then this could be a productive site for the local economy, bringing jobs closer to rural populations in East Devon.</p> <p>Jobs would be created during the construction phase of the site.</p> <p>As such, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	<p>The site is not located within 1km of existing cycle paths or railway stations. However, the site is located within 500m of existing bus stops served by frequent bus services.</p> <p>Additionally, the site has the capacity to deliver over 20ha of employment land, and therefore it is assumed that development would be more likely to accommodate active and sustainable transport links as well as new roads within the development and to the nearest settlement.</p> <p>As such, minor positive effects are expected.</p>



## SA-ED-14: Bicton College

SA-ED-14	Bicton College
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 72.9ha (Net 40.6ha)	<div data-bbox="607 288 1153 379">           Site: Bicton College            Reference: SA-ED-14         </div>
<b>Approximate total capacity:</b> 1,257 – 1,622 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> Large undulating area of land set within the East Devon AONB. Currently an agricultural college set within grade I registered park and gardens. Contains a range of biodiversity rich features including a lake and a variety of veteran trees. Accessed off the two lane B3178.	<div data-bbox="607 288 2069 1321"> <div data-bbox="1077 1235 2069 1321"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 195 390 780 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 1km of internationally and nationally designated site East Devon Heath (SPA, SAC and SSSI). The site also contains Bickton Park and Bickton Lake, both County Wildlife Sites. The site contains two Priority habitats deciduous woodlands and coastal and floodplain grazing marsh. The site is within the 5 km great crested newt consultation zone and contains a large lake which could support great crested newt. The site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA and Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and the Pebblebed Heath so SANGS and other mitigation would be required. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including a lake, mature trees and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in open rural countryside and includes around 10ha of developed land as well as 4ha lake at the southern end of the site. Development within the site would cause an urbanisation effect on the environment. The site is of very high landscape sensitivity as it is located with the East Devon AONB and forms part of a registered park and garden.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The majority of the site is located within Bickton Park (a Registered Park and Garden) that contains five Grade II* listed buildings, two of which are located within the site boundaries (Bickton House and Sidmouth Lodge). There are further designated heritage assets within 3km including two Conservation Areas 400m to the south east (Otterton) and 1km south (East Budleigh) and a Scheduled Monument around 2.5km to the east (High Peak Camp) that is located on the Dorset and East Devon Coast (a World Heritage Site). There is potential for development to compromise the setting of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This will likely involve accommodating buffering regions around heritage assets contained onsite. As such, uncertain minor positive effects are expected.</p>



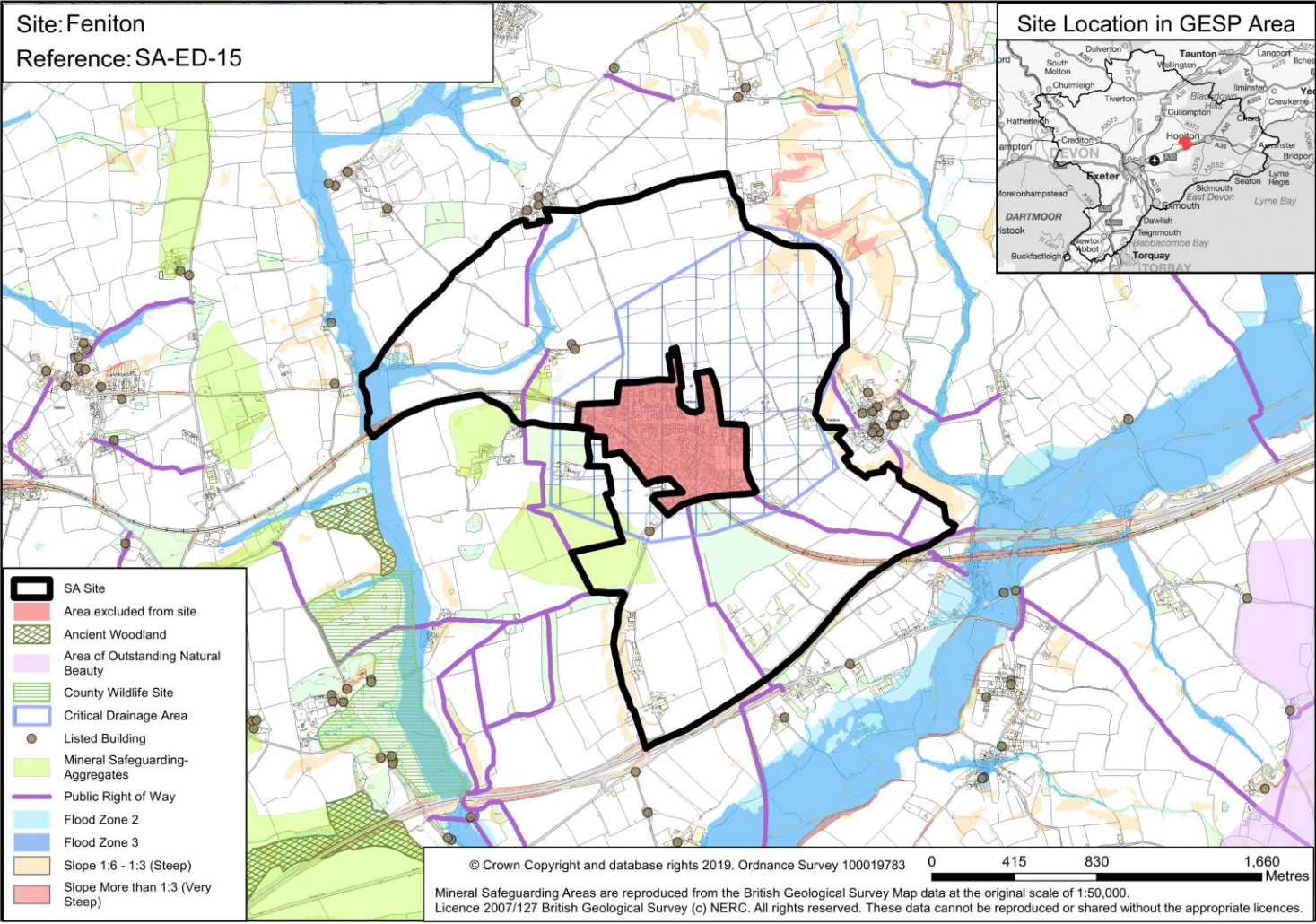
SA Objective	SA Score	Justification
		Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	-?	<p>The site is located within 5km of the Main Towns of Budleigh Salterton and Sidmouth. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of a railways station however the site is located within 1km of cycle routes. The site is adjacent to and contains bus stops, however these are not served by a regular bus service. As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain minor negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. However, a river is located to the east of the site and as such, an area to the east is on flood zone 2. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	++/--	<p>The site contains over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 agricultural land also. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. Remaining land within the site is Grade 3 agricultural land but it is unclear if it is Grade 3a or Grade 3b.</p> <p>There is some land located around Bicton College which is considered to be brownfield. As such, minor positive effects are expected due to development on previously used land.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land and minor positive effects are expected due to development on previously used land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or	0	<p>The site is not located adjacent to and does not contain any watercourse.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>Based on a density range of 31-40 dw/ha, and excluding areas such as flood zones, the lake and steep areas there is the potential for between 1,257 – 1,622 homes if the site fully built out. This figure is likely to reduce significantly as a result of mitigation requirements such as avoiding development in the registered park and gardens. Any on-site delivery of SANGS may limit this area further. Mitigation and the fact that a large proportion of this remainder is on brownfield land may mean the site is presented with viability issues which may limit the mix of tenure and sizes and reduce the level of affordable housing provision. This may have knock-on impacts on the speed of delivery. Taking into account mitigation reducing the overall capacity, a relatively modest number of homes is unlikely to have a significant impact on the local market affordability.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of major open space, Colaton Raleigh Common, and within 400m of Public Rights of Way. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver between 1,000-1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Newton Poppleford, Colaton Raleigh and Woodbury Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than Devon and Mid Devon as a whole. As such, negligible effects are expected.</p> <p>Existing development, including Bicton College lies within the site, could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site is crossed by a railway line. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for	--/+	<p>The site is not located adjacent to any settlements. There are currently a very limited number of facilities in the area. East Budleigh has a local shop, primary school, pub and church 1km to the south but residents would have to travel into Budleigh or Exmouth for a wider range of services. As such,</p>

SA Objective	SA Score	Justification
all ages and interests.		<p>significant negative effects are expected.</p> <p>The site is within 1km of a primary school but it is not within 1km of any secondary schools. There is currently an agricultural college and special needs school on the site. As such, uncertain minor positive effects are expected.</p> <p>Currently, the area within the site only has access to standard broadband speeds (10-30Mbps). As such, negligible effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is not adjacent to a main town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 1,000 homes, the site will provide medium scale employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is potential for development to have negative impacts on tourism associated with the Bicton Park Botanical Gardens as this is where part of construction is expected to take place. As such, minor negative effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the	-?	<p>The site is not located within 1km of a railways station however the site is located within 1km of cycle routes. The site is adjacent to and contains bus stops, however these are not served by a regular bus service.</p> <p>As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor</p>

SA Objective	SA Score	Justification
provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		negative effects are expected.

## SA-ED-15: Feniton

SA-ED-15	Feniton
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 363.7ha (Net 193.9ha)	<p>Site: Feniton Reference: SA-ED-15</p>
<b>Approximate total capacity:</b> 6,012-7,757 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Significant expansion of Feniton which would essentially amount to a new settlement in scale.</p>	 <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies within 1km of Escot Park County Wildlife Site, which has a known water vole population. Public rights of way lead directly to the County Wildlife Site from the site and as such there could be a chance of detrimental impacts through increased recreation. The site also contains numerous hedgerows and trees some of which may be of biodiversity and landscape interest. The site is also within a SSSI IRZ. The site contains Priority habitat deciduous woodland. The site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA and is within the Recreational Zone for Pebblebed Heaths. The site is within the 5 km great crested newt consultation zone. The site contains numerous hedgerows and trees some of which may be of biodiversity and landscape interest. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of open rural countryside and encloses a 35ha area residential development. Development would cause an urbanisation effect on the environment. The site is of medium-high landscape sensitivity as the site is highly likely to have intervisibility with the East Devon AONB.</p> <p>As such, uncertain significant negative effects are expected</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains three Grade II listed buildings onsite (Sherwood Cottage, Sheridon and Sweethams), is adjacent to further Grade listed buildings on the south-western boundary and northern boundary and is in close proximity to a high concentration of Grade II listed buildings and one Grade II* (Church of St. Andrew) listed building on the eastern boundary (&lt;300m). There are further designated heritage assets within 3km including a Registered Park and Garden (Combe House) and Conservation Area (Gittisham) around 2.5km south-east of the site, a Scheduled Monument (Henbury Fort) around 2.5km north-east and a Registered Park and Garden (Cadhay) and Conservation Area (Ottery St. Mary) around 1.6km south. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic</p>



SA Objective	SA Score	Justification
		<p>environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	+	<p>The site is located within 5km of the Main Towns of Ottery St Mary and Honiton. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle paths however the site is located within 1km of Feniton railway station. The site is also located within 500m of bus stops, however these are not served by frequent bus services. As such, due to the proximity of a railway station, minor positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	--?	<p>The site is predominantly greenfield and is located in an area with no significant flood risk. There is a river running through the north west corner of the site and as such areas of the site are on flood zone 2 and flood zone 3. The centre of the site contains a critical drainage area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain significant negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss off high quality agricultural land during development. Remaining land within the site is comprised of Grade 3a, Grade 3b, Grade 4 and non-agricultural land.</p> <p>Although the site does not contain any previously developed land that could be reused, it does contain some agricultural developments.</p> <p>Parts of the site (&lt;50%) are contained within an Aggregate Minerals Safeguarding Area. As such, uncertain minor negative effects are expected as there is potential for mineral extraction to take place prior to any development.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<p><b>7. WATER RESOURCES</b></p>	-?	<p>Development should ensure no deterioration in the water quality of the River Tale which is located adjacent to the western boundary of the site and also has a tributary which passes through the site</p>

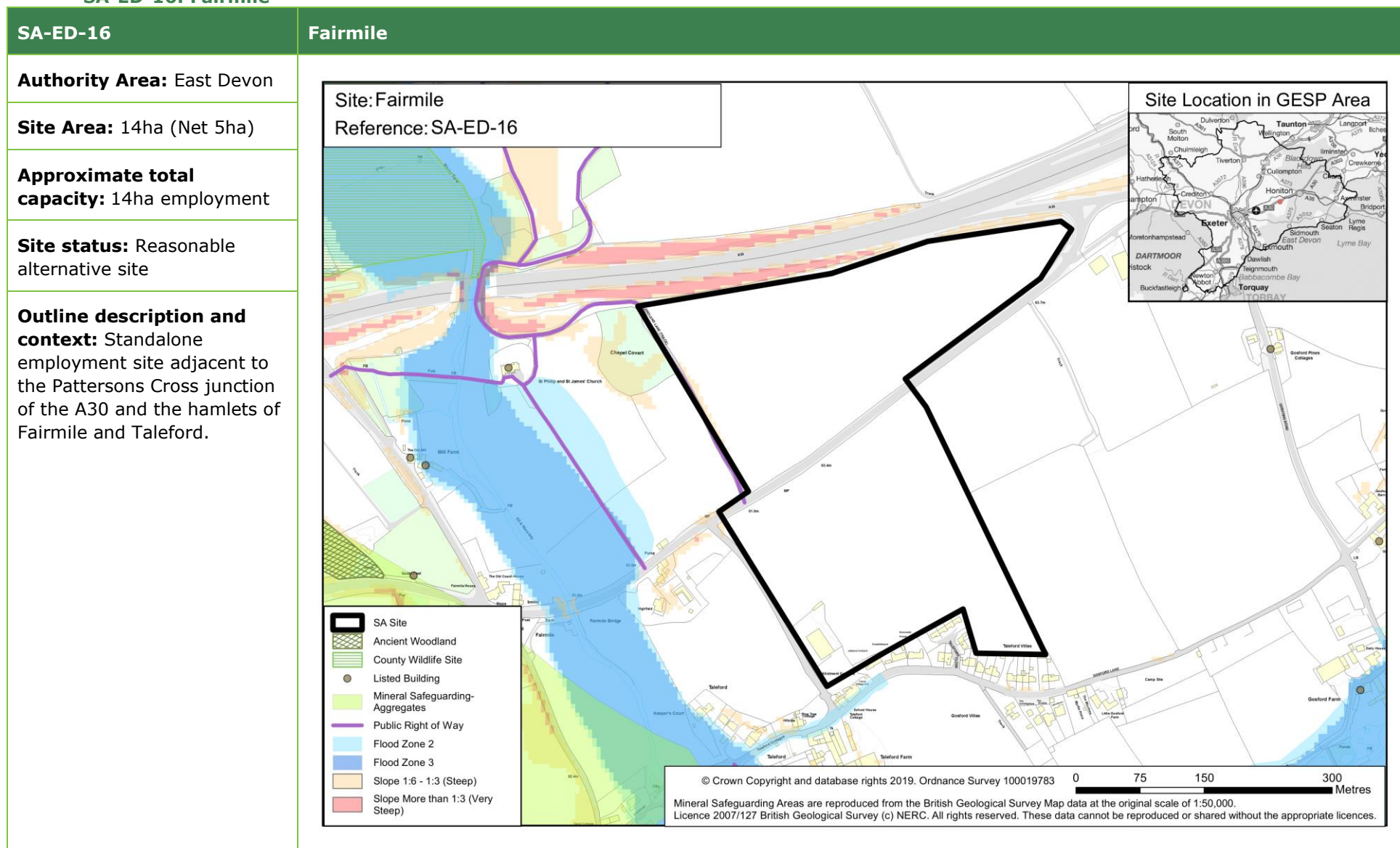


SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		boundary. However, the river does not flow into the Exe Estuary SPA. As such, uncertain minor negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	The site is likely to be able to accommodate about 6,012-7,757 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site contains and is within 400m of Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.  However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004132' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees below average levels of deprivation than Nationally as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. As such, negligible effects are expected.  Existing residential development, including the village of Feniton is surrounded by the site, could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by a railway track. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.  The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Clyst St Mary

SA Objective	SA Score	Justification
		<p>Roundabout and the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is located adjacent to Feniton (a Defined Village), which provides shops, meeting venues, public houses and places of worship. Larger shops, hospitals and larger cultural facilities are located in Exeter which is accessible from this location by car and train. As such, minor positive effects are expected.</p> <p>The site is within 500m of Feniton Primary School but it is not within 1km of any secondary schools. The school is at capacity but may have potential to be expanded on adjacent land. Additional primary capacity will be required on-site potentially including relocation of the existing school. The Kings School in Ottery lies approximately 4.6km walk away, is at capacity and currently does not wish to expand. A site of this scale is likely to require new secondary provision within the site. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is large, providing over 4,000 homes, and therefore it is assumed that development would be more likely to accommodate a primary and secondary school on site. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is not adjacent to a Main Town but is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes will provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 4,000 homes, the site will provide large scale mixed use employment and a business park or employment estate as well as a town centre with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle paths however the site is located within 1km of Feniton railway station. The site is also located within 500m of bus stops, however these are not served by frequent bus services. As such, due to the proximity of a railway station, minor positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## SA-ED-16: Fairmile



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 250m of Escot Park County Wildlife Site, which has a known water vole population. The site is within the 10km recreation zone of Pebblebed Heaths although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is comprises of open rural countryside with the A30 adjacent to the northern boundary of the site and an adjoining road passing through the centre of the site. Development within the site would cause an urbanisation effect on the environment. The site is of medium landscape sensitivity as there is potential for intervisibility with some of the listed buildings within the vicinity as well as the East Devon AONB.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. The site is within 3km of multiple designated assets including six Grade II listed buildings located around 400m west of the site and five Grade II listed buildings located around 400m to the east also. Further designated heritage assets within 3km include Ottery St. Mary Conservation Area around 1km to the south and a Registered Park and Garden around 600m south. There is potential for development to compromise the setting of these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?	<p>The site is located within 5km of the Main Town of Ottery St Mary. As such, negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. The site is located adjacent to bus stops, however these are not served by frequent bus services. As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. Development</p>

SA Objective	SA Score	Justification
To adapt to the possible effects of climate change.		of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS). As such, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	The site contains over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining are within the site is comprised of Grade 3 and Grade 4 agricultural land. The site is entirely greenfield and does not contain any previous development. The site is not located within any Minerals Safeguarding Areas. Overall, significant negative effects are expected due to development on high quality agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	The site is not located adjacent to and does not contain any watercourses. As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The site is not considered to be suitable for accommodating a strategic level of housing due to its size, lack of additional suitable land to consider in combination with the site and otherwise isolated location away from existing settlements. As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site is adjacent to and within 400m of Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy	-	While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'E02004132' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees below average levels of deprivation than Nationally as a

SA Objective	SA Score	Justification
communities.		<p>whole. As such, it is likely that a small employment development of this nature will provide potential improvements to the availability of jobs in the area, which will provide broad wellbeing benefits. The site lies adjacent to an existing employment site, which should have additional benefits. As such, negligible effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--	<p>The site is not located adjacent to any settlements. Users of the site are unlikely to access services and facilities at Feniton or Ottery St Mary due to the distance of the town centres. No other existing or proposed centres are close enough to be easily accessible by workers. As such, significant negative effects are expected.</p> <p>Currently, the site only has access to broadband speeds of less than 10Mbps. As such, minor negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site has the capacity to deliver over 5ha of employment floorspace and would be able to cater for a small range of business sizes and types. The site is located a significant distance from high value employment clusters and labour supply. The site has reasonable connections to Exeter and other local populations as well as the wider region via the Strategic Road Network. However, the convoluted access to the A30 eastbound may be off-putting to employment development.</p> <p>Jobs would be created during the construction phase of the site.</p> <p>As such, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the	-?	<p>The site is not located within 1km of cycle routes or railway stations. The site is located adjacent to bus stops, however these are not served by frequent bus services.</p> <p>As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor</p>



SA Objective	SA Score	Justification
provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		negative effects are expected.

## SA-ED-17: Ottery St Mary South/East

SA-ED-17	Ottery St Mary South/East
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 77.7ha (Net 43.9ha)	<div data-bbox="607 288 1153 379">           Site: Ottery St Mary South/East            Reference: SA-ED-17         </div>
<b>Approximate total capacity:</b> 1,360-1,755 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> Residential-led urban extension to the south and east of Ottery St Mary	<div data-bbox="607 288 2069 1321"> <p>The map displays the Ottery St Mary South/East site, outlined in black. It shows the town of Ottery St Mary to the west and south, with the site extending to the east. The map includes various land use designations such as Ancient Woodland, Area of Outstanding Natural Beauty, Conservation Area, County Wildlife Site, Listed Building, Mineral Safeguarding-Aggregates, Public Right of Way, Registered Park and Garden, Scheduled Monument, Flood Zone 2, Flood Zone 3, Slope 1:6 - 1:3 (Steep), and Slope More than 1:3 (Very Steep). An inset map in the top right corner shows the site location in the GESP Area, with labels for Exeter, Taunton, and Torquay.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 275 550 1,100 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA and is within 10km of Pebblebed Heath SPA. The site is also adjacent to priority habitat, traditional orchard, which is a potential important feeding habitat for Nightjars, which are a 'qualifying feature' of the Pebblebed Heath SPA. The site is within the 5 km great crested newt consultation zone. The site is adjacent to unconfirmed wildlife sites (ponds with potential breeding bird interest to the east of Littlewell Farm as well as the Ottery to Newton Poppleford Marshes along the River Otter). As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including ponds, marshes and trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of open rural countryside with a large (90ha) residential area to the west of the site. Development would have an urbanisation effect on the environment within the site. Land at Ridgeway, Ottery St Mary and land around Sidmouth Road is of medium-high landscape sensitivity as there is potential for intervisibility with the East Devon AONB, Ottery St Mary conservation area and Belbury Castle. The site is located on the slope falling away from the AONB where intervening vegetation might limit its visibility near the Edge of Ottery St Mary. As such, uncertain significant negative effects are expected.</p> <p>Remaining land within the site is of high landscape sensitivity due to high potential for intervisibility with the East Devon AONB, Ottery St Mary conservation area and Belbury Castle these areas of the site are situated higher up on slope. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and	+?/-?	<p>The site does not contain any heritage assets within its boundaries. The site is adjacent to Ottery St. Mary on its western boundary in which there is a Conservation Area 500m away from the site that contains a high concentration of Grade II listed buildings and two Grade II* listed buildings. There are also further designated assets within 3km including listed buildings within 1km to the south, one of which is Grade II* listed (front garden wall of Knightstone), a Registered Park and Garden (Cadhay) around 1.5km to the north-east and a Scheduled Monument around 2km to the south-west (Belbury</p>

SA Objective	SA Score	Justification
accessibility in new build development.		<p>Castle). There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	+	<p>The site is adjacent to the Main Town of Ottery St Mary. As such, uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of a railway station however the site is located within 1km of cycle paths. The site is also located within 500m of bus stops that are served by frequent bus services. As such, due to the proximity of cycle routes and bus services, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. There are rivers to the north of the site, the south of the site, and through the centre of the site. As such, parts of the site in the north, centre and south are on flood zone 2. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The majority of the site (&gt;5ha) is comprised of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining land within the site is Grade 3 agricultural land but it is unclear if it is Grade 3a or Grade 3b.</p> <p>The majority of the site is greenfield apart from a few small areas of agricultural development.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b>	-?	<p>Development should ensure no deterioration in the water quality of the Lower River Otter which is</p>

SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		adjacent to south western boundary of the site but does not flow into the Ese Estuary SPA. As such, uncertain minor negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	The site is likely to be able to accommodate about 1,360-1,755 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. If the site were to come forward in combination with land to the west of Ottery (SA-ED-21), the sites may struggle to deliver to their full potential within the GESP timetable as there would be a risk that they might saturate the local market.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site contains and is within 400m of Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.  However, as the site is expected to deliver between 1,000-1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.  Overall, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004136' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees least deprived levels of deprivation than Nationally as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. The site is also in close proximity to existing jobs which could benefit the residential development, although poor cycling opportunities to the wider area may limit active transport. As such, negligible effects are expected.  The site surrounds existing residential development, the town Ottery St Mary to the west of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.

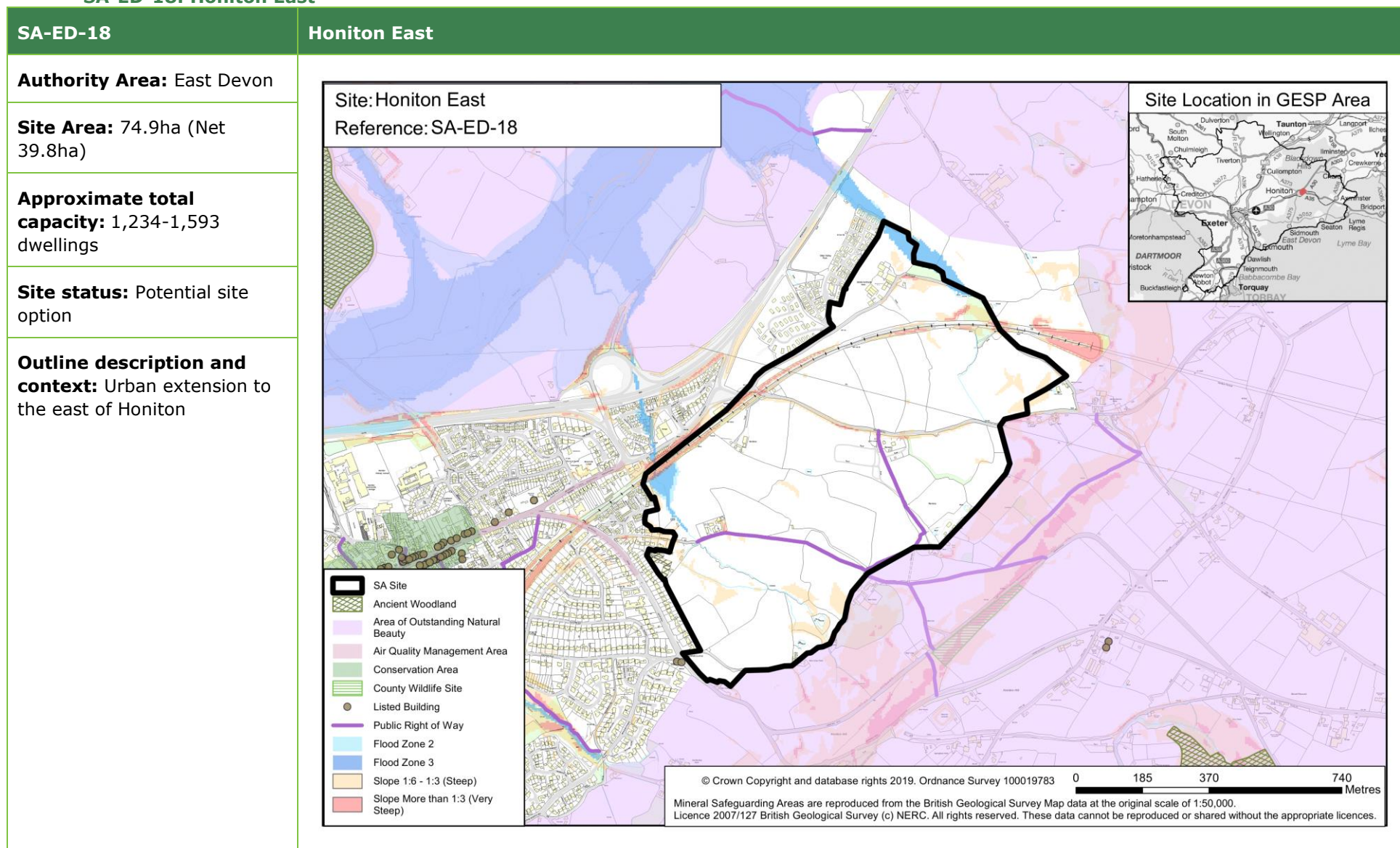
SA Objective	SA Score	Justification
		<p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Ottery St Mary town centre and the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is adjacent to Ottery St Mary (a Main Town), which provides shops, meeting venues, public houses and places of worship in the town centre. The Coleridge Medical Centre is approximately a 1.4km walk from the centre of the site, and Ottery St Mary Hospital is approximately a 2km walk of the centre of the site. As such, significant positive effects are expected</p> <p>The site is within 500m of Ottery St Mary Primary School and is within 1km of a secondary school (The King's School). Capacity may be an issue until the proposed relocation of Tipton St John Primary School to Ottery takes place, however capacity may still be limited. As such, additional primary capacity may be required either on-site or by increasing capacity at an existing/proposed school. The Kings School is at capacity and currently does not wish to expand. Negotiation would be required to ensure capacity can be delivered. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is located adjacent to Ottery St Mary (a Main Town) and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 1,000 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p>



SA Objective	SA Score	Justification
		Overall, minor positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Ottery St Mary (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	<p>The site is not located within 1km of a railway station however the site is located within 1km of cycle paths. The site is also located within 500m of bus stops that are served by frequent bus services. As such, due to the proximity of cycle routes and bus services, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-ED-18: Honiton East



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 250m of Collin's Field County Wildlife Site. The site also contains priority habitat, deciduous woodland and numerous hedgerows and trees, some of which could be of biodiversity significance. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of open rural countryside with the built up area of Honiton located to the west. Development would cause an urbanisation effect on the environment within the site. The site is of high landscape sensitivity as is highly likely there will be intervisibility between the site and the East Devon AONB and the Blackdown Hills AONB as the site is in very close proximity to both.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km of the site including two Grade II listed buildings (Copper Castle and Gates) in close proximity (&lt;100m) to the southern boundary of the site on the other side of the A35. The south-western boundary of the site is adjacent to Honiton in which there is a Conservation Area 500m away from the site that contains a high concentration of listed buildings (Grade II and Grade II*). There is also a Scheduled Monument (Dumpton Camp) around 2.1km to the north of the site. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>	++	<p>The site is located adjacent to the Main Town of Honiton. As such, uncertain significant positive effects are expected.</p>

SA Objective	SA Score	Justification
To minimise greenhouse gas emissions.		<p>The site is not located within 1km of cycle routes however the site is located within 1km of Honiton railway station. The site is also located adjacent to bus stops served by frequent bus services. As such, due to the proximity of bus and rail links, significant positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and is in an area with no significant flood risk. There is a river in the south west of the site and north of the site and as such, parts of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 2 agricultural land as well as over 5ha of Grade 3a agricultural land also. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. Remaining land within the site is Grade 3b and non-agricultural land.</p> <p>The site is almost entirely greenfield apart from a few agricultural and individual residential developments.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	<p>Development should ensure no deterioration in the water quality of the Lower River Otter, a tributary of which passes through the site's boundary. However, this river does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of	++	<p>The site is likely to be able to accommodate about 1,234-1,593 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME</p>


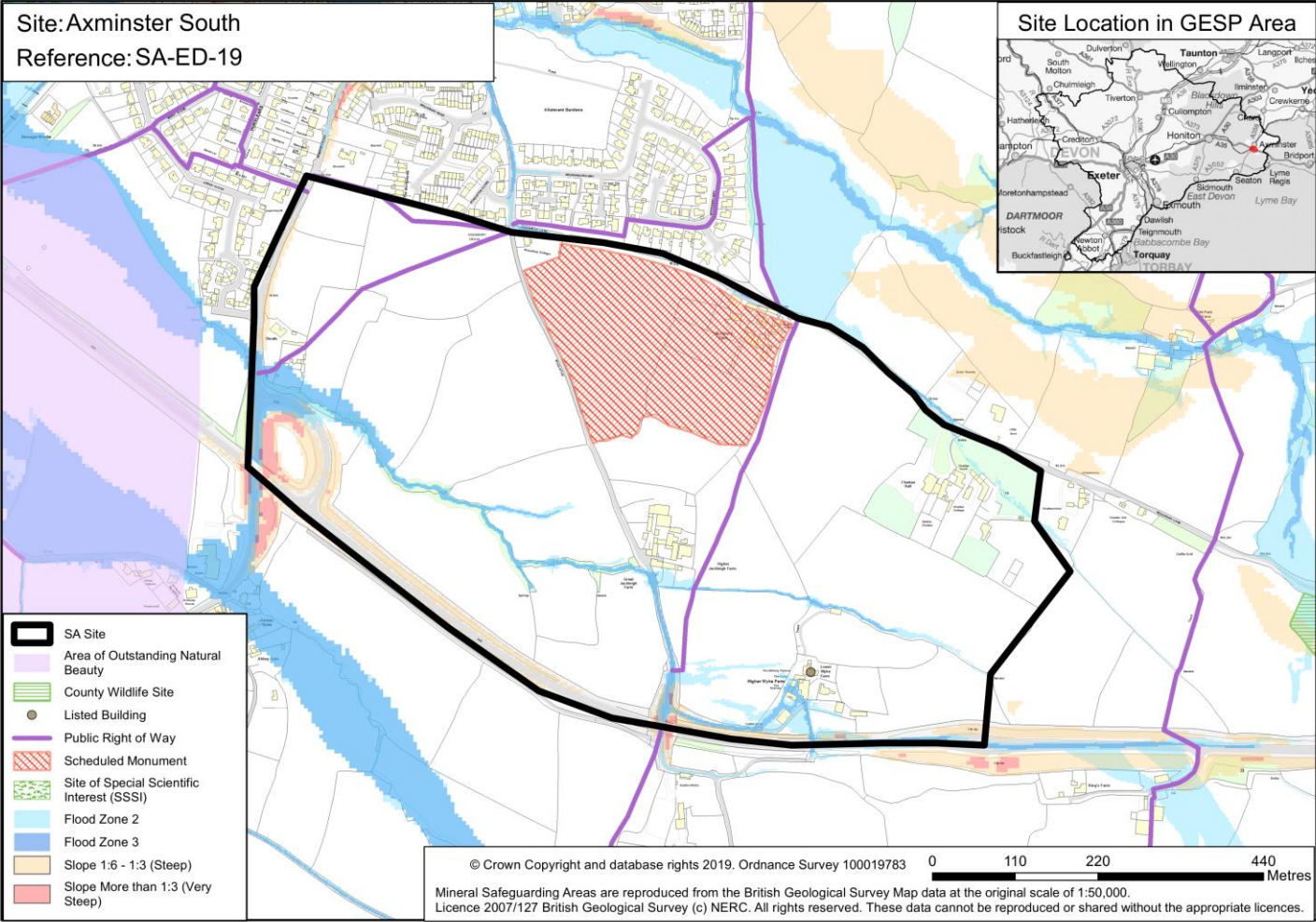
SA Objective	SA Score	Justification
Greater Exeter.		<p>house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. Part of the site has been put forward as suitable for gypsy and traveller pitch development which could help meet the underserved needs of this population.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site contains and is within 400m of Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver between 1,000-1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004130' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Nationally as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. As such, negligible effects are expected.</p> <p>The site also lies adjacent to an existing residential development, the market town of Honiton to the southwest of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site is crossed by a railway line and lies adjacent to an 'A' road. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>The site is within 1km of the East Devon AQMA therefore there is the potential for increased traffic within the AQMA and residents of the site could be adversely affected by poor air quality within the AQMA. In addition, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Honiton AQMA and the Exeter AQMA, along the Heavitree Road corridor. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b>	++	<p>The site is located adjacent to Honiton (a Main Town), which provides shops, meeting venues, public houses in the town centre. Larger shops, hospitals and larger cultural facilities are located in Exeter</p>

SA Objective	SA Score	Justification
To provide accessible and attractive services and community facilities for all ages and interests.		<p>which is accessible from this location by a range of transport modes. As such, significant positive effects are expected.</p> <p>The site is within 1km of Honiton Primary School and it is within 1km Honiton Community College also. Additional primary capacity will be required either on-site or by increasing capacity at an existing school. Honiton Community College is capable of accommodating small expansion. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area where there is access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that that site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is located adjacent to Honiton (a Main Town) but it is not within 1km of any existing or proposed employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Honiton (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses	++	<p>The site is not located within 1km of cycle routes however the site is located within 1km of Honiton railway station. The site is also located adjacent to bus stops served by frequent bus services. As such, due to the proximity of bus and rail links, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		<p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>



## SA-ED -19: Axminster South

SA-ED-19	Axminster South
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 54.2ha (Net 26.8ha)	
<b>Approximate total capacity:</b> 831 – 1,072 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Site comprises agricultural land to the south of Woodbury lane and up to the A35. Predominantly flat although has a slight incline to the east. A scheduled monument is located at the centre of the site at Woodbury Farm.</p>	<div data-bbox="660 379 2063 1369"> <div data-bbox="660 379 1182 470"> <p>Site: Axminster South Reference: SA-ED-19</p> </div> <div data-bbox="1720 379 2063 671"> <p>Site Location in GESP Area</p>  </div>  <div data-bbox="660 1034 920 1369"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Area of Outstanding Natural Beauty</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1115 1289 2063 1369"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 110 220 440 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is within 1km of the River Axe, SSSI and five County Wildlife Sites, Old Park, Symonds Down, King's Farm Copse, Wyke Green and Great Trill Coppice. The site is flagged as Yellow in the HRA sensitivity work with regard to River Axe SAC. The site contains priority habitat, deciduous woodland. The site is largely rural open countryside. There are various hedgerows and mature trees separating field boundaries and therefore loss of these would result in a permanent, negative impact on biodiversity. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including mature trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site comprises of open rural countryside to the south of an existing residential area. Development would cause an urbanisation effect on the environment within the site. The site is of high landscape sensitivity as there is highly likely to be intervisibility with the East Devon AONB and the Blackdown Hills AONB as they are in close very close proximity (within 2km).</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The site contains a Scheduled Monument (Roman fort and later Romano-British settlement at Woodbury Farm) within its boundaries as well as a Grade II listed building (Higher Wyke Farmhouse). There are further designated heritage assets within 3km including Scheduled Monuments (Newenham Abbey) around 400m to the west and 1.3km south-east (Trinity Beacon) as well as Axminster Conservation Area around 900m to the north, contains multiple Grade II listed buildings and three Grade II* listed buildings. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?	<p>The site is adjacent to the Main Town of Axminster. As such, uncertain significant positive effects are expected.</p> <p>The site is located adjacent to a cycle route and within 1km of Axminster railway station. The site is also located within 500m of existing bus stops, however these are not served by frequent bus services. As such, due to the proximity of cycle routes and a railway station, minor positive effects are expected.</p> <p>As the site has a capacity of over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. There is a river located to the west of the site and as such, parts of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The entirety of the site is comprised of Grade 3 agricultural land. However. It is unclear if it is Grade 3a or Grade 3b agricultural land. As such, uncertain significant negative effects are expected due to the potential loss of high quality agricultural land during development.</p> <p>The site does not contain any previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	<p>Development should ensure no deterioration of the Lower Axe, a tributary of which passes through the site boundaries. However, this river does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>8. HOMES</b>	+	<p>Based on a density range of 31-40 dw/ha, excluding the approximate 9.3ha currently covered by flood zones, the scheduled ancient monument and steep areas, there is the potential for between 831- 1072</p>

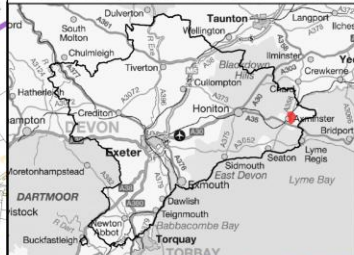
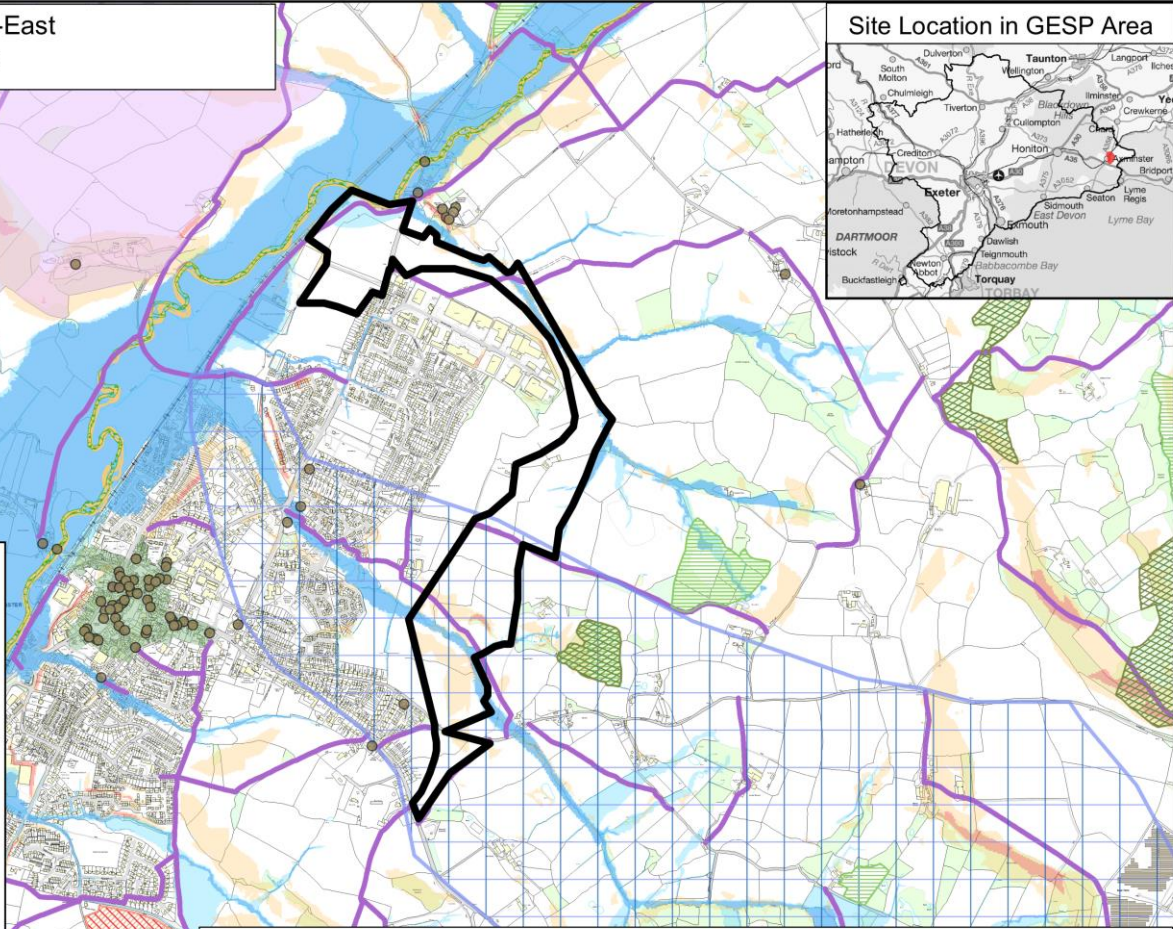
SA Objective	SA Score	Justification
To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		homes if the site fully built out. Delivery of a sizeable number of homes may also have a minor impact on local market affordability through increasing supply. As an average, house prices in Axminster are comparatively less than other areas in East Devon so additional development may offer the opportunity for more people to get on the housing ladder than if they were provided in a more expensive location. Conversely, Axminster is an area recognised in the Local Plan as having lower land values on average and recent housing developments and allocations in Axminster have indicated a slow rate of delivery linked with a limitation of demand and this will likely affect any further development here. As a result, lower land values may limit the mix of tenure and sizes and reduce the level of affordable housing provision.  As such, minor positive effects are expected.
<b>9. HEALTH</b>  To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site contains and is within 400m of Public Rights of Way. The site also lies adjacent to the National Cycle Route, but is not within 800m of major open space. As such, minor positive effects are expected.  In addition, as the site has capacity for more than 1,000 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.  Overall, minor positive effects are expected.
<b>10. WELLBEING</b>  To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Axminster and surrounding areas Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees approximately average levels of deprivation than Devon and Mid Devon as a whole. As such, negligible effects are expected.  The site lies adjacent to an existing residential development, the market town of Axminster to the north of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site also lies adjacent to an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. However, the site is not within 1km of an AQMA. As such, minor negative effects are expected.  Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b>  To provide accessible and attractive services and community facilities for all ages and interests.	++	The site is located adjacent to Axminster (a Main Town), which provides a range of services and facilities that additional development would have access to, including shops, pubs, places of worship, community buildings, a library and a hospital (although inpatient beds have recently been closed). Further leisure and recreational facilities would have to be accessed by travelling into Exeter. Existing Local Plan allocations will also provide a range of social, community and open space facilities which any

SA Objective	SA Score	Justification
		<p>additional development would be able to access. As such, significant positive effects are expected.</p> <p>The site is within 1km of a primary school (St Mary's Catholic Primary School) and another primary school (Axminster Community Primary Academy) and secondary school (Axe Valley Academy) are just over a 1km away. It is assumed that additional primary capacity can be delivered at existing schools as well as the possibility of a new school site that would support 210 places. The secondary school could be expanded to support development. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband, which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+/-	<p>The site is adjacent to Axminster (a Main Town) and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new home would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 1,000 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is potential for development to disturb tourism associated with holiday cottages that are currently located on site. As such, minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Axminster (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>	+	<p>The site is located adjacent to a cycle route and within 1km of Axminster railway station. The site is also located within 500m of existing bus stops, however these are not served by frequent bus services.</p>

SA Objective	SA Score	Justification
To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		<p>As such, due to the proximity of cycle routes and a railway station, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-ED-20: Axminster North East

SA-ED-20	Axminster North East
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 41.9ha (Net 20.7ha)	
<b>Approximate total capacity:</b> 642 – 828 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Site comprises agricultural land forming an extension to the existing Axminster Local Plan allocation. Extends around Axminster from the River Axe in the north, around Millwey Rise industrial estate along to Lyme Road to the east. Eastern part of the site includes two small tributaries of the River Axe, coming to a point at Evil Lane.</p>	<div data-bbox="633 287 2065 1300"> <div data-bbox="633 287 1164 375"> <p>Site: Axminster North-East Reference: SA-ED-20</p> </div> <div data-bbox="1713 287 2065 582"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="633 829 896 1300"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Area of Outstanding Natural Beauty</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Critical Drainage Area</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Special Protection Area (SPA), Special Area of Conservation (SAC) and</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="896 287 2065 1220">  </div> <div data-bbox="1097 1220 2065 1300"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 300 600 1,200 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site lies adjacent to internationally and nationally designated site the River Axe (SAC and SSSI). The site is also within 1km of four County Wildlife Sites, Chubb's Farm, Sector Wood, Coaxdon Quarry and Old Park. The site is flagged as Yellow in the HRA sensitivity work with regard to River Axe SAC and contains priority habitat, deciduous woodland. There are mature trees and hedgerows bordering the fields. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of open rural countryside with a development that is predominantly residential to the west. Development within the site would cause an urbanisation effect on the environment. Land east of Axminster within the site is of medium-high landscape sensitivity as the site is located within the East Devon AONB 5km buffer zone and is likely to have a visual relationship with these protected landscapes. As such, uncertain significant negative effects are expected.</p> <p>Remaining land within the site is of high landscape sensitivity as the site is located within the East Devon AONB 5km buffer zone and is highly likely to have a visual relationship with these protected landscapes. The site is also likely to interrupt the setting of nearby listed buildings. As such, uncertain significant effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km of the site including a Grade II* listed building (Weycroft Manor and Well House) within 500m of the northern boundary of the site, which is adjacent to six Grade II listed buildings (buildings associated with Weycroft Manor). Other designated heritage assets within 3km include Axminster Conservation Area around 700m to the west, which contains multiple Grade II listed buildings and three Grade II* listed buildings, and two Scheduled Monuments 1km to the south-west (Roman fort and later Romano-British settlement at Woodbury Farm) and 1.8km south-west (Newenham Abbey). There is potential for development to compromise the setting of these historic</p>



SA Objective	SA Score	Justification
		<p>environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?/--?	<p>The site is located adjacent to the Main Town of Axminster. As such, uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of a railway station, however the site is crossed by a cycle route. The site is also located within 500m of bus stops however these are not served by frequent bus services. As such, due to the lack of accessible public transport options, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver under 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	--?	<p>The site is predominantly greenfield and in an area with no significant flood risk. There is a river in the north and the south of the site and as such, areas of the site are on flood zone 2 and flood zone 3. The south of the site contains a critical drainage area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain significant negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The site is comprised of over 5ha of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected due to the potential for loss of high quality agricultural land during development.</p> <p>The site does not contain any previous development.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality agricultural land.</p>

SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	Development should ensure no deterioration in the water quality of Mill Brook, a tributary of the Lower Axe, which passes through the centre of the site. However, this river does not flow into the Exe Estuary SPA. As such, uncertain minor negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	Based on a density range of 31 – 40 dw/ha, excluding the approximate 7.5ha currently covered by flood zones and steep areas, there is the potential for between 641 - 828 homes if the site fully built out. Delivery of a sizeable number of homes may also have a minor impact on local market affordability through increasing supply. As an average, house prices in Axminster are comparatively less than other areas in East Devon so additional development may offer the opportunity for more people to get on the housing ladder than if they were provided in a more expensive location. Conversely, recent housing developments and allocations in Axminster have indicated a slow rate of delivery linked with a limitation of demand and this will likely affect any further development here. As a result, lower land values may limit the mix of tenure and sizes and reduce the level of affordable housing provision. As such, minor positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site contains and is within 400m of Public Rights of Way. The national cycle route also runs through the north western section of the site; however the site is not within 800m of major open space. As such, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the Axminster and surrounding areas Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees approximately average levels of deprivation than Devon and Mid Devon as a whole. As such, negligible effects are expected. The site is not within 1km of an AQMA. However, the site lies adjacent to an existing residential development, the market town of Axminster to the west of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site is crossed by an 'A' road and lies adjacent to a railway line. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.

SA Objective	SA Score	Justification
		Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is located adjacent to Axminster (a Main Town), which provides a range of services and facilities that additional development would have access to, including shops, pubs, places of worship, community buildings, a library and hospital (although inpatient beds have recently been closed). Further leisure and recreational facilities would have to be accessed by travelling into Exeter. Existing Local Plan allocations will also provide a range of social, community and open space facilities which any additional development would be able to access. As such, significant positive effects are expected.</p> <p>The site is within 500m of Axminster Community Primary Academy and it is also within 1km St Mary's Catholic Primary School and Axe Valley Academy. It is assumed that additional primary capacity can be delivered at existing schools as well as the possibility of a new school site that would support 210 places. The secondary school could be expanded to support development. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is adjacent to Axminster (a Main Town) and it is within 1km of existing or proposed employment sited that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will provide small scale mixed use employment opportunities and a small cluster of shops and services. As such, minor positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and	++	<p>The site is located adjacent to Axminster (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day</p>

SA Objective	SA Score	Justification
town centres.		visitors and supporting businesses and services there. As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	-?	The site is not located within 1km of a railway station, however the site is crossed by a cycle route. The site is also located within 500m of bus stops however these are not served by frequent bus services.  As such, due to the lack of accessible public transport options, uncertain minor negative effects are expected.

## SA-ED-21: Ottery St Mary West

SA-ED-21	Ottery St Mary West
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 114.3ha (Net 53.7ha)	<div data-bbox="607 288 1153 375">           Site: Ottery St Mary West            Reference: SA-ED-21         </div>
<b>Approximate total capacity:</b> 1,664 – 2,148 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b>  Residential-led urban extension to the west of Ottery St Mary.	<div data-bbox="607 288 2072 1321"> <p>The map displays the proposed site boundary for Ottery St Mary West, outlined in black. The site is situated in a rural area with green fields and some existing buildings. To the east, there is a residential area with houses and roads. The map includes various colored overlays representing different land use and environmental features. A legend in the bottom left corner defines these features: SA Site (black outline), Ancient Woodland (cross-hatched), Conservation Area (green), County Wildlife Site (light green), Listed Building (brown dot), Mineral Safeguarding-Aggregates (yellow), Public Right of Way (purple line), Scheduled Monument (red hatched), Flood Zone 2 (light blue), Flood Zone 3 (dark blue), Slope 1:6 - 1:3 (Steep) (orange), and Slope More than 1:3 (Very Steep) (red). A scale bar at the bottom right indicates distances up to 750 metres. An inset map in the top right corner shows the site location within the GESP Area, with labels for various towns and regions including Exeter, Taunton, and Torquay.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783            Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.            Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but the northern section of the site lies within Cadhay Bog County Wildlife Site and is within 1km of Cadhay Wood County Wildlife Site, both of which contain Ancient Woodland. The site contains priority habitat deciduous woodland. The site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA, mitigation will likely be required (likely to include a requirement for SANGS). The lowland mixed deciduous woodland at Cadhay Bog and Cadhay Wood are also potential important feeding habitat for Nightjars which are a 'qualifying feature' of the Pebblebed Heaths SPA. The site also includes a significant amount of plantation woodland surrounding a former quarry which may be of ecological interest. The site is also bordered and crossed by numerous hedgerows and trees some of which may be of biodiversity and landscape significance. The site is within the 5 km great crested newt consultation zone. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the streams and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of open rural countryside with the Settlement of West Hill located to the south west. Development within the site would cause an urbanisation effect on the environment. The site is of high landscape sensitivity as there is highly likely to be intervisibility between the site and the East Devon AONB, Ottery St Mary conservation area and Belbury Castle. This is due in part to the site being located on the slopes of a prominent ridge.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including two Grade II listed buildings within 100m of the southern boundary of the site (Foxenhole Mills and Salston Lodge) as well as further Grade II listed buildings 170m south (Lodge opposite entrance to Salston Hotel and Salston Hotel) and 330m north-west (Straitgate Farmhouse). Further designated heritage assets within 3km include Ottery St. Mary Conservation Area, which contains a high concentration of listed buildings, a Scheduled Monument (Belbury Castle) 450m to the south and a Registered Park and Garden (Cadhay) 600m to the north-east. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor</p>



SA Objective	SA Score	Justification
		<p>negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?	<p>The site is located adjacent to the Main Town of Ottery St Mary. As such, uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of a railway station however the site is located within 1km of cycle routes. The site is also located within 500m of bus stops served by frequent bus services. As such, due to the proximity of bus stops and cycle routes, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. There is a river north of the site and in the south of the site. As such, areas of the site are on flood zone 2 and 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects can be expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The entirety of the site is comprised of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected due to the potential for loss of high quality agricultural land during development.</p> <p>The majority of the site is greenfield apart from some agricultural development and two private residencies.</p> <p>The site is partially (&lt;50%) located within an Aggregate Mineral Safeguarding Area. However, there is potential for minerals to be extracted prior to any development going ahead. As such, uncertain minor negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality</p>

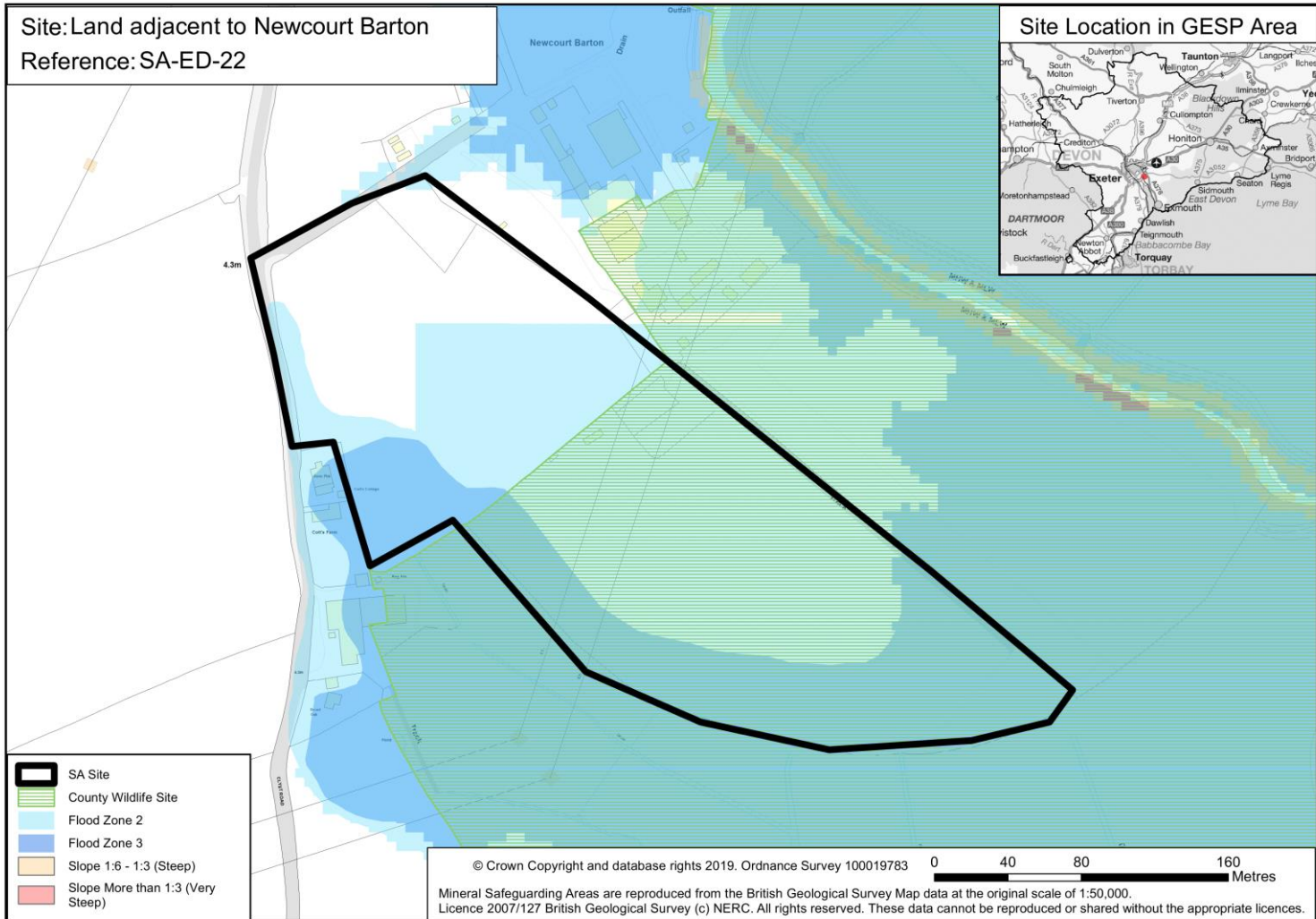


SA Objective	SA Score	Justification
		agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	Development should ensure no deterioration in the water quality of the Lower River Otter which is adjacent to and passes through the southern boundary of the site. However, this river does not flow into the Exe Estuary SPA.  As such, uncertain minor negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	The site is likely to be able to accommodate about 1,664-2,148 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. If the site were to come forward in combination with land to the south/east of Ottery (SA-ED-17), the sites may struggle to deliver to their full potential within the GESP timetable as there would be a risk that they might saturate the local market.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site contains and is within 400m of Public Rights of Way. The site is also within 400m of the national cycle route, but is not within 800m of major open space. As such, minor positive effects are expected.  However, as the site has capacity for more than 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004132' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees below average levels of deprivation than Nationally as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. As such, negligible effects are expected.

SA Objective	SA Score	Justification
		<p>The site borders an existing residential development, the town of Ottery St Mary to the east of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Exeter AQMA, along the Heavitree Road corridor. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b>  To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is located adjacent to the Main Town of Ottery St Mary, which provides shops, meeting venues, public houses and places of worship in the town centre. Improvement to walking, cycling and public transport links would be necessary as the western end of the site is just beyond walking distance of the majority of services. Larger shops, hospitals and larger cultural facilities are located in Exeter which is accessible from this location by a range of transport modes. As such, significant positive effects are expected.</p> <p>The site is within 500m of The King's school (a secondary school) but it is not within 1km of any primary schools. Ottery St Mary's Primary school is about 1.5m from the eastern boundary of the site. Capacity may be an issue until the proposed relocation of Tipton St John Primary School to Ottery takes place, however capacity may still be limited. As such, additional primary capacity may be required either on-site or by increasing capacity at an existing/proposed school. The Kings School is at capacity and currently does not wish to expand. Negotiation would be required to ensure capacity can be delivered. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b>  To foster a strong and entrepreneurial economy and increased access to high quality skills training to support	++	<p>The site is adjacent to Ottery St Mary (a Main Town) and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide</p>

SA Objective	SA Score	Justification
improved job opportunities and greater productivity in Greater Exeter.		<p>expenditure in the area. It assumed that, as the site has the capacity to deliver over 2,000 homes, the site will provide large scale mixed use employment opportunities and business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>There is likely to be little impact on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Ottery St Mary (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	<p>The site is not located within 1km of a railway station however the site is located within 1km of cycle routes. The site is also located within 500m of bus stops served by frequent bus services. As such, due to the proximity of bus stops and cycle routes, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-ED-22: Land adjacent to Newcourt Barton

SA-ED-22	Land adjacent to Newcourt Barton
<b>Authority Area:</b> East Devon	<div><div>Site: Land adjacent to Newcourt Barton Reference: SA-ED-22</div><div><div><div><div></div><div>SA Site</div></div><div><div></div><div>County Wildlife Site</div></div><div><div></div><div>Flood Zone 2</div></div><div><div></div><div>Flood Zone 3</div></div><div><div></div><div>Slope 1:6 - 1:3 (Steep)</div></div><div><div></div><div>Slope More than 1:3 (Very Steep)</div></div></div><div><div>© Crown Copyright and database rights 2019. Ordnance Survey 100019783</div><div>04080160Metres</div><div>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</div></div></div></div>
<b>Site Area:</b> 6.4ha	
<b>Approximate total capacity:</b> 6.4ha employment	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> This gently sloping site lies to the east of Clyst Road, adjacent to existing employment development at Newcourt Barton. The northern part of the site is in agricultural use; the southern part is Clyst Marshes. This is a small site originally assessed as over 5 hectares and submitted for employment.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies within Clyst Marshes County Wildlife Site (over 50% of the site) and is not suitable for development. The site is also within 1km of Old Rydon Close County Wildlife Site. The site is entirely within Strategic Nature Area, coastal and floodplain grazing marsh. The site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of open rural countryside and so development would cause an urbanisation effect on the environment within the site. The site is medium-high landscape sensitivity as it is located within a Green Wedge designation and forms part of the Clyst Valley.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. There are limited heritage assets in close proximity to the site but there are designated assets within 3km including Topsham Conservation Area, which contains a high concentration of Grade II and Grade II* listed buildings and is located around 1.5km to the south. There are also seven Grade II listed buildings 1km to the north east and five more around 1.2km to the north. Additionally, there is a Scheduled Monument 1.2km north of the site (Clyst St Mary Bridge and causeway). There is potential for development to compromise the setting of these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?	<p>The site is located within 5km of Exeter City. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle paths or within 500m of bus stops. The site is however located within 1km of Newcourt railway station. However, the site is separated from the station by the M5 motorway which could limit access. As such, due to the lack of accessible public transport links, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p>

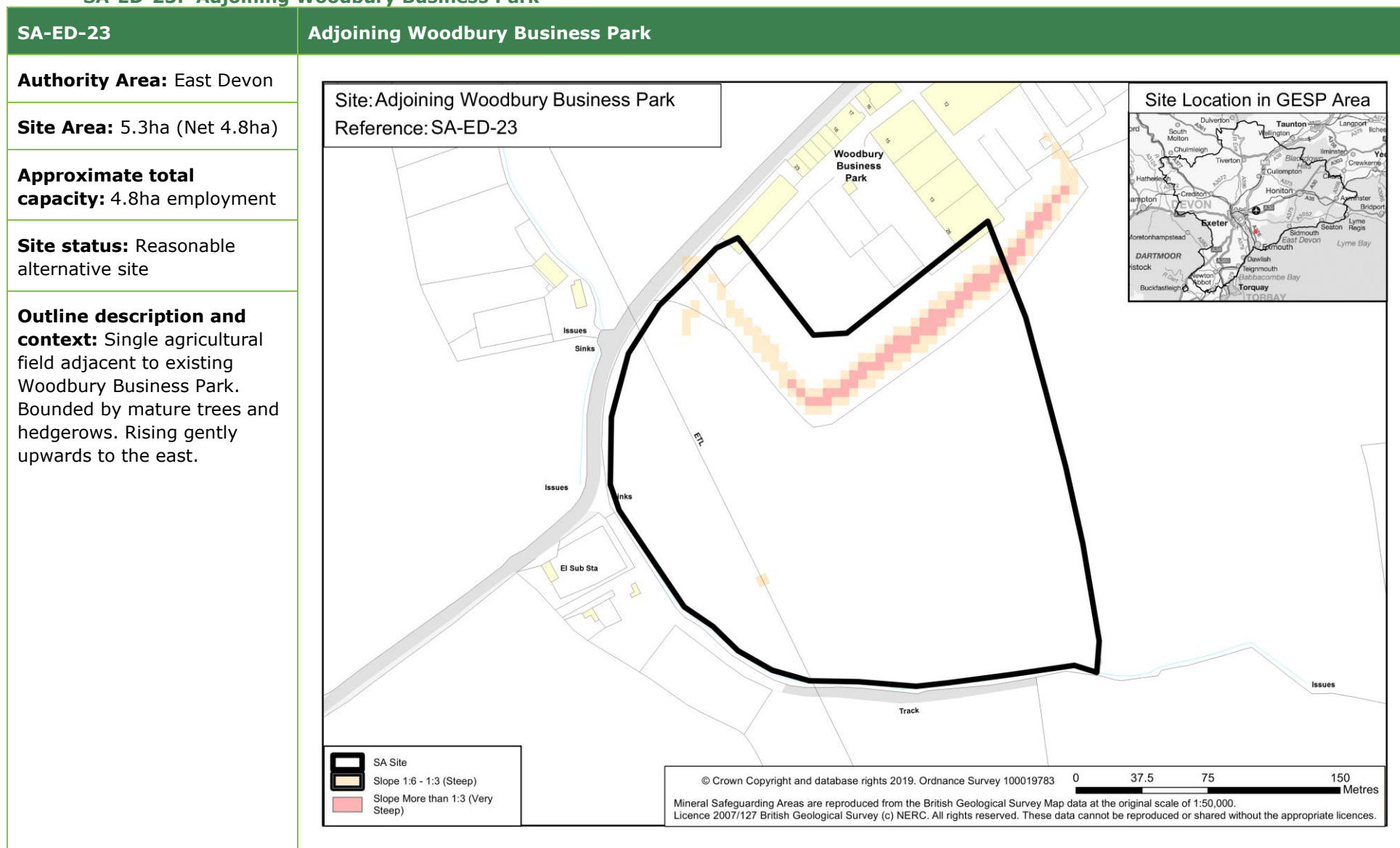
SA Objective	SA Score	Justification
		Overall, uncertain significant negative effects are expected.
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	The site is predominantly greenfield and in an area with no significant flood risk. There is a river to the east of the site and as such, part of the site is on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).  Therefore, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	The entirety of the site (>5ha) is located on Grade 1 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development.  The site does not contain any previously developed land aside from a small area of agricultural development.  The site is not located within any Mineral Safeguarding Areas.  Overall, significant negative effects are expected due to development on high quality agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of the River Clyst which is adjacent to the eastern boundary of the site and runs into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The land within flood zone 2/3 and the Country Wildlife Site is not suitable for Development. The remainder of the site (which has been submitted for employment purposes) is only about 2.5 hectares in area.  As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to	-	The site is not within 800m of major open space or 400m of walking and cycle routes.  As such, minor negative effects are expected.

SA Objective	SA Score	Justification
enjoy and experience them.		
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the Exe Estuary including Clyst St Mary, Exton Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees significantly lower levels of deprivation than Devon as a whole. As such, development in this area is unlikely to be significantly affected by deprivation and is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. The site is adjacent to existing employment development, which should have additional benefits. As such, negligible effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA, along the Heavitree Road corridor in particular. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--	<p>The site is not located adjacent to any settlements. Topsham is around 1km to the south and provides a full range of shops and leisure facilities. However, there are currently insufficient pedestrian/cycle routes linking the site to services in Topsham. As such, significant negative effects are expected.</p> <p>The site currently only has access to standard broadband speeds (10-30Mbps). As such, negligible effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+?	<p>The site has the capacity to deliver less than 5ha of employment space and suffers from poor access to road networks. Whilst the site is adjacent to existing industrial units (that are generally fully occupied), the site has no ability to contribute to strategic scale transformational growth. Jobs would be created during the construction phase of the site.</p> <p>Overall, uncertain minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>



SA Objective	SA Score	Justification
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	-?	<p>The site is not located within 1km of cycle paths or within 500m of bus stops. The site is however located within 1km of Newcourt railway station. However, the site is separated from the station by the M5 motorway which could limit access.</p> <p>As such, due to the lack of accessible public transport links, uncertain minor negative effects are expected.</p>

## SA-ED-23: Adjoining Woodbury Business Park



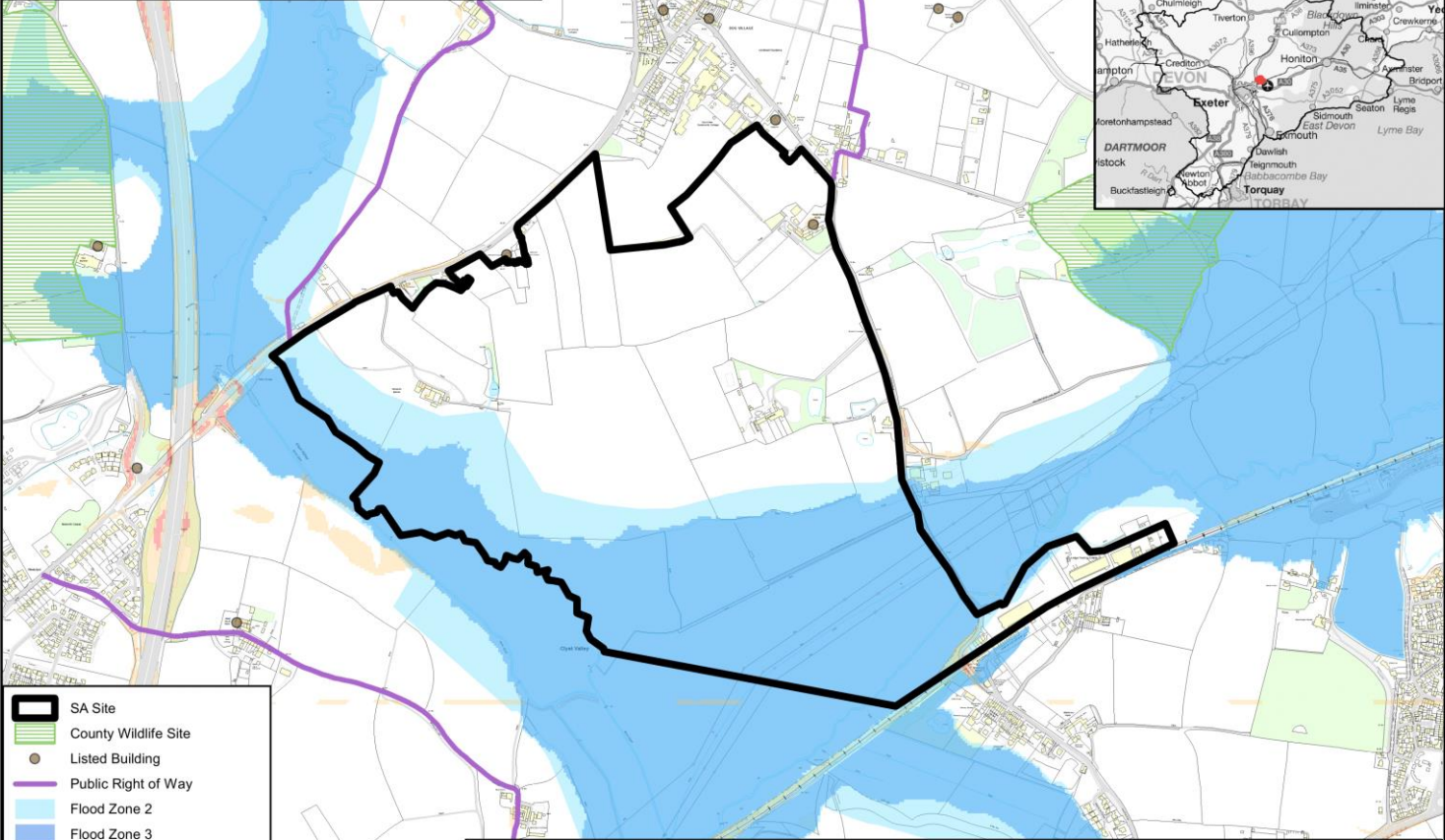

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site is flagged as Yellow in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths, although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is comprised of open rural countryside with light industrial use land to the north, a small of section (&gt;5ha) of which crosses the boundaries of the site. Development would cause an urbanisation effect on the environment within the site. The site is of low-medium landscape sensitivity as there is little potential for intervisibility between the site and the East Devon AONB.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including two Grade II listed buildings (Venmoor Farmhouse and surrounding farm buildings) located around 150m to the north of the site as well as a high concentration of Grade II listed buildings and one Grade II* listed building 700m to the north-east within Woodbury Conservation Area. Further designated heritage assets within 3km include a Scheduled Monument 2.7km to the east (four bowl barrows at Four Firs of Woodbury Common and a Registered Park and Garden 2.7km to the south (A La Ronde and The Point-in-View. There is potential for development to compromise the setting of these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?	<p>The site is located within 5km of the Main Town of Exmouth. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of a bus stop, however this is not served by frequent services. As such, due to the lack of accessible public transport links, minor negative effects are expected.</p> <p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p>

SA Objective	SA Score	Justification
		Overall, uncertain significant negative effects are expected.
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	The site is predominantly greenfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS). Therefore, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	The entirety of the site (>5ha) is comprised of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected due to the potential for loss of high quality agricultural land during development. The site does not contain any previously developed land. The site is not located within any Minerals Safeguarding Areas. Overall, uncertain significant negative effects are expected due to development on high quality agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	The site is not adjacent to and does not contain any watercourse. As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The site is only being considered for employment use and would therefore not provide any benefit in terms of additional homes. As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to	+	The site is within 400m from Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.

SA Objective	SA Score	Justification
enjoy and experience them.		
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	0	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the Exe Estuary including Clyst St Mary, Exton and Lymptone Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than Devon and Mid Devon as a whole. Therefore, development in this area is unlikely to be significantly affected by deprivation and is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. The site is adjacent to existing employment site, Woodbury Business Park, which could have additional benefits.</p> <p>As such, negligible effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements which could provide services to the site. The closest settlement is Woodbury, which is around 1km north east of the site.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+?	<p>The site has the capacity to deliver less than 5ha of employment space and is adjacent to an existing small scale industrial business park at Woodbury. The site is not in close proximity to existing labour markets. Jobs would be created during the construction phase of the site.</p> <p>As such, uncertain minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses	-	<p>The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of a bus stop, however this is not served by frequent services.</p> <p>As such, due to the lack of accessible public transport links, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		

## SA-ED-24: Broadclyst South

SA-ED-24	Broadclyst South
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 114.6ha (Net 39.3ha)	<div data-bbox="607 288 1155 379">           Site: Broadclyst South            Reference: SA-ED-24         </div>  <div data-bbox="1715 288 2069 592"> <b>Site Location in GESP Area</b>   </div>
<b>Approximate total capacity:</b> 1,217 – 1,571 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> New village to the south of Broadclyst with the potential to deliver community aspiration for a road link between the B3181 and Station Road.	<div data-bbox="607 1077 880 1316"> <ul style="list-style-type: none"> <li>SA Site</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1077 1236 2069 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 200 400 800 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of two County Wildlife Sites, Hellings Park Fen and Poltimore. The site contains two priority habitats, deciduous woodland and coastal and floodplain grazing marsh. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths; mitigation is likely to include a requirement for SANGS. It is also within the 5km Great Crested Newt consultation zone. The site is also divided by multiple likely species-rich hedgerows and contains a significant number of mature trees. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of predominantly estate wooded farmland in the north and sparsely settled farmed valley floors in the south. Development would result in urbanisation of the environment within the site. The site is considered to be of high landscape sensitivity as there is potential for intervisibility between development at the site and the East Devon AONB as the site is located on a prominent ridge.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The northern half of the site contains one Grade II listed building (Heathfield Farmhouse) and is also adjacent two others (Kerswell House and Coggins). There are multiple designated assets within 3km including a high concentration of listed buildings 850m to the north contained within Broadclyst Conservation Area as well as a Scheduled Monument 1.2km to the north (Manorial settlement incorporating a medieval undercroft). Development could compromise the setting of these historic environment assets. There is also potential for intervisibility between development at the site and Belbury Castle. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>

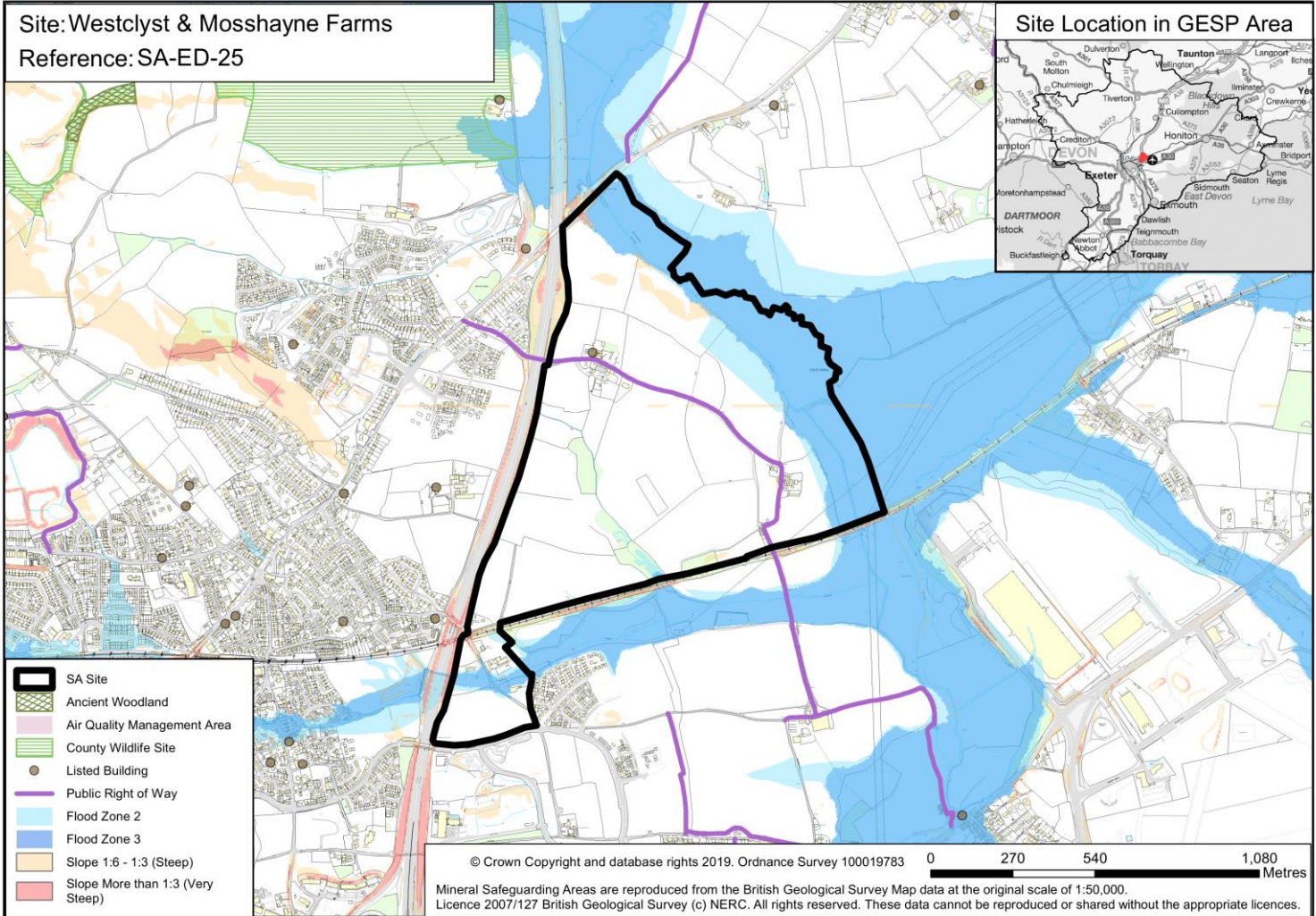

SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	+	<p>The site is within 1km of the Main Town of Cranbrook. As such, uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of railway stations or cycle routes. However, the site is located adjacent to bus stops served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	--?	<p>The site is predominantly greenfield. The north of the site is predominantly in an area with no significant flood risk. There is a river to the west of the site, and therefore the south of the site is predominantly flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 and Grade 3a agricultural land also. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. Remaining areas within the site are comprised of Grade 3b and non-agricultural land.</p> <p>The site is almost entirely greenfield apart from small areas of land associated with existing dwellings.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the River Clyst which is adjacent to the western boundary of the site and flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially	++	<p>The site is likely to be able to accommodate about 1,217-1,571 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes</p>

SA Objective	SA Score	Justification
accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		(tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.  As such, significant positive effects are expected.
<b>9. HEALTH</b>  To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site is within 800m of major open space, Cranbrook Country Park and Accessible Woodland, and is adjacent to Public Rights of Way. As such, significant positive effects are expected.  However, as the site is expected to deliver between 1,000-1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b>  To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004134' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Nationally as a whole. It is likely that a reasonably large residential-led development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.  The site lies adjacent to a railway line and an industrial area, Lodge Trading Estate. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.  The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Exeter AQMA, along the Pinhoe Road corridor. As such, minor negative effects are expected.  Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b>  To provide accessible and attractive services and community facilities for all ages and interests.	+	The site is located adjacent to Broadclyst (a Defined Village), which provides shops, meeting venues, public houses and places of worship. Further such facilities are available in Cranbrook to the east and Pinhoe to the south west, which are both located around 1km from the site. Larger shops, hospitals and larger cultural facilities are located in Exeter which is easily accessible from this location by multiple modes of transport. As such, minor positive effects are expected.

SA Objective	SA Score	Justification
		<p>The site is within 1km of St Martin's Primary School and Broadclyst Primary Academy is just over 1km away. The site is within 500m of Clyst Vale Community College (a secondary school). Additional primary capacity will be required either on-site or by increasing capacity at an existing school. Clyst Vale Community College has limited capacity to expand. Additional capacity would need to be created either here or in other nearby secondary schools to accommodate pupils from the site. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to include a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 1,000 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>Impact on tourism not considered likely.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking,	+	<p>The site is not located within 1km of railway stations or cycle routes. However, the site is located adjacent to bus stops served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide</p>

SA Objective	SA Score	Justification
cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## SA-ED-25: Westclyst & Mosshayne Farms

SA-ED-25	Westclyst & Mosshayne Farms
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 117ha (Net 53.4ha)	<div data-bbox="604 287 1153 375">           Site: Westclyst &amp; Mosshayne Farms            Reference: SA-ED-25         </div>  <div data-bbox="1713 287 2072 590"> <b>Site Location in GESP Area</b>   </div> <div data-bbox="604 1029 884 1316"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Air Quality Management Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1075 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 270 540 1,080 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>
<b>Approximate total capacity:</b> 1,656 – 2,136 dwellings	
<b>Site status:</b> Potential site option	
<b>Outline description and context:</b>  Residential-led development to the east of the M5 and predominantly north of the Waterloo Railway line.	



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of Poltimore County Wildlife Site. The site contains two priority habitats, coastal and floodplain grazing marsh, traditional orchard and deciduous woodland. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and East Devon Pebblebed SAC/SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths; mitigation is likely to include a requirement for SANGS. The site is also within the 5 km great crested newt consultation zone. A significant proportion of the site is part of an unconfirmed wildlife site covering all of the Broadclyst Moor-Dymonds Bridge Marsh which consists of the low-lying land either side of the River Clyst and lower end of the Cranny Brook. Retention and enhancement of this asset will be required to mitigate impacts. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including marshes and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is comprised of predominantly lower rolling farmed and settled valley slopes. Development would result in urbanisation of the environment within the site. The site is considered to be of medium landscape sensitivity as there is intervisibility between potential development and the East Devon AONB is very distant. The site would also be seen within the context of surrounding developments.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains one Grade II listed building within its boundaries (West Clyst Farmhouse). There are multiple designated assets within 3km including three Grade II listed buildings within 300m of the western boundary of the site across the M5, which does offer a degree of separation to any development that may come forward in the site. There are further designated heritage assets within 3km including Sowton Conservation Area around 1.2km to the south and Broadclyst Conservation area around 1.4km to the north, which both contain a high concentration of listed buildings. Additionally, there is a Scheduled Monument (Manorial settlement incorporating a medieval undercroft) around 1.7km to the north of the site. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond</p>



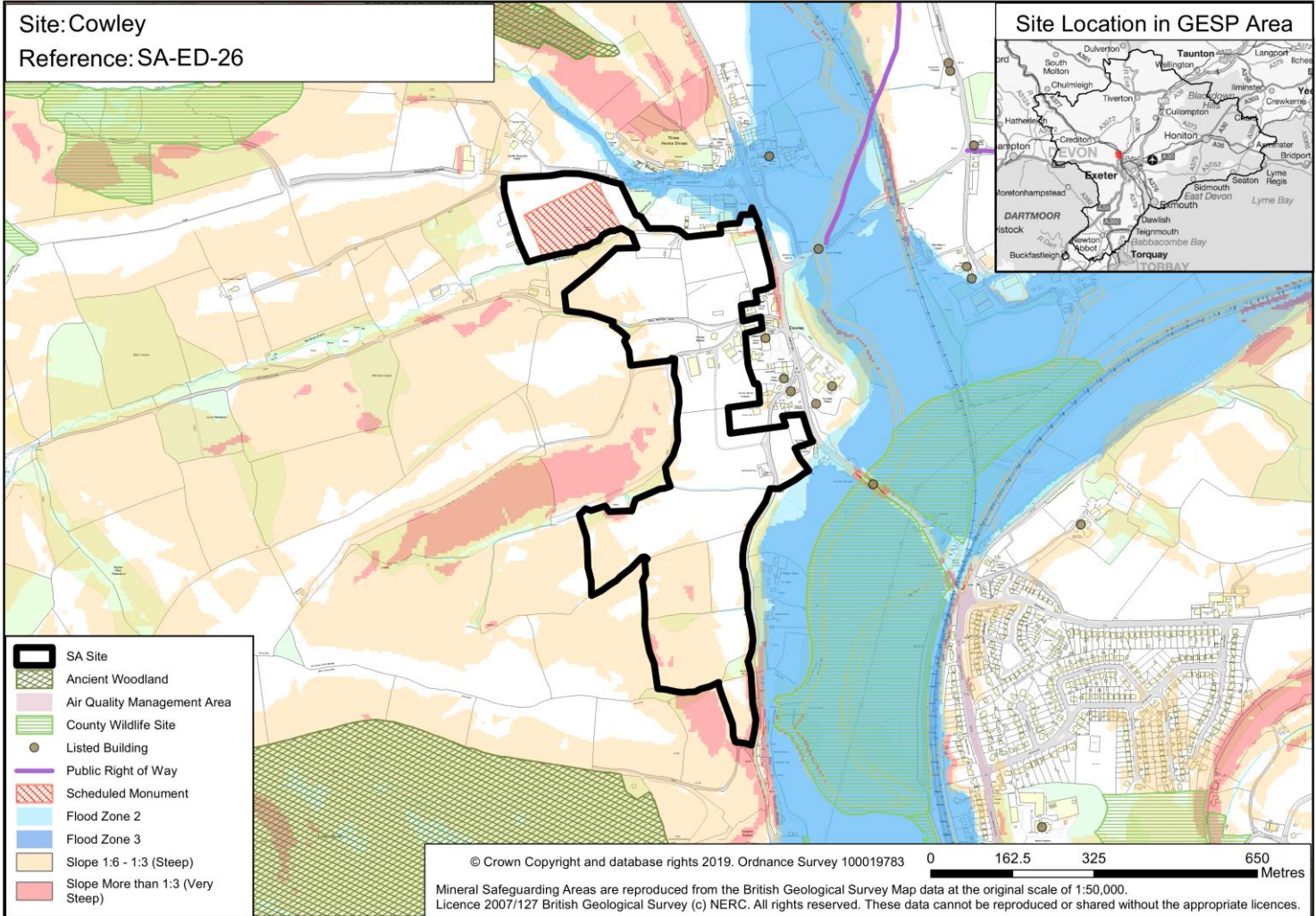
SA Objective	SA Score	Justification
		<p>appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?	<p>The site is adjacent to Exeter City. As such, uncertain significant positive effects are expected.</p> <p>Although the site is not located within 1km of cycle routes, the site is located within 500m of bus stops served by frequent bus services. The site is also located within 1km of Pinhoe railway station, however the intervening M5 motorway could prevent access to this. As such, due to the proximity of some accessible public transport links, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and in an area with no significant flood risk. There is a river in the east and south of the site and as such, areas of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 agricultural land also. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. Remaining land within the site is Grade 3 and a small area of non-agricultural land.</p> <p>Although the site does not contain any land considered to be brownfield that could be used during development, it is noted that it does contain some existing dwellings as well as a trailer storage yard just north of the railway.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b>	--?	<p>Development should ensure no deterioration in the water quality of the River Clyst, which runs through</p>

SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		the eastern side of the site and flows into the Exe Estuary SPA. As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	The site is likely to be able to accommodate about 1,656-2,136 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site contains and is adjacent to Public Rights of Way, but is not within 800m of major open space. As such, minor positive effects are expected.  However, as the site has capacity for more than 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004134' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Nationally as a whole. It is likely that a reasonably large residential-led development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.  The site lies adjacent to the M5 motorway to the west and a railway line to the south. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.  The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Exeter AQMA, along the Pinhoe Road corridor. As such, minor negative effects are expected.

SA Objective	SA Score	Justification
		Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is located adjacent to Exeter City, which provides a range of shops and leisure facilities in the city centre. Pinhoe, located on the outskirts of Exeter directly adjacent to the site provides shops, meeting venues, public houses and places of worship also. As such, significant positive effects are expected.</p> <p>The site is within 1km of Pinhoe Primary School but it is not within 1km of any secondary schools. Additional primary capacity will likely be required either on-site or by increasing capacity at an existing/proposed school. Clyst Vale Community College is approximately a 2km walk from the centre of the site but has limited capacity to expand. Additional capacity would need to be created either here or in other nearby secondary schools to accommodate pupils from the site. Exeter College is within 3km of the site, providing further education opportunities. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is adjacent to Exeter City and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 2,000 homes, the site will provide large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>Impact on tourism not considered likely.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the	++	<p>The site is located adjacent to Exeter City and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the</p>

SA Objective	SA Score	Justification
vitality and viability of our city and town centres.		<p>vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>Although the site is not located within 1km of cycle routes, the site is located within 500m of bus stops serves by frequent bus services. The site is also located within 1km of Pinhoe railway station, however the intervening M5 motorway could prevent access to this. As such, due to the proximity of some accessible public transport links, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-ED-26: Cowley

SA-ED-26	Cowley
<b>Authority Area:</b> East Devon	
<b>Site Area:</b> 26.9ha (Net 11.6ha)	<p>Site: Cowley Reference: SA-ED-26</p>
<b>Approximate total capacity:</b> 359 – 463 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Residential development around the existing hamlet of Cowley.</p>	 <p>The map displays the Cowley site, outlined in black, situated in a rural landscape. The site is surrounded by various land uses, including agricultural fields, woodland, and residential areas. The map includes a legend for site features, a scale bar, and an inset map showing the site location in the GESP area.</p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Air Quality Management Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> <p><b>Scale:</b> 0 162.5 325 650 Metres</p> <p><b>Inset Map:</b> Site Location in GESP Area</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but the site is within 250m of Duryardwood Copse County Wildlife Site to the north and two County Wildlife Sites to the south east, Cowley Barton Fields and Exwick Weir. The site is also within 1km of Oakwood Copse County Wildlife Site. The site contains priority habitat deciduous woodland. The site is within the 5 km great crested newt consultation zone. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and is within the 10km recreation zones of the Exe Estuary and Pebblebed Heaths; mitigation is likely to include a requirement for SANGS. The site is more than 1km from Stoke Woods SSSI; however development may result in increased recreational pressures upon the site requiring mitigation. Recreational pressures will also need to be mitigated for the County Wildlife Sites that are within close proximity to the site. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The landscape within the site is characterised by river valley slopes and combes. Development would result in urbanisation of the environment within the site. The site is considered to be of medium-high landscape sensitivity as development would see Exeter's growth expanding into a relatively undeveloped valley.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The northern half of the site contains a Scheduled Monument (earthwork enclosure 330 metres south-west of Three Horse Shoes Inn) within its boundaries. There are multiple designated assets within 3km including seven Grade II listed buildings within 250m of the north-eastern boundary of the site and there is a further Scheduled Monument around 100m to the west (Cowley Bridge). There is potential for development to compromise the setting of these historic environment assets. Uncertain significant negative effects are expected due to the presence of a Scheduled Monument onsite.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. The will likely involve accommodating a buffering region around the Scheduled</p>



SA Objective	SA Score	Justification
		Monument contained onsite. Uncertain minor positive effects are expected. Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	--?/+	The site is located within 1km of Exeter City. As such, uncertain minor positive effects are expected.  The site is not located within 1km of cycle routes or railway stations. The site is however located adjacent to bus stops served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.  As the site is expected to deliver under 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.  Overall, mixed minor positive and uncertain significant negative effects are expected.
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	The site is predominantly greenfield and in an area with no significant flood risk. There is a river to the right of the site and as such, areas of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).  Therefore, uncertain minor negative effects can be expected.
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	The vast majority of the site (>5ha) is comprised of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected due to the potential for loss of high quality agricultural land during development.  The site does not contain any previously developed land apart from some agricultural developments.  The site is not located within any Mineral Safeguarding Areas.  Overall, significant negative effects are expected due to development on high quality agricultural land.
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of the Duryardwood Brook which is adjacent to the northern boundary of the site and flows into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b>	+	The site is likely to be able to accommodate about 359-463 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted



SA Objective	SA Score	Justification
To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		<p>elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is likely to be borderline in terms of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site. As such, delivery may be at a reduced annual rate compared to some larger sites.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is adjacent to major open space, Riverside Valley Park, and is within 400m of Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>While providing new homes will have a positive impact on the health and wellbeing of occupants, the site is within the 'E02004134' Middle Super Output Area. This area, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Nationally as a whole. It is likely that a reasonably large residential-led development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is in close proximity to existing residential development, Exwick to the south of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are expected.</p> <p>The site is within 1km of Exeter AQMA, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion at the Exeter AQMA, along the Cowley Bridge Road corridor. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for	+?/-	<p>The site is located adjacent to Cowley, (an Undefined Village) which has limited access to services. Improvement to walking and cycling links in all would be necessary, especially in relation to crossing the River Exe and to Newton St Cyres which have the potential to be significant blocks to access. Larger shops, hospitals and larger cultural facilities are located in Exeter which is easily accessible from</p>

SA Objective	SA Score	Justification
all ages and interests.		<p>this location by car and bus. As such, minor negative effects are expected.</p> <p>The site is within 1km of a primary school (a Steiner Academy) but it is not within 1km of any secondary schools. Exwick Heights Primary School and Newton St Cyres Primary School are located a little within the area also. Capacity may be an issue in all cases. As such, additional primary capacity will likely be required either on-site or by increasing capacity at an existing/proposed school. Secondary provision exists within Exeter, however in all cases capacity is an issue. Additional capacity may need to be created to accommodate pupils from the site and others along the A377 corridor and around Exeter. Multiple further education opportunities are available within 3km in Exeter. As such, uncertain minor positive effects are expected.</p> <p>Currently, the site only has access to standard broadband speeds (10-30Mbps). As such, negligible effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate new schools on site. As such, minor negative effects are expected.</p> <p>Overall, mixed minor negative and uncertain minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	--	<p>The site is not adjacent to a Main Town and it is not within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities and no shops or services. As such, negligible effects are expected.</p> <p>Impact on tourism not considered likely.</p> <p>Overall, significant negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>	+	<p>The site is not located within 1km of cycle routes or railway stations. The site is however located adjacent to bus stops served by frequent bus services.</p>

SA Objective	SA Score	Justification
To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		As such, due to the proximity of bus stops, minor positive effects are expected.

## SA-ED-27: Poltimore East

SA-ED-27	Poltimore East
<p><b>Authority Area:</b> East Devon</p>	
<p><b>Site Area:</b> Estimated 5-10 ha service station incorporating A3 and A1 uses, plus car parking</p>	<p>Site: Poltimore East Reference: SA-ED-27</p>
<p><b>Approximate total capacity:</b> New Motorway Service Area</p>	
<p><b>Site status:</b> Potential site option</p>	
<p><b>Outline description and context:</b> Agricultural land either side of the M5 west of Broadclyst and north east of Poltimore (north of Junction 29 of the M5). The site is largely flat or gently sloping, with land to the west of the M5 adjoining the River Clyst. The site is partially within the Clyst Valley Regional Park designated in the East Devon Local Plan. New Services would replace existing site at M5 J30. New Motorway services with dedicated slip roads would remove traffic from J30 and allow easier on/off motorway access. This site would contribute to reducing the impact of the</p>	<p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA-ED-27	Poltimore East
motorway services on congestion and emissions in the city.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site is not located within 1km of any internationally or nationally designated biodiversity or geodiversity sites. However, the south-western boundary of the site is adjacent to a County Wildlife Site (Poltimore). The southern part of the site also contains areas of priority for habitat for coastal and floodplain grazing marsh and there are strategic nature areas to the north (coastal and floodplain grazing marsh and east (good-quality semi-improved grassland) of the site. The land is also within a consultation zone for great crested newts and there are records of otter, purple hairstreak butterfly and lesser horseshoe bats in the area. There are some mature trees and hedgerows present within the site. In addition, much of the land is within the Clyst Valley Regional Park, in which Strategy 10 of the Local Plan applies offering special protection. The development proposal is contrary to Strategy 10.</p> <p>The site has been flagged Amber in HRA sensitivity work. The site is within the recreational buffer for East Devon Pebblebed SAC/SPA and the Exe Estuary SPA, which could lead to increased visitor pressure at these locations as a result of development. Development could also result in elevated nutrient levels at waste water treatment discharges, which may negatively impact on water quality in the Exe estuary SPA. Whilst the site is proposed for employment uses, it still needs to be considered in relation to HRA work as there could potentially be tourist accommodation included as part of the development proposal. As such, uncertain significant negative effects are expected.</p> <p>The site is entirely greenfield and contains a number of trees and hedgerows that could be lost if employment development comes forward. The site is less than 20ha and therefore there is less potential for the provision of local green infrastructure. As such, uncertain minor negative effects are expected due to the potential loss of green infrastructure assets.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The majority of the site is comprised of land that is considered to be estate wooded farmland in character. Development at the site would result in urbanisation of the environment. The site is considered to be of medium-high landscape sensitivity due to its proximity to Clyst Valley Regional Park, intervisibility with the local Public Right of Way network and Ashclyst Forest. As such, uncertain significant negative effects are expected.</p> <p>The landscape sensitivity is considered to be low-medium in the north-western area of the site due to existing screen planting to the north and distance from other visual receptors. As such, uncertain minor negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected due to the potential for development to disturb the setting of Clyst Valley Regional Park and other key local assets.</p>

SA Objective	SA Score	Justification
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any designated heritage assets within its boundaries. However, there are multiple designated assets within 3km including a high concentration of listed buildings around 500m to the west in Poltimore and a high concentration of listed buildings around 300m to the west of the site contained within Broadclyst Conservation Area. Of particular importance is Poltimore House, a Grade II* listed building. The historic parkland that is associated with the house adjoins the site boundary on the south-western edge. There is also a Scheduled Monument around 500m to the east (Manorial settlement incorporating a medieval undercroft) and Killerton House, which is a Registered Park and Garden, is located around 1.7km north of the site. There is potential for development to compromise the setting of these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	--?	<p>The site is located within 5km of Exeter City. As such, uncertain negligible effects are expected.</p> <p>The site is not within 1km of any railway stations but it is within 500m of bus stops to the east and west of the site. As such, minor negative effects are expected due to there being limited public transport options in close proximity to the site.</p> <p>The site is proposing under 10ha of employment land and therefore it is less likely that the development would be accompanied by sustainable transport links. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	--?	<p>The site is entirely greenfield and there are parts of the site located in flood zone 3. There is potential for development to raise flood risk in the area as a result of an increase in the level of impermeable surfaces. It is unclear at this stage whether the land in flood zones is 3a or 3b, the latter being unsuitable for employment uses. There is also uncertainty over the design and provision of SuDS, which have the potential to mitigate flood risk associated with new development.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land. As such, significant negative effects are expected due to the potential for the loss of high quality agricultural land during development. The remaining pockets of land within the site are comprised of Grade 3 agricultural land on the eastern boundary and Grade 4 agricultural land in the north of the site.</p> <p>The site does not contain any previously developed land that could be reused.</p>

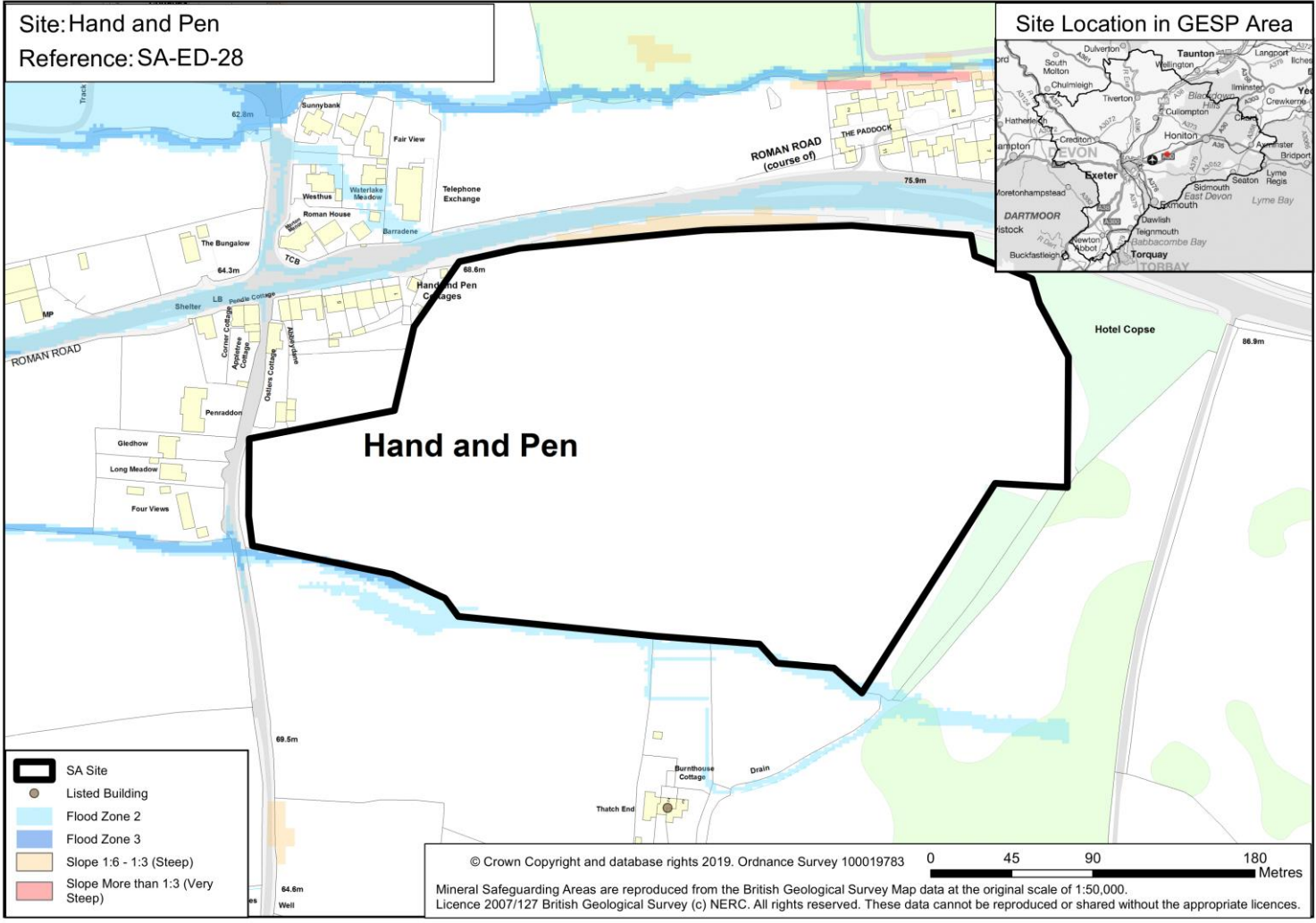


SA Objective	SA Score	Justification
		<p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to the potential for loss of high quality agricultural land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the River Clyst, which runs adjacent to the eastern boundary of the site and flows into the Exe Estuary SPA. A stream diverging from the River Clyst also runs adjacent to the southern boundary of the site.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>This site is proposed for a service station with employment uses and therefore will not contribute to housing.</p> <p>As such, negligible effects are expected.</p>
<b>9. HEALTH</b>  To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site not located within 800m of any major open space but it does contain and is adjacent to Public Rights of Way that could encourage recreation for employees at the site if development came forward. As such, minor positive effects are expected.</p> <p>The site will deliver less than 20ha of employment land and therefore is not expected to deliver green infrastructure and active transport links as a part of development. As such, negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b>  To support positive, safe and healthy communities.	0	<p>The site is located within Middle Super Output Area covering Cranbrook, Broadclyst and surrounding areas to the north-east of Exeter which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, experiences below average levels of deprivation compared to Devon as a whole.</p> <p>The site is not within 100m of any existing residential development and therefore development is not expected to have any negative impacts through noise pollution during construction or post-construction.</p> <p>The site is not within 1km of any AQMAs and is not expected to have direct impacts on the level of</p>

SA Objective	SA Score	Justification
		<p>traffic entering AQMAs. As such, negligible effects are expected.</p> <p>Overall, negligible effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	--/+	<p>The site is not located adjacent to any settlements that could provide services and facilities further to those supplied at the service station proposed. As such, significant negative effects are expected.</p> <p>The site is adjacent to areas that have access to superfast broadband (30-300Mbps), which it is assumed could be extended to support the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site has the capacity for over 5ha of employment. As such, minor positive effects are expected.</p> <p>The site is within 3km of Exeter Science Park / Sky Park and Airport Business Park, which is a high value employment cluster and labour supply. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town and therefore development at the site is unlikely to impact on the vitality of existing town centres.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the</p>	+	<p>The site is not located within 1km of a railway station but it is within 500m of a bus stop.</p> <p>As such, minor positive effects due to the proximity of public transport making employment opportunities at the proposed site more accessible.</p>

SA Objective	SA Score	Justification
Greater Exeter area and beyond.		

## SA-ED-28: Hand-and-Pen

SA-ED-28	Hand-and-Pen
<b>Authority Area:</b> East Devon	<p>Site: Hand and Pen</p> <p>Reference: SA-ED-28</p>
<b>Site Area:</b> 8ha (Net 3.3ha)	
<b>Approximate total capacity:</b> 3.3ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Standalone employment site adjacent to the hamlet of Hand-and-Pen.</p>	 <p>The map shows the Hand and Pen site, a large area outlined in black. Surrounding the site are various features including Roman Road, The Padlock, Roman House, Telephone Exchange, Fair View, Sunnybank, Westhus, Waterlake Meadow, Barradene, The Bungalow, TCB, Shelter, LB, Corner Cottage, Penraddon, Gledhow, Long Meadow, Four Views, Burnthouse Cottages, Thatch End, Drain, and Hotel Copse. The map also shows flood zones (Flood Zone 2 and Flood Zone 3) and slopes (Slope 1:6 - 1:3 (Steep) and Slope More than 1:3 (Very Steep)). A legend in the bottom left corner defines the symbols used. A scale bar in the bottom right corner indicates distances in metres (0, 45, 90, 180). A small inset map in the top right corner shows the site location in the GESP Area, with labels for Taunton, Exeter, and Torquay.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783  Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.  Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	0?	The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site lies within a SSSI IRZ. The site is within the 10km recreation zone of the Pebblebed Heaths although as the site is being considered for employment this will likely reduce the overall recreational impact from development. It is also within the 5km Great Crested Newt consultation zone. The site supports unconfirmed wildlife areas in the form of secondary woodland. As such, uncertain negligible effects are expected.
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	The entirety of the site is comprised of open rural countryside and so development would cause an urbanisation effect on the environment. The site is of medium landscape sensitivity due to there being low potential for intervisibility between the site and the East Devon AONB.  As such, uncertain minor negative effects are likely.
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	The site does not contain any heritage assets within its boundaries. The site is within 3km of multiple designated assets including three Grade II listed buildings in close proximity to the site, the closest of which is 95m south (Burnthouse Cottage), and the remaining two are around 250m south (Strete Raleigh House and Farmhouse). Further designated heritage assets within 3km include Whimble Conservation Area around 1.1km to the north and Rockbeare Manor (a Registered Park and Garden) around 2km to the south-west. There is potential for development to compromise the setting of these historic environment assets.  As such, uncertain minor negative effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?/+	The site is within 5km of the Main Towns of Cranbrook and Ottery St Mary and as such, uncertain negligible effects are expected.  The site is not located within 1km of existing cycle paths or railway stations. However, the site is adjacent to an existing bus stop served by frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.  As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.  As such, mixed minor positive and uncertain significant negative effects are expected.
<b>5. CLIMATE CHANGE</b>	-?	This site is predominantly greenfield and there is no significant flood risk within the area. Development

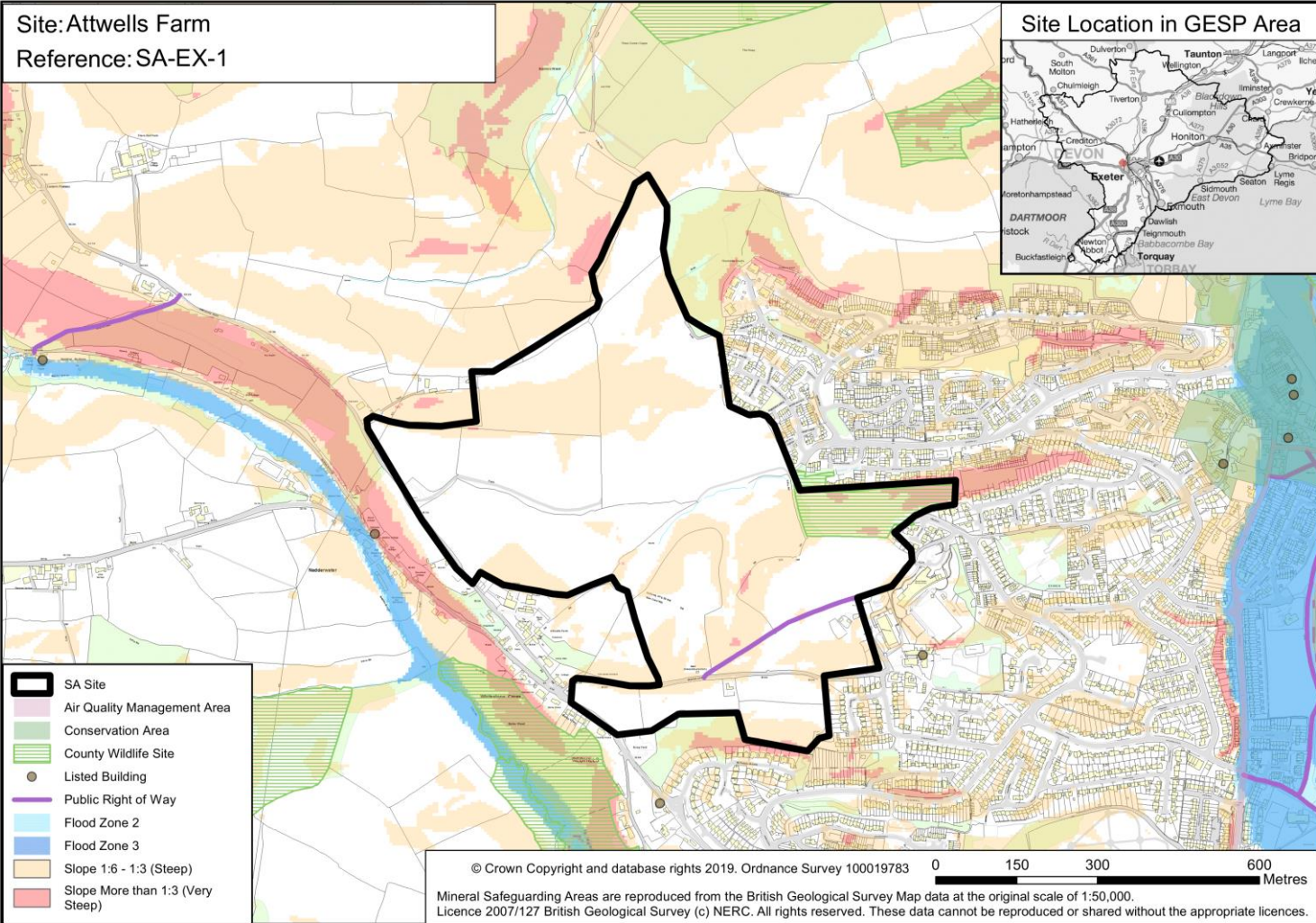
SA Objective	SA Score	Justification
<b>ADAPTATION</b> To adapt to the possible effects of climate change.		of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS). Therefore, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	The entirety of the site (>5ha) comprises of Grade 3 agricultural land, However it is unclear whether this is Grade 3a or Grade 3b agricultural land. As such, uncertain significant negative effects are expected. The site does not contain any previously developed land and is not located within any Minerals Safeguarding Areas. Overall, uncertain significant negative effects are expected due to development on high quality agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	The site is not adjacent to and does not contain any watercourses. As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The site is not considered to be suitable for accommodating a strategic level of housing due to its size, lack of additional suitable land to consider in combination with the site and otherwise isolated location away from existing settlements. As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	-	The site is not within 800m of major open space or within 400m of walking and cycle paths. As such, minor negative effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy	-	While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'E02004132' Middle Super Output Area which, according to the Devon Joint Strategic Needs

SA Objective	SA Score	Justification
communities.		<p>Assessment index of multiple deprivation, sees below average levels of deprivation than Nationally as a whole. As such, it is likely that a medium employment development of this nature will provide potential improvements to the availability of jobs in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to an existing residential development including The Paddocks to the north of the site, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality to the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements that could provide services. Users of the site are unlikely to access services and facilities at Cranbrook, Whimble or Ottery St Mary due to the distance of the town centres. As such, significant negative effects are expected.</p> <p>The site is adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+?	<p>The site has the capacity to deliver less than 5ha of employment land. The site is located some distance from high value employment clusters but in time should be reasonably close to labour supply from the eastern end of Cranbrook. The site has excellent connections to Exeter and other local populations as well as the wider region via the Strategic Road Network. Assuming super/ultrafast broadband can be achieved then this could be a productive site for the local economy, bringing jobs closer to rural populations in East Devon.</p> <p>Jobs would be created during the construction phase of the site.</p> <p>As such, uncertain minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>



SA Objective	SA Score	Justification
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>The site is not located within 1km of existing cycle paths or railway stations. However, the site is adjacent to an existing bus stop served by frequent bus services.</p> <p>As such, due to the proximity of bus stops, minor positive effects are expected.</p>

## SA-EX-1: Attwells Farm

SA-EX-1	Attwells Farm
<p><b>Authority Area:</b> Exeter City Council/Teignbridge District Council</p>	<p>Site: Attwells Farm Reference: SA-EX-1</p>
<p><b>Site Area:</b> 47.5ha (Net 15.6ha)</p>	
<p><b>Approximate total capacity:</b> 483 - 624 dwellings</p>	
<p><b>Site status:</b> Potential site option</p>	
<p><b>Outline description and context:</b> The area consists of agricultural land to the north west fringe of Exeter, beyond the built-up area of Exwick. The area is centred on the working Atwell Farm. The area is bounded by Rowthorn Road and Redhills to the west. Exwick Lane crosses the site east to west. The land form is complex and the topography is, in some places, very steep. The southern part of the site is within Exeter City Council, but the majority of the site is within Teignbridge District Council.</p>	 <p>Site Location in GESP Area</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<p><b>1. NATURAL ENVIRONMENT</b></p> <p>To conserve and enhance the habitat and wildlife of our natural environment.</p>	--?/+	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but Kinnerton Way Country Wildlife Site covers approximately 2.3 hectares of the site. There are a significant number of mature trees across the site but the site does not contain priority habitat. The site is within the 5 km great crested newt consultation zone. Bats and dormice are highly likely to be present given the network of hedgerows and streams on site, and the site is in close proximity to excellent habitat within Nadderwater valley. The area is within the Recreational Zone for Exe Estuary SPA; a Habitat Regulations Assessment will be required and this is likely to conclude that mitigation is required (likely to include a requirement for SANGS). The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the streams and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, a mixed uncertain significant negative and minor positive effect is expected.</p>
<p><b>2. LANDSCAPE</b></p> <p>To conserve and enhance the landscapes/seascapes of our natural environment.</p>	--?	<p>The site is some significant distance from the coast (and accordingly will have no impact on coastal areas). The southern part of the site is within Exeter's boundary and is currently designated as a 'Landscape Setting Area'. The majority of the site is within Teignbridge and is currently designated as an 'Area of Great Local Value' (AGLV). The site has a complex form with incised valleys and in places there is very steep topography. The area consists of 'River valley slopes and combes' (landscape character type 3G). The Revised Interim Landscape Sensitivity Assessment (LSA) has concluded that the site has high sensitivity (the site being an integral part of the wider Landscape Setting for Exeter). As such, an uncertain significant negative effect is expected.</p>
<p><b>3. HISTORIC AND BUILT ENVIRONMENT</b></p> <p>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.</p>	+?/-?	<p>There are no listed buildings or significant historic assets within the site (although the potential for un-designated heritage assets would need to be investigated and therefore the site is considered to have medium heritage sensitivity). In addition, the site is located within 3km of statutory heritage assets, including Exwick Conservation Area located approximately 400m to the east of the site, Cleve House Grade II* listed building located approximately 80m east of the site, St Bartholomew's Cemetery Grade II* Registered Park and Garden located approximately 1.6km southeast of the site and Exeter City Walls Scheduled Monument located 1.6km southeast of the site. The setting of these could be adversely impacted by development on this site. The site presents no opportunities for regeneration.</p>

SA Objective	SA Score	Justification
		<p>As such, uncertain minor negative effects are expected.</p> <p>With the scale of the proposal (&gt;10ha), it seems likely that this impact can be mitigated through design and layout. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor positive and uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++/--?	<p>The site is adjacent to Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is located adjacent to an existing high frequency bus service, is in close proximity (within 1km) to St David's railway station and is adjacent to a cycle route. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain significant positive effects and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, the topography of the area suggests that without careful treatment there would be discharge onto downstream development. Conversely, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS), and the design of the development brought forward could avoid areas of flood risk.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The site comprises over 5ha of Grade 3 agricultural land, which could be lost to development of the site. The site does not include any existing brownfield land or redundant buildings and therefore there is no potential for reuse of previously developed land.</p> <p>In addition, the site does not contain any safeguarded mineral resources.</p> <p>As such, uncertain significant negative effects are expected on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site does not contain and is not adjacent to a watercourse.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The landscape form and topography mean that large parts of this 47ha site will not be developable; it is estimated that at least 29 hectares should be discounted due to topographical constraints. However, the actual capacity is likely to be less than this once all constraints and mitigation requirements have been taken account of. Although it is noted that there is little to suggest that these sites could be brought forward as a comprehensive development. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The viability is likely to be marginal (due to high costs of access and construction) and therefore a full range of housing types and affordable housing may not be forthcoming. The site is not of a sufficient size to support a high number of housing starts/completions from a number of different outlets (and is unlikely to support a diverse range of providers including SME house building companies, housing associations and custom and self-build providers).</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site contains a Public Right of Way, is adjacent to a cycle route and adjoins Alphington Whitestone Valley Park major open space.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The north of the site is within the 'Tedburn St Mary, Shillingford St George and other areas West of Exeter' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees significantly lower levels of deprivation than compared to Devon as a whole. However, the south of the site is within and adjacent to the 'North West areas of Exeter (Exwick)' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is adjacent to existing residential development, including that in Exwick, and Exwick Heights Primary School, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. It is also noted that the site adjoins a scrapyard, however this is not considered to represent an industrial area that may result in long term noise pollution. As such, minor negative effects are also expected.</p>

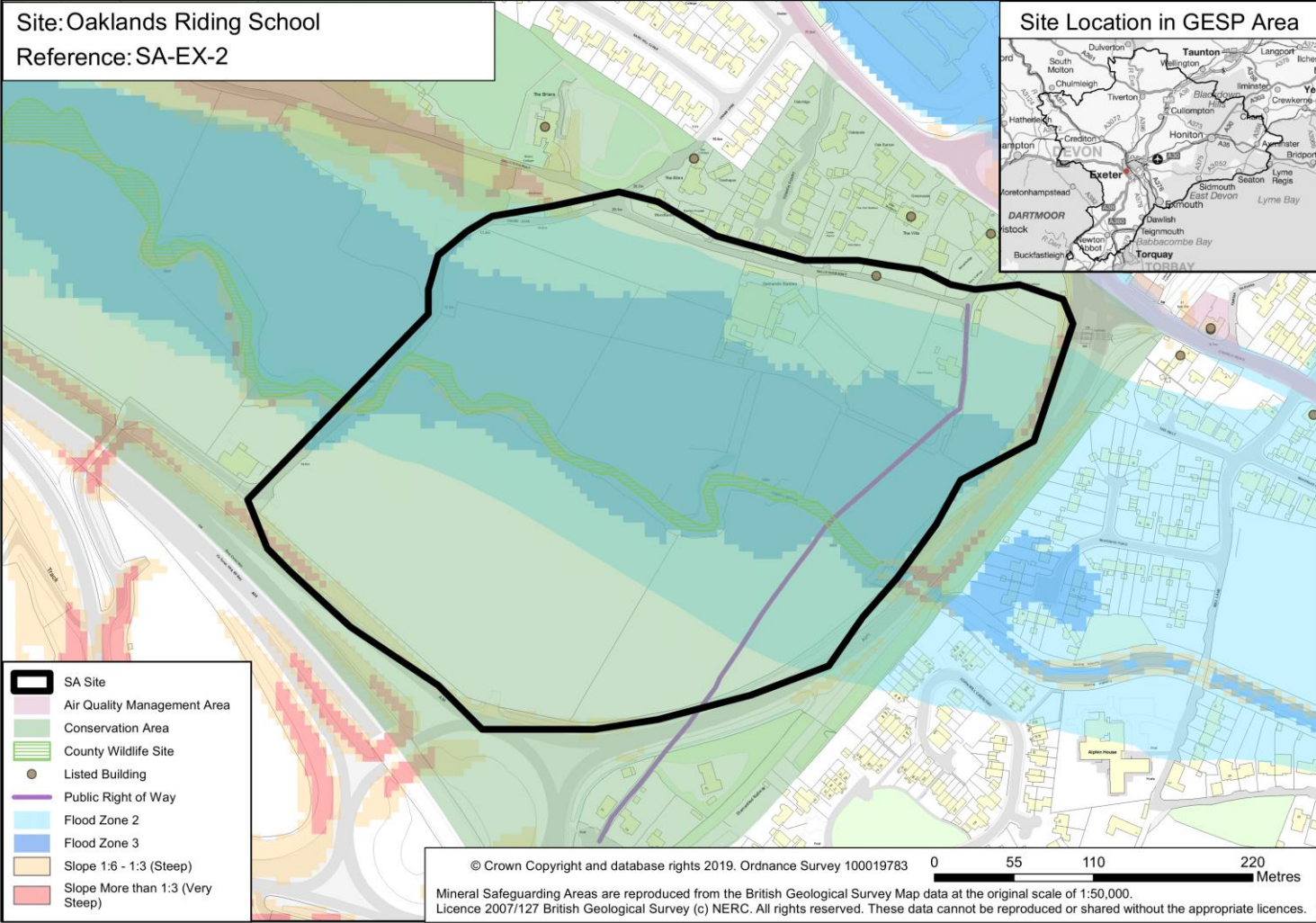


SA Objective	SA Score	Justification
		<p>Air quality sensitivity is high and the site is located partially within 1km of Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. In addition, bus routes could be extended into these areas, but the topography would make walking and cycling unattractive, and there are no train stations nearby. Car traffic would have to travel through already congested routes (designated as an AQMA) to reach either the city centre, M5 or shopping and employment. As such, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++/-	<p>The site is adjacent to the city of Exeter. As such, significant positive effects are expected. However, the Attwell Farm area currently includes no services or facilities. The closest Local Centre is Exwick Road/Winchester Avenue which is over 2km away down a steep hill.</p> <p>Whilst Exwick Heights Primary School is relatively well related to the site (within 500m), there is no additional primary capacity, and a strategy for additional primary and secondary provision would be needed. The site is also not within 1km of a secondary school, a further education college or a university. As such, minor positive effects are expected.</p> <p>Access to other higher level facilities is poor. Any development is likely to be similar in form to existing parts of Exwick, which are not well served by facilities and services and suffer a degree of isolation from the rest of Exeter. If developed, significant mitigation, in terms of a new community hub, would be required. Potential development is unlikely to be at such scale as to address these concerns. However, when compared to other potential areas for development within the GESP this site does benefit from its proximity to Exeter and mitigation could improve accessibility to the City Centre. Standard Broadband speeds of up to 6 Mbps and Superfast speeds of up to 80 Mbps are currently available in this area. As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development of the site would be less likely to accommodate a new primary school. As such, minor negative effects are also expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and</p>	+	<p>The site is located adjacent to Exeter but there are no existing or proposed employment areas to the north-west of the city and therefore the site is not located within 1km of an existing or proposed employment site. As such, minor positive effects are expected.</p> <p>It is assumed that as the site is relatively small (providing less than 500 homes) the site would provide limited employment opportunities. Jobs would be created during the construction phase of the site,</p>

SA Objective	SA Score	Justification
greater productivity in Greater Exeter.		and additional homes would create expenditure in the area. There would be no impact on Exeter's existing tourism offer. Overall, minor positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	The site is located adjacent to Exeter and is of a scale (<4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter. As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is located adjacent to an existing high frequency bus service, is in close proximity (within 1km) to St David's railway station and is adjacent to a cycle route. As such, significant positive effects are expected.



## SA-EX-2: Oaklands Riding School

SA-EX-2	Oaklands Riding School
<p><b>Authority Area:</b> Exeter City Council</p>	<div data-bbox="616 304 1162 392"> <p>Site: Oaklands Riding School Reference: SA-EX-2</p> </div>  <div data-bbox="616 1043 891 1334"> <p> <span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px;"></span> SA Site  <span style="background-color: #f08080; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Air Quality Management Area  <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Conservation Area  <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> County Wildlife Site  <span style="color: brown;">●</span> Listed Building  <span style="border-bottom: 2px solid purple; display: inline-block; width: 20px;"></span> Public Right of Way  <span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Flood Zone 2  <span style="background-color: #4682b4; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Flood Zone 3  <span style="background-color: #f5deb3; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Slope 1:6 - 1:3 (Steep)  <span style="background-color: #f08080; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Slope More than 1:3 (Very Steep)         </p> </div> <div data-bbox="1093 1254 2074 1334"> <p>           © Crown Copyright and database rights 2019. Ordnance Survey 100019783            Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.            Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.         </p> </div>
<p><b>Site Area:</b> 13.7ha (Net 3.8ha)</p>	
<p><b>Approximate total capacity:</b> 117 - 151 dwellings</p>	
<p><b>Site status:</b> Reasonable alternative site</p>	
<p><b>Outline description and context:</b> This relatively flat site lies on the western fringe of the City, close to the A30/A377 junction and within Alphington/Whitestone Valley Park. It forms part of a riding school and is subdivided by fencing into a number of paddocks. It also contains stables and a dwelling (The Rosary). The Alphin Brook runs across the site.</p>	

SA Objective	SA Score	Justification
<b>15. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies entirely within Alphington Whitestone Valley Park and within Alphinbrook County Wildlife Site. The site does not contain priority habitat. The site is within the 5 km great crested newt consultation zone and bats are likely to be present along the river corridor and within farm buildings on site. The area is within the Recreational Zone for Exe Estuary SPA; a Habitat Regulations Assessment will be required and this is likely to conclude that mitigation is required (likely to include a requirement for SANGS). The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the Alphington Whitestone Valley Park and river corridor, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed uncertain significant negative and minor positive effects are expected.</p>
<b>16. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>This site consists of a number of paddocks on the south-western edge of Exeter's built up area and is designated as 'Landscape Setting Area' in the Local Plan First Review. The site is considered to have high Landscape Sensitivity as it forms an integral part of the hills to the west of Exeter. Residential development could have adverse effects on the character and quality of the landscape.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>17. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?	<p>The entirety of the site is located within Alphinbrook Conservation Area. The site also contains a Grade II listed building (Villa Garden Walls) and is adjacent to multiple listed buildings including The Crosse House, which is Grade II listed. There are also multiple listed buildings within 3km in all directions surrounding the site, including a majority of which are contained within Conservation Areas (Midway Terrace and Ide Lane, Alphington and Princes Square). The nearest Scheduled Monument (Linear round barrow cemetery at Castle Park) is around 1.3km to the south-east of the site. There is potential for residential development to significantly compromise these historic environment assets.</p> <p>Additionally, there are multiple Registered Parks and Gardens around 2km north of the site in Exeter. However, the potential for development to disturb these assets is reduced, given that they are already surrounded by development.</p> <p>As such, uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>18. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?/--?	<p>The site is adjacent to Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of railway stations or cycle routes. The site is however within 500m of bus stops served by high frequency bus services. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain significant positive effects and uncertain significant negative effects are expected.</p>
<b>19. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	--?	<p>The site is predominantly greenfield and the majority of the site is within flood zones 2 and 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain significant negative effects are expected.</p>
<b>20. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The site is comprised of over 5ha of Grade 3 agricultural land. However, it is unclear it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected due to the potential loss of high quality agricultural land during development.</p> <p>Apart from riding school buildings in existing use, there is no existing brownfield land or redundant buildings and therefore there is no potential for reuse of previously developed land.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected due to development on high quality agricultural land.</p>
<b>21. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of Alphin Brook, which passes through the boundaries of the site and runs into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>22. HOMES</b> To provide and maintain a sufficient supply of good quality, financially	+	<p>The flood risk issue means that almost half of the site (that element within flood zone 3) is not developable; on this basis 6 hectares are discounted giving a capacity of approximately 117-151 dwellings. However, this capacity is likely to reduce once account has been taken of the constraints</p>

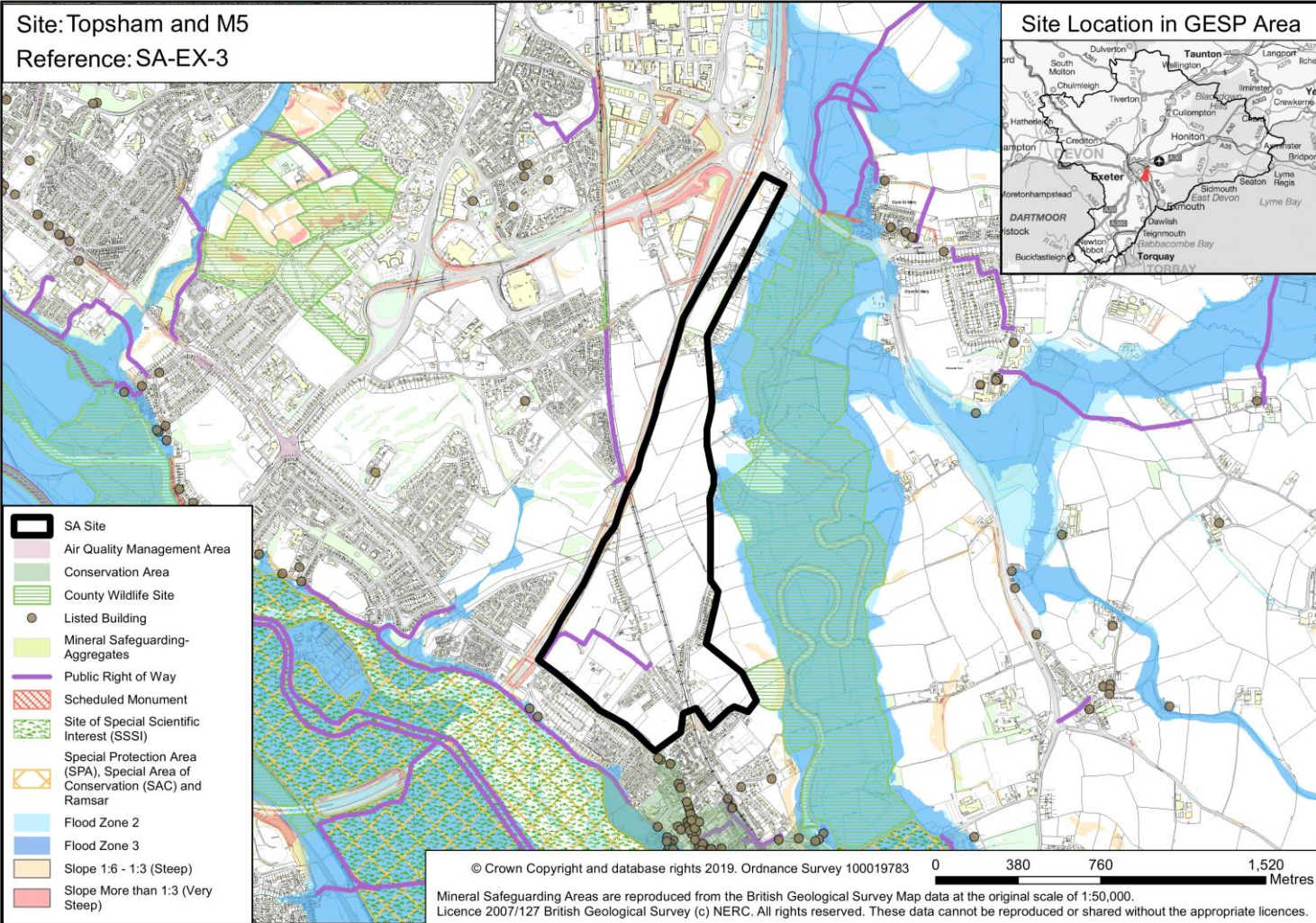
SA Objective	SA Score	Justification
accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		<p>and likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>The site should be capable of delivering a suitable mix of dwellings in terms of size and tenure and diversity of supply and there is no reason to think that affordable housing would not be forthcoming.</p> <p>However, the site is not of a sufficient size to support a high number of housing starts/completions from a number of different outlets (and is unlikely to support a diverse range of providers including SME house building companies, housing associations and custom and self-build providers).</p> <p>As such, minor positive effects are expected.</p>
<b>23. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site lies entirely within Alphington Whitestone Valley Park, major open space, and contains Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>24. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the 'Alphington area of Exeter' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees significantly lower levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, negligible effects are expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is adjacent to an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site lies adjacent to Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. Car traffic would have to travel through already congested routes (designated as an AQMA) to reach the city centre, M5 or shopping and employment. However, the topography of the site and proximity of cycle routes and facilities and services within walking distance suggest that the area could support active transport. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>25. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	<p>The site is within Exeter City. As such, significant positive effects are expected. The site currently includes no services or facilities. However, there is good easy access to Sainsbury's supermarket (within about 0.5km of the site).</p> <p>The site is within 500m of Alphington Primary School to the south east and West Exe Secondary School to the north east. However, there is currently no primary and secondary school capacity to accommodate development and a strategy for provision would be required. The site is also within 3km of a further education college. As such, uncertain significant positive effects are expected.</p> <p>St Thomas District Centre (including St Thomas Medical Centre) is just over 1.5km away and all other services and facilities are available in the city centre (just over 2km distant) served by a frequent bus service. Standard Broadband speeds of up to 7Mbps and Superfast speeds of up to 80 Mbps are currently available in this area. As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development of the site would be less likely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>26. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is within Exeter City and is also within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities. As such, uncertain minor positive effects are expected.</p> <p>With the provision of cycle and pedestrian links, the site is well located in relation of Marsh Barton and Matford and would have good access to education, and skills training.</p> <p>There would be no impact on Exeter's existing tourism offer.</p> <p>Overall, significant positive effects are expected.</p>
<b>27. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
<p><b>28. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>The site is not located within 1km of railway stations or cycle routes. The site is however within 500m of bus stops served by high frequency bus services.</p> <p>As such, minor positive effects are expected.</p>



### SA-EX-3: Topsham and M5

SA-EX-3	Topsham and M5
<p><b>Authority Area:</b> Exeter City Council</p>	<p>Site: Topsham and M5 Reference: SA-EX-3</p>
<p><b>Site Area:</b> 96.6ha (Net 42.5ha)</p>	
<p><b>Approximate total capacity:</b> 1,316 - 1,700 dwellings</p>	
<p><b>Site status:</b> Potential site option</p>	 <p>Site Location in GESP Area</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 380 760 1,520 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 250m of Exe Estuary SSSI, SPA and Ramsar site and of Ferry Road County Geological site. The site is also within the Recreational Zone for Dawlish Warren SAC, East Devon Peddlebed Heaths (EDPH) SPA and Exe Estuary SPA. A Habitat Regulations Assessment will be required and this is likely to conclude that mitigation is required (likely to include a requirement for SANGS). In addition, the site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA and is flagged as Red with regard to Exe Estuary SPA.</p> <p>The site also lies within two Strategic Nature Areas, Mudflats in the south and Coastal and floodplain grazing marsh. The site lies adjacent to Clyst Marshes County Wildlife site. In addition, the site is within 1km of Riverside Valley Park, which is an Exeter Valley Park. The site also contains a priority habitat, traditional orchard and is adjacent to good quality semi-improved grassland. The site is within the 5 km great crested newt consultation zone and surveys of ponds and adjacent hibernation habitat will be required. The area also includes hedgerows, mature trees and areas of significant tree cover. No detailed information on protected species has been analysed, but bats will be present, possible dormice, and populations of farmland birds such as song thrush and bullfinch which will depend on hedges and trees as breeding habitat. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including hedgerows and trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is comprised of open rural countryside on flat terrain with development associated with Exeter to the north west and Topsham and the Exe Estuary SPA located to the south. Development within the site would cause an urbanisation effect on the environment. Land in the south of the site has been designated as low landscape sensitivity whilst land in the north of the site has been designated as medium landscape sensitivity as it is located within a Green Wedge area.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including Topsham Conservation Area, which is located to the immediate south of the site and contains in excess of 30 listed buildings. Topsham has particular historic and architectural</p>

SA Objective	SA Score	Justification
and historic assets and promote high quality architecture, design and accessibility in new build development.		<p>value and this land forms part of a wider area of land that is important to its setting. Topsham's separate identity derives, in the main, from its history and architecture, however, the Topsham Gap also contributes to its sense of separation. Further to this, Clyst St Mary is around 500m east of the northern boundary of the site and contains multiple Grade II listed buildings. There also is a Scheduled Monument around 2.5km south-west of the site (earthwork enclosure 200m NE of Church Path Hill Plantation. There is potential for residential development to compromise these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++?	<p>The site is adjacent to Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is split by a railway, with the southern half in vicinity to Exeter Road with access to existing sustainable transport options. The land to the north of the railway is not so well located in regard to these routes, although the provision of a pedestrian/cycle crossing over the railway would significantly improve transport options. Nonetheless, the site is adjacent to a cycle route, within 1km of train stations and within 500m of high frequency bus services. As such, due to the proximity of some accessible public transport links, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk in the area.</p> <p>However, the topography of the area suggests that without careful treatment there would be discharge onto downstream development. National Planning Practice Guidance identifies that development of residential properties would require an exemption test in flood zone 3a and is unsuitable in flood zone 3b.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>	--	The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 and Grade

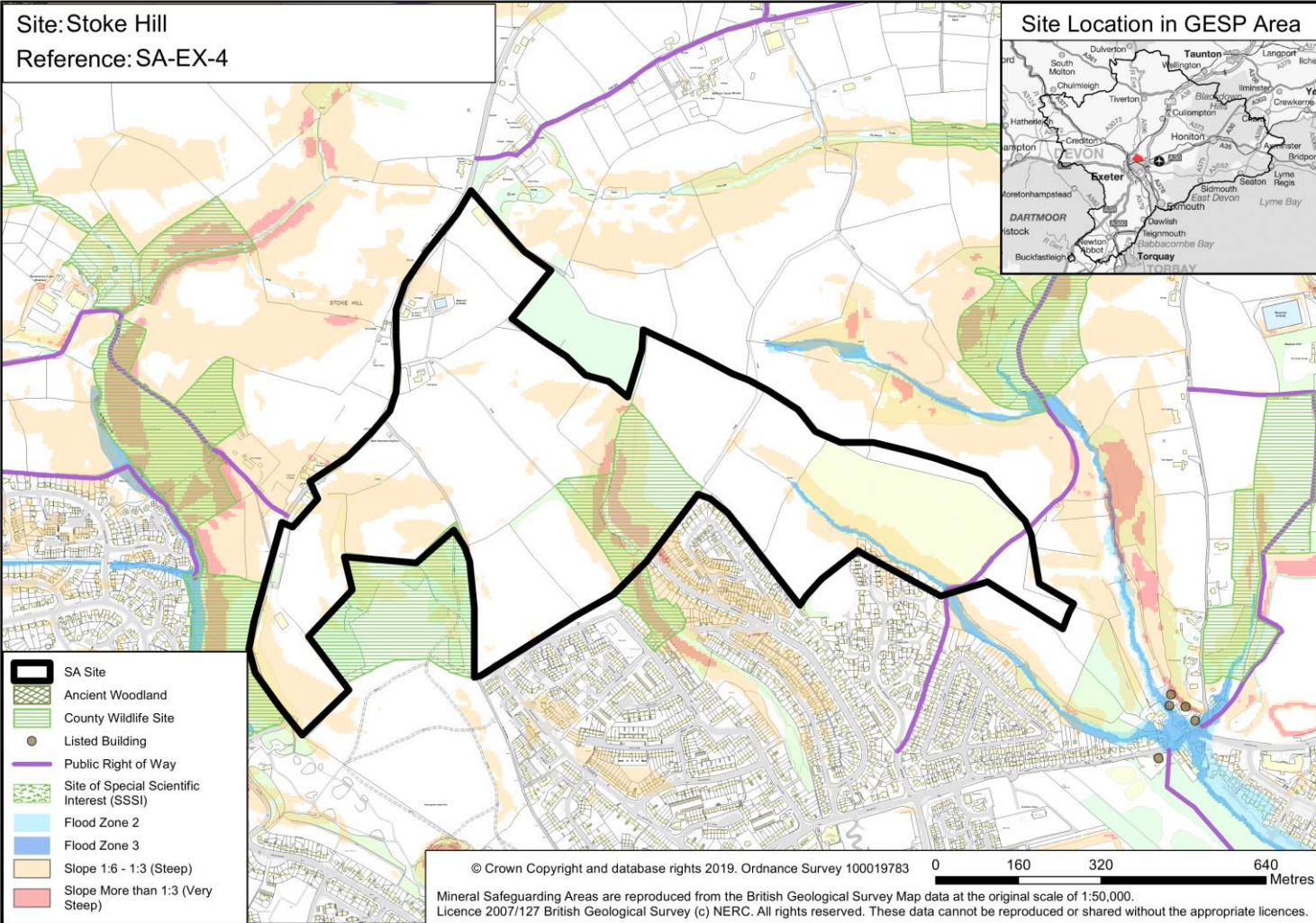
SA Objective	SA Score	Justification
To utilise our land resources efficiently and minimise their loss or degradation.		<p>3a agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining areas within the site are comprised of Grade 3b agricultural and urban land.</p> <p>The site contains some areas of previously developed land associated with residential, agricultural and recreational purposes which are in existing use.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration of the River Clyst which is adjacent to the eastern boundary of the site and flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>Much of the land between Exeter and Topsham has not come forward as part of the HELAA process (the HELAA sites consist of 7.86ha). However, it is likely that, with approaches to landowners, additional land could become available. The site is likely to be able to deliver around 1316–1700 homes. However, this capacity is likely to reduce once account has been taken of all constraints and likely mitigation requirements, including those highlighted elsewhere in this assessment. The area should capable of bringing forward a suitable mix of dwellings in terms of size and tenure and diversity of supply. Homes may be provided by a diverse range of providers including SME house buildings companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts/completions from a number of different outlets around the sites, which in turn will ensure a good pace of delivery. There is nothing to suggest delivery will not be viable (and indeed profitable) and therefore provision of affordable housing should not be compromised.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park, major open space, and contains Public Rights of Way as well as lies directly adjacent to the National Cycle route. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver between 1,000 - 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
		Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	+/-	<p>The site is within the 'Topsham and Countess Wear areas of Exeter' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees significantly higher levels of deprivation than compared to Devon as a whole. It is likely that a medium residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, minor positive effects are expected.</p> <p>The site is adjacent to Exeter City and is adjacent to existing residential developments, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is lies adjacent to the motorway, M5, and is crossed by a railway line. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site does not lie within 1km of an AQMA. The proximity to cycle routes and facilities and services within walking distance suggest that the area could support active transport. However, car movements emanating from the site could worsen air quality in the Exeter AQMA. As such, minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is adjacent to Exeter City. As such, significant positive effects are expected. The elongated nature of the site would mean providing good access to communal facilities would be more challenging to the north of the site.</p> <p>The site is within 500m of a primary school but it is not within 1km of a secondary school. The potential for expansion of existing education provision has been almost exhausted. A wider strategy regarding secondary provision for Exeter and its borders would be required. There is currently no secondary capacity to accommodate development. As such, uncertain minor positive effects are expected.</p> <p>Topsham district centre (within 2km walk of the whole area) provides a full range of facilities including shops, post office, doctor's surgery, dentists, pharmacy, library, swimming pool, community hall, three churches and ten Public Houses. Topsham also has many community and leisure facilities. Facilities are also available as part of the Newcourt development to the east (including Aldi within 1km of most of the area). The site is also within 3km of a further education college. Standard Broadband speeds of up to 16 Mbps and Superfast speeds of up to 80 Mbps are currently available in the area. As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
		<p>The site is of medium size, providing over 500 homes, and therefore it is assumed that development of the site would be more likely to accommodate a new primary school. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is adjacent to Exeter and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will provide medium scale employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There would be no impact on Exeter's existing tourism offer.</p> <p>Overall significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	++	<p>The site is adjacent to Exeter and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>The site is split by a railway, with the southern half in vicinity to Exeter Road with access to existing sustainable transport options. The land to the north of the railway is not so well located in regard to these routes, although the provision of a pedestrian/cycle crossing over the railway would significantly improve transport options. Nonetheless, the site is adjacent to a cycle route, within 1km of train stations and within 500m of high frequency bus services. As such, due to the proximity of some accessible public transport links, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-EX-4: Stoke Hill

SA-EX-4	Stoke Hill
<p><b>Authority Area:</b> Exeter City Council</p>	<p>Site: Stoke Hill Reference: SA-EX-4</p>
<p><b>Site Area:</b> 58ha (Net 23.7ha)</p>	
<p><b>Approximate total capacity:</b> 736 - 948 dwellings</p>	
<p><b>Site status:</b> Potential site option</p>	
<p><b>Outline description and context:</b> Land to the northern fringe of Exeter beyond the build-up area of Beacon Heath. The area comprises agricultural fields bounded by hedgerows and belts of mature trees (interspersed with areas of rough vegetation and woodland). The area is generally south facing with a complex form and steep topography. The site is crossed by Mile Lane (a bridleway linking Stoke Hill to Beacon Heath).</p>	 <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is located within 1km of Stoke Woods, SSSI and Pinhoe Brickpit County Geological site and lies within Savoy Hill County Wildlife Site (which consists of species-rich unimproved grassland). In addition, the site lies adjacent to Lower Covert and Mincinglake Plantation, both County Wildlife Sites. The site is located within and adjacent to Mincinglake Valley Park. The site lies completely within the Strategic Nature Area of Woodland and has significant biodiversity value and opportunities for biodiversity enhancement, and may also function as SANGs to mitigate for development elsewhere. The site also lies within Priority habitats, Deciduous Woodland and Lowland Meadows. The site is within 5km of great crested newt consultation zone. It is highly likely that impacts on dormice and bats, given the presence of mature hedgerows, scrub and woodland would be difficult to mitigate. The site is also likely to support several species of breeding bird e.g. whitethroat. The area is within the Recreational Zone for Exe Estuary SPA; a Habitat Regulations Assessment will be required and this is likely to conclude that mitigation is required (likely to include a requirement for SANGS). The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland and meadows, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed uncertain significant negative and minor positive effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is located in open rural countryside with large areas of residential development to the south. The site is on a slope with land in the north of the site being higher than that in the south. Development within the site would cause an urbanisation effect on the environment. The site is of high landscape sensitivity as it is an integral part of the wider landscape setting of hills to the north of Exeter. There is also land off Pendragon Road and land at Pinwood and East of Stoke Hill that is within Killerton setting zone of influence.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including four listed buildings around 250m south-east of the site, three of which are Grade II listed and one of which is Grade II* listed (Pinbrook House and surrounding buildings). There are scheduled monuments around 900m south of the site (St Katherine's Priory, Polsloe) and around 1km west (Signal Station) and north-west (Stoke Hill Camp). There is potential for residential</p>



SA Objective	SA Score	Justification
accessibility in new build development.		<p>development to compromise the setting of these historic environment assets. There are also multiple Registered Parks and Gardens and Conservation Areas within 3km to the south in Exeter. However, these assets are separated by existing residential development, reducing their sensitivity to development within the site. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This may be problematic at the site due to the form and topography. As such, uncertain minor positive effects are expected.</p> <p>Overall, uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++?/--?	<p>The site is adjacent to Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations, however the site is within 500m of high frequency bus services. The topography of the site is not conducive to walking or cycling which is likely to discourage use of the nearest bus service on Chancellors Way for all but the southernmost parts of the site. As such, due to the proximity of parts of the site to bus services, uncertain minor positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield land. The site is mostly in an area with no significant flood risk however, it contains a river and as such areas fall under flood zone 2 and flood zone 3. The topography of the area suggests that without careful treatment there would be discharge onto downstream development.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The site is comprised of over 5ha of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or 3b. As such, uncertain significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining area within the site is comprised of urban land.</p> <p>The site does not contain any existing brownfield land or redundant buildings. Therefore, there is no potential for use of previously developed land.</p>

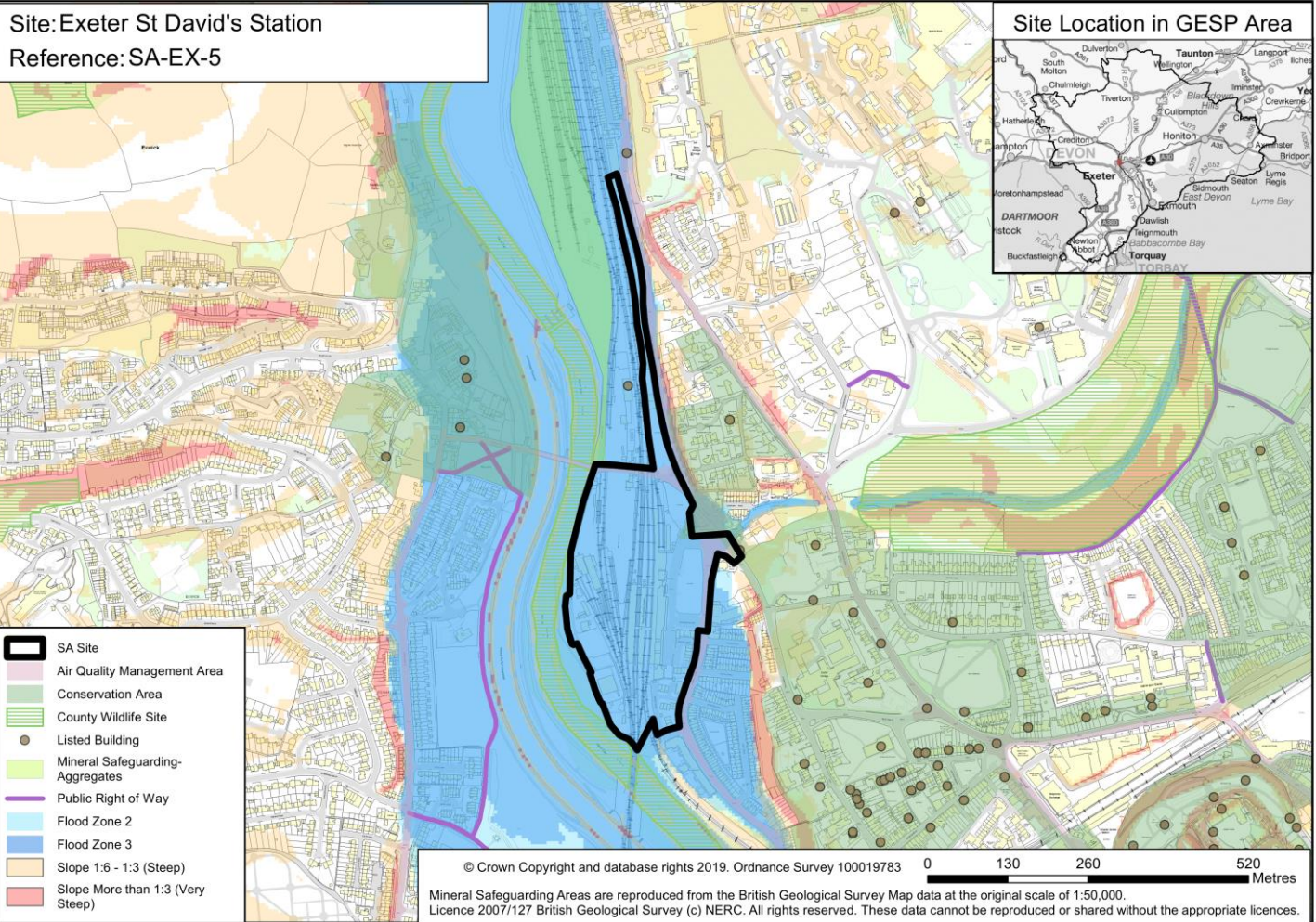
SA Objective	SA Score	Justification
		<p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, uncertain significant negative effects are expected due to the development on high quality agricultural land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of Mincinglake Stream, which is adjacent to the south western boundary of the site and flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p>	+	<p>The site has a total area of approximately 58ha; however, landscape form and capacity (parts of the site have gradients that are not conducive to development), together with the presence of Savoy Hill Valley Park and County Wildlife Site, mean that the large parts of the sites will not be developable. It is estimated that around 23.7ha would be developable, with the potential to deliver around 736-948 homes. However the true capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The viability is likely to be marginal (due to the high costs of access and construction) and therefore a full range of housing types and affordable housing may not be forthcoming. The site is not of a sufficient size to support a high number of housing starts/completions from a number of different outlets (and is unlikely to support a diverse range of providers including SME house building companies, housing associations and custom and self-build providers).</p> <p>As such, minor positive effects are expected.</p>
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p>	++	<p>The site lies within two major open spaces, Savoy Hill Valley Park and Mincinglake Valley Park. In addition the site lies adjacent to multiple Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	--/+	<p>The site is within the 'Stoke Hill and Mincinglake areas of Exeter' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees significantly higher levels of deprivation than compared to Devon as a whole. It is likely that a medium residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of</p>

SA Objective	SA Score	Justification
		<p>deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. It is also noted that the site is adjacent to a Landfill site and accordingly contaminated land sensitivity is considered medium. As such, minor negative effects are also expected.</p> <p>Air quality sensitivity is considered high and the site is located within 1km of Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. In addition, bus routes could be extended into these areas, but the topography would make walking and cycling unattractive. Car traffic would have to travel through already congested routes (designated as an AQMA) to reach the city centre, M5 or shopping and employment. As such, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	<p>++/-</p>	<p>The site is adjacent to Exeter City. As such, significant positive effects are expected. However, the area currently includes no services or facilities. Whipton Local Centre is over 1.5km away down a steep hill.</p> <p>The site is within 500m of a primary school and it is within 1km of a secondary school. However, the potential for expansion of existing education provision has been exhausted. The Monkerton school site is capable of expansion and could be combined with a review of other school catchment areas. As such, uncertain minor positive effects are expected.</p> <p>Access to other higher level facilities is poor due to lack of public transport and poor highway infrastructure. Potential development should be required to invest in local services, but is unlikely to be at such a scale as to address these concerns. However, when compared to other potential areas for development within the GESP, this site does benefit from its proximity to Exeter and mitigation could improve accessibility to the city centre. Standard Broadband speeds of up to 6Mbps are currently available in the area. Superfast packages are not currently available. As such, minor negative effects are expected.</p> <p>The site is of medium size, providing over 500 homes, and therefore it is assumed that development of the site would be more likely to accommodate a new primary school. As such, minor positive effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is adjacent to Exeter and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will provide small scale mixed use employment opportunities and small cluster of shops and services. As such, minor positive effects are expected.</p> <p>There would be no impact on Exeter's existing tourism offer.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is adjacent to Exeter and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	<p>The site is not located within 1km of cycle routes or railway stations, however the site is within 500m of high frequency bus services. The topography of the site is not conducive to walking or cycling which is likely to discourage use of the nearest bus service on Chancellors Way for all but the southernmost parts of the site. As such, due to the proximity of parts of the site to bus services, uncertain minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-EX-5: Exeter St David's Station

SA-EX-5	Exeter St David's Station
<b>Authority Area:</b> Exeter City Council	
<b>Site Area:</b> 5.3ha	
<b>Approximate total capacity:</b> 151 – 180 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Mixed-use site within the urban area of Exeter, bisected by Station Road. Includes St David's Station and associated surface car parks. The remaining land parcels in the northern and western parts of the site are in storage and industrial use. The southern part of the site comprises Exeter University-owned student accommodation (21 houses and 17 flats) and ground floor retail uses. Cowley Bridge Road and Bonhay Road run along the site's eastern boundary, beyond which are a hotel, student accommodation and residential areas. Much of the site is allocated for office/employment redevelopment in the Exeter Local Plan First Review.</p>	<div data-bbox="660 287 1176 367"> <p>Site: Exeter St David's Station Reference: SA-EX-5</p> </div>  <div data-bbox="660 965 918 1284"> <p> <b>SA Site</b>              Air Quality Management Area              Conservation Area              County Wildlife Site              Listed Building              Mineral Safeguarding-Aggregates              Public Right of Way              Flood Zone 2              Flood Zone 3              Slope 1:6 - 1:3 (Steep)              Slope More than 1:3 (Very Steep)           </p> </div> <div data-bbox="1120 1204 2060 1284"> <p>             © Crown Copyright and database rights 2019. Ordnance Survey 100019783              Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.              Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.           </p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is located within 1km of Bonhay Road Cutting SSSI, is adjacent to Exwick Weir County Wildlife Site and is within 250m of Taddiford Brook County Wildlife Site also. The north of the site is also within a Strategic Nature Area associated with Coastal and Floodplain Grazing Marsh. Warehouses in the northern part of the site may be used as bat roosts and there is the potential for the site to provide habitats for other protected species. For example, the site is within 5km of a Greater Crested Newt record. Also, the site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including marshes, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site includes Exeter St David's Station and is comprised of previously developed land with warehouses in the north and car parks in the south as well as the existing station in the western half of the site. As a result of this, the site is of low landscape sensitivity and it is considered development would enhance the quality of this urban landscape and thereby greatly enhance a key gateway into Exeter.</p> <p>As such, negligible effects are expected. The sensitivity assessment for this site was based on a slightly different site boundary to that which has now been included in the SA, which contributes additional uncertainty to the potential effect identified.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>There centre of the site contains part of St David's Conservation Area. There are multiple listed buildings within 3km including a Grade II listed building in close proximity to the north-western (former Transit Shed) and north-eastern (Taddiforde) boundaries of the site and a Grade II* listed building 120m to the east (Imperial Hotel). The western boundary of the site is within 100m of Exwick Conservation Area. There is potential for development to compromise the setting of these historic environment assets. There are also multiple Registered Parks and Gardens and Scheduled Monuments within 3km of the site, the closest of which are located around 800m to the south-east (Danes Castle, Northernhay and Rougemont Gardens and Rougemont Castle). As such, uncertain minor negative effects are expected.</p>

SA Objective	SA Score	Justification
		<p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	++/--?	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is already a key public transport interchange for the City containing Exeter St David's Station (with access to both main and local train services) and containing bus stops that provide high frequency access to various locations in and around Exeter. The site is also crossed by a cycle route. The ability for future residents to access services, facilities and employment by sustainable transport links is therefore good and as such significant positive effects are expected.</p> <p>However, as the site is expected to deliver under 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive effects and uncertain significant negative effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The site is predominantly brownfield and on flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	+	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to their being no loss of high quality agricultural land.</p> <p>Development would result in the redevelopment of previously developed land (&gt;5ha). As such, minor positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor positive effects are expected due to development on previously developed land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of the of the River Exe, which is adjacent to the western boundary of the site and flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>



SA Objective	SA Score	Justification
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate around 151-180 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.</p> <p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers, self/custom builders and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park, major open space, and lies within the National Cycle Route as well as within 400m of Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The north of the site is within the 'least deprived' Middle Super Output Area, and the southern section of the site is within the 'above average' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is within Exeter City and adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site lies adjacent to a railway line. This feature may result in noise pollution affecting residents of the site in the longer term. As this is a brownfield site within an urban</p>

SA Objective	SA Score	Justification
		<p>area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p> <p>The site lies adjacent to Exeter AQMA along its eastern border. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. As such, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 1km of St David's Primary School to the south east but it is not within 1km of a secondary school. Devon County Council advises that the potential for expansion of existing primary and secondary schools on the eastern side of Exeter has been exhausted. Any requirements for primary education arising from redevelopment of the site would need to be accommodated through the expansion of the new Monkerton School and a review of primary school catchment areas. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. The site is also within 1km of further education colleges and the University of Exeter. As such, uncertain minor positive effects are expected.</p> <p>The majority of the site is adjacent to an area where superfast download speeds of 78 Mbps are available. As such, minor positive effects are expected. However, Ofcom mapping indicates that parts northern area of the site does not currently have access to superfast broadband. It is expected that superfast broadband could be rolled out to this area.</p> <p>The site is small in size, providing less than 500 homes, and therefore it is assumed that development of the site would be less likely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support	++/--	<p>The site is located within Exeter City and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500</p>

SA Objective	SA Score	Justification
improved job opportunities and greater productivity in Greater Exeter.		homes, the site will provide limited employment opportunities. As such, negligible effects are expected.  Full residential build out would result in the loss of existing employment on the site. As such, significant negative effects are expected.  Subject to design, residential-led redevelopment of the site could help to significantly enhance a key public transport gateway to Exeter and thereby to improve the City's tourism offer.  Overall, mixed significant positive and significant negative effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	The site is located within Exeter City and is of a scale (<4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.  As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is already a key public transport interchange for the City, containing Exeter St David's Station (with access to both main and local train services) and containing bus stops that provide high frequency access to various locations in and around Exeter. The site is also crossed by a cycle route. The ability for future residents to access services, facilities and employment by sustainable transport links is therefore good.  As such significant positive effects are expected.

## SA-EX-6: Water Lane

SA-EX-6	Water Lane
<b>Authority Area:</b> Exeter	
<b>Site Area:</b> 26.2ha (Net 13.5ha)	
<b>Approximate total capacity:</b> 1,363 – 1,620 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Large, predominantly industrial area sandwiched between the River Exe and Canal (to the east) and main railway line to Plymouth (to the west). Pockets of industry remain at:</p> <ul style="list-style-type: none"> <li>• The Vulcan Works, south of Water Lane/east of Tan Lane - 10 industrial and workshop units, some vacant, most in poor repair;</li> <li>• City Industrial Estate, north of Water Lane – 24 industrial and warehouse units and The Boatshed, in relatively good condition and attractive to small businesses;</li> <li>• Witchita Works, south of Water Lane – untidy site</li> </ul>	<div data-bbox="604 287 2072 1316"> <div data-bbox="616 295 1153 375"> <p>Site: Water Lane Reference: SA-EX-6</p> </div> <div data-bbox="1713 295 2060 590"> <p>Site Location in GESP Area</p> </div> <div data-bbox="616 981 884 1308"> <p>  SA Site   Air Quality Management Area   Conservation Area   County Wildlife Site   Listed Building   Mineral Safeguarding-Aggregates   Public Right of Way   Flood Zone 2   Flood Zone 3   Slope 1:6 - 1:3 (Steep)   Slope More than 1:3 (Very Steep)         </p> </div> <div data-bbox="1086 1236 2060 1308"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 215 430 860 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>



SA-EX-6	Water Lane
<p>occupied by low intensity uses including scaffold hire, roofing contractors, vehicle hire and outdoor storage;</p> <ul style="list-style-type: none"> <li>• Units 1, 2 and 3 Gabriels Wharf – modern warehouse units;</li> <li>• SecAnim – large animal rendering plant situated at the southern end of Water Lane;</li> <li>• Colas, Tan Lane – occupied by a business providing bitumen products;</li> <li>• Smith Court/Crocker Court – 4 small industrial units, plus areas used for car storage.</li> </ul> <p>The area also contains Willeys Social Club, an electricity sub-station, the Grace Road Playing Fields and additional greenfield land and two large vacant sites previously occupied by a power station and a gas works. Marsh Barton employment area, including a new gas power station and energy recovery facility, lies to the west. Residential uses abut to the north and the River Exe Valley Park lies to the east.</p>	



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies adjacent to Exeter Canal County Wildlife Site. The site is also located within Riverside Valley Park and Strategic Nature Area, coastal and floodplain grazing marsh. The site is also within 1km of two additional County Wildlife Sites, Cricklepit Lane &amp; Quay Lane and Countess Wear. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and lies within the 10 km recreation zone for the SPA. Grace Road Playing Field and the adjoining greenfield area in the southern part of the site are part of a Priority Habitat (UK BAP Coastal and Floodplain Grazing Marsh). The site's brownfield areas include vacant/underused land and premises, which are likely to provide a habitat for a variety of protected species, particularly given their proximity to the Canal County Wildlife Site and Riverside Valley Park. Great Crested Newts have been recorded within 5km of the site. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, the Riverside Valley Park, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of brownfield land in the north associated with previous or current industrial use and greenfield land in the south. Land in the north of the site is of low landscape sensitivity and offers opportunity for regeneration in the form of tourist, leisure, employment and housing facilities. As such, negligible effects are expected.</p> <p>Land in the south is of high landscape sensitivity and should be kept as enhanced green open space with existing trees retained.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build	+?/-?	<p>The site does not contain any heritage assets within its boundaries. The northern boundary of the site is adjacent to Exeter Riverside Conservation Area, which contains multiple Grade II listed buildings. There are multiple Conservation Areas, Registered Parks and Gardens and Scheduled Monuments within 3km to the north in Exeter City. However, their sensitivity to development at this site is lower given the level of existing development between the site and these designated assets. There are further designated assets within 3km including three Scheduled Monuments 1.2-1.8km to the south</p>



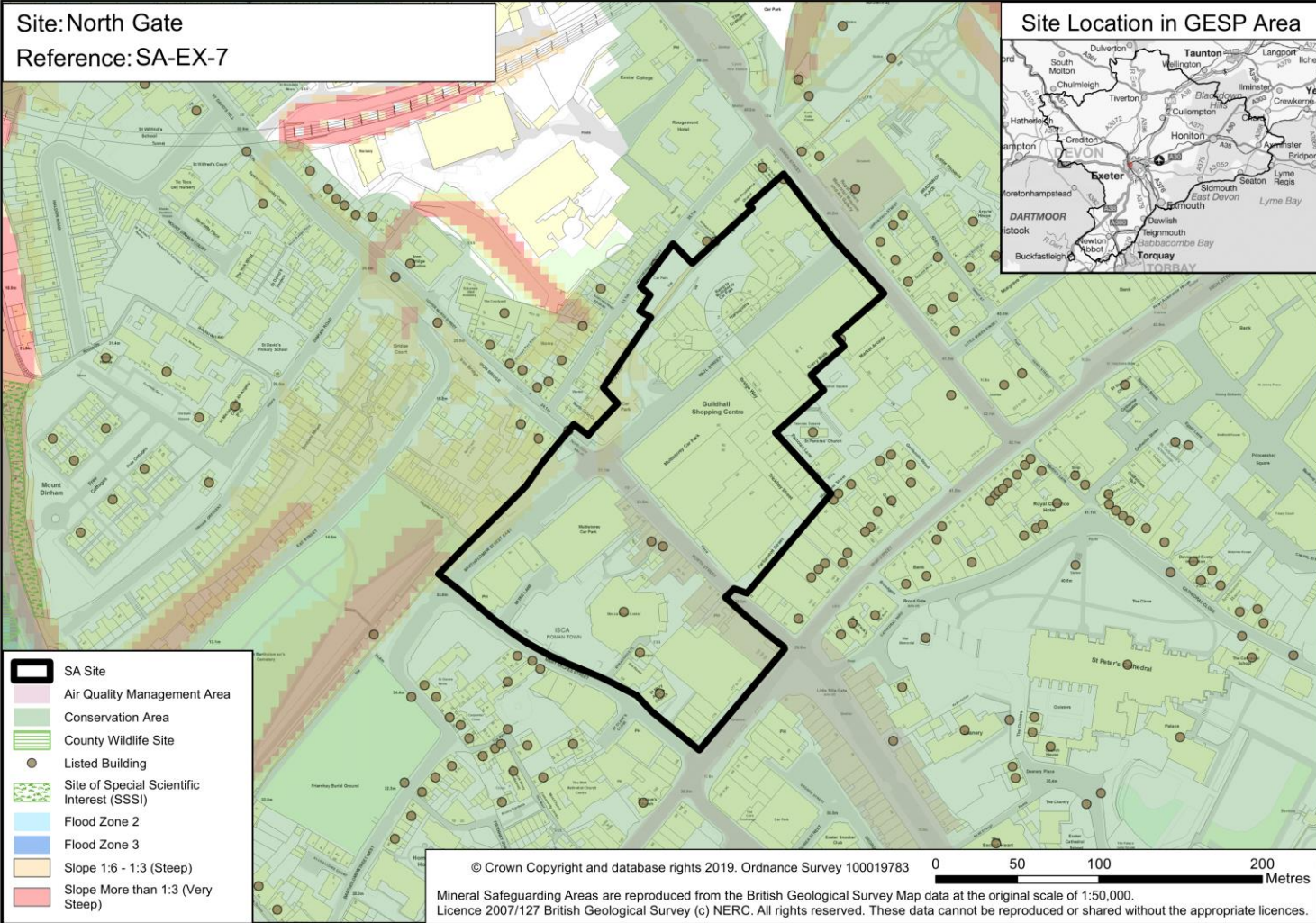
SA Objective	SA Score	Justification
development.		<p>(linear round barrow cemetery at Castle Park, earthwork enclosure 200m NE of Church Path Hill Plantation and enclosures NE of Peamore Cottage. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>The ability to travel by public transport is currently adequate; the site is within 1km of St Thomas railway station, is crossed by a cycle route and is within 500m of frequent bus services, including those providing access to Marsh Barton Park and Ride/the City Centre. As such, significant positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly brownfield and on flood zone 3. Areas of the site are also on flood zone 2. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	++/-?	<p>The majority of the site is comprised of urban use land apart from a small area (&gt;5ha) of Grade 3 agricultural land in the southern tip of the site. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain minor negative effects are expected due to the potential for loss of high quality agricultural land during development. There is also a very small region of Grade 4 agricultural land located in the south east of the site.</p> <p>Development within the site would result in the use of over 5ha of previously developed land. As such, significant positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p>

SA Objective	SA Score	Justification
		Overall, uncertain minor negative effects are expected due to the loss of high quality agricultural land and significant positive effects are expected due to development on previously developed land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of the River Exe and Exeter Canal which are adjacent to the site and flow into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	The site is likely to be able to accommodate up to around 1,363 – 1,620 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements. The Exeter Core Strategy has allocated this site for the provision of 800 dwellings.  In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.  The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers, self/custom builders and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.  Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.  As such, minor positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The southern section of the site lies within Riverside Valley Park, major open space, and contains Public Rights of Way and part of the National Cycle Route. As such, significant positive effects are expected.  However, as the site is expected to deliver between 1,000 - 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy	--	The site is within the 'below average' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would

SA Objective	SA Score	Justification
communities.		<p>provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, negligible effects are expected.</p> <p>The site is within Exeter City and adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site lies adjacent to a railway line and in close proximity to Energy from Waste Incinerator. These features may result in noise pollution affecting residents of the site in the longer term. As this is a brownfield site within an urban area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p> <p>The site is within 1km of the Exeter AQMA. Therefore, residents in the site could be adversely affected by poor air quality within the AQMA. The site's main highways access is via Alphington Street/Road, which is part of Exeter's AQMA. However, it is noted that car access to the site could be limited due to its proximity to public transport and pedestrian/cycle links. As such, due to the location of the site in relation to an AQMA, significant negative effects are expected.</p> <p>Overall, significant negative effects are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of a primary school and within 1km of a secondary school. Devon County Council has advised that the need for new primary school places arising from residential redevelopment of the site could be met at South West Exeter, through the provision of a new school within the Water Lane site itself and/or by expanding Alphington Primary School. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. As such, uncertain minor positive effects are expected.</p> <p>Ofcom mapping indicates that the majority of the site currently has access to superfast broadband (30-300Mbps). As such, minor positive effects are expected. It is expected that superfast broadband could be rolled out to the remaining area.</p> <p>The site is of medium size, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/--	<p>The site is located within Exeter City and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assumed that as the site has the capacity for over 500 homes, the site will provide medium scale mixed use employment opportunities and a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>Full residential build out would result in the loss of existing employment uses on the site, which employ a significant amount of people. As such, significant negative effects are expected.</p> <p>Subject to design, residential-led redevelopment of the site could help to significantly enhance the urban landscape of the quayside, which is a key tourist location for Exeter.</p> <p>Overall, mixed significant positive and significant negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	<p>The ability to travel by public transport is currently adequate; the site is within 1km of St Thomas railway station, is crossed by a cycle route and is within 500m of frequent bus services, including those providing access to Marsh Barton Park and Ride/the City Centre. As such, significant positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>

## SA-EX-7: North Gate

SA-EX-7	North Gate
<b>Authority Area:</b> Exeter City Council	Site: North Gate Reference: SA-EX-7
<b>Site Area:</b> 3.9ha	
<b>Approximate total capacity:</b> 181 – 216 dwellings	
<b>Site status:</b> Potential site option	
<b>Outline description and context:</b> Mixed-use site within Exeter's urban area, including part of the Guildhall and all of the Harlequins Shopping Centres, alongside the Guildhall and Mary Arches public car parks, a large listed Bingo Hall, smaller scale commercial uses and homes. A section of the Roman City Wall lies immediately adjacent to the western corner of the site.	



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is located within 250m of Bonhay Road Cutting SSSI and is flagged as amber in the HRA sensitivity work with regard to Exe Estuary SPA. In addition, the site lies within the 10 km recreation zone for the Exe Estuary SPA. The site currently contains no known biodiversity features of note or green infrastructure. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site is comprised of urban development associated with retail activity. Redevelopment of the site offers an opportunity to deliver moderate improvements to the townscape. Therefore, the site is of low landscape sensitivity.</p> <p>As such, negligible effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The entirety of the site is located Exeter City Centre Conservation Area and part of a Scheduled monument passes through the northern half of the site (Exeter City Walls). There are six listed buildings within the site boundaries, three of which are Grade II listed (29 Queen Street, 18 North Street, 17 North Street and Gaumont Palace/Mecca, one of which is Grade II* listed (Synagogue) and one of which is Grade I listed (St Mary Arches Church). The south-western boundary of the site is adjacent to St Bartholomew's Cemetery (a Registered Park and Garden) and the northern boundary of the site is around 50m away from Northernhay and Rougemont Gardens (a Registered Park and Garden). Additionally, there are multiple Scheduled Monuments in close proximity to the site, including around 50m east (part of the Roman town), 50m southwest (St Nicholas' Priory), 200m east (bomb damaged remains of St Catherine's Almshouses) and 110m north (Rougemont Castle). There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++/--	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is within 1km of train stations and cycle routes, and is adjacent to bus stops served by high frequency bus services. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive effects and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	0	<p>The site is predominantly brownfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain negligible effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	+	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to there being no loss high quality agricultural land.</p> <p>Development would result in the use of previously developed land (&gt;5ha). As such, minor positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor positive effects are expected due to development of previously used land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate around 181-216 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's</p>



SA Objective	SA Score	Justification
		<p>constraints.</p> <p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park major open space, as well as within 400m of the National Cycle Route.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The site is within the 'above average' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. Also, the site's proximity to a busy road could lead to residents being affected by traffic noise pollution in the long term. As this is a brownfield site within an urban area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p> <p>The site lies within part of the Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. However, it is noted that the site benefits from good walking and cycling accessibility and is within walking distance of train and bus links. As such, due to the location of the site within an AQMA, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor</p>

SA Objective	SA Score	Justification
		positive effects in relation to deprivation are likely.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of a primary school but it is 1km of secondary school. Devon County Council advises that the potential for expansion of existing primary and secondary schools on the eastern side of Exeter has been exhausted. Any requirements for primary education arising from redevelopment of the site would need to be accommodated through the expansion of the new Monkerton School and a review of primary school catchment areas. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. The site is also within 3km of further education colleges and the University of Exeter. As such, uncertain minor positive effects are expected.</p> <p>Ofcom mapping indicates that the site currently has access to superfast broadband (30-300Mbps). As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is located within Exeter City but it is not within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide expenditure in the area. It is assume that as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities. As such, negligible effects are expected.</p> <p>Full residential build out would result in the loss of existing retail jobs opportunities on the site. This loss could be partly mitigated if the scheme were to include an element of retail and office uses.</p> <p>Subject to design, residential-led redevelopment of the site could help to significantly enhance the urban landscape of the City Centre, which is a key tourist location for Exeter.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p>

SA Objective	SA Score	Justification
vitality and viability of our city and town centres.		As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is within 1km of train stations and cycle routes, and is adjacent to bus stops served by high frequency bus services.  As such, significant positive effects are expected.

## SA-EX-8: South Gate

SA-EX-8	South Gate
<b>Authority Area:</b> Exeter City Council	<div data-bbox="616 287 1160 375">           Site: South Gate            Reference: SA-EX-8         </div>
<b>Site Area:</b> 4.2ha (Net 2ha)	
<b>Approximate total capacity:</b> 202 – 240 dwellings	
<b>Site status:</b> Potential site option	
<b>Outline description and context:</b>	<div data-bbox="616 287 2072 1316"> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is within 1km of Bonhay Road Cutting, SSSI and lies within County Wildlife Site, Cricklepit Land &amp; Quay Lane. In addition, the site is within 1km of Exeter Canal County Wildlife Site. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA. As such, significant negative effects with uncertainty are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed significant negative and minor positive effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site contributes to important green corridor enhancing a major approach to city centre, the quality of the local townscape, the setting of two adjoining conservation areas and views to the south towards and beyond Bull Meadow Park. Of particular importance are the trees on the western side of the car park which are an integral part of the tree lined character of Western Way between Magdalen Road and Paris Street roundabout.</p> <p>The Open Space on the southern side of Western Way makes a similarly important contribution as well as visually linking to the green spaces on opposite sides of Western Way.</p> <p>The open linear green space between Western Way and Quay Hill (effectively covered by policies TM5&amp;C5) is important in enhancing the setting and line of the City Wall whilst allowing it to be viewed from the footpath linking to the Quay.</p> <p>The site is considered to be of medium landscape sensitivity. Development could have adverse effects on the character and quality of the environment as it is located on a hillside and close to heritage assets. However, the site is within the urban area of Exeter so it is considered that development will have a 'townscape' impact rather than 'landscape' impact. As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The majority of the site is located within Southernhay and The Friars Conservation Area, whilst the western side of the site is located within Exeter City Centre Conservation Area and the eastern side is within St. Leonard Conservation Area. Exeter City walls pass through the western side of the site and designated as a Scheduled Monument. There are multiple designated assets within 3km including at the northern and southern boundaries of the site, which are adjacent to multiple Grade II listed buildings as well as four further Scheduled Monuments in close proximity to the site, around 300m north (part of the Roman town), 350m north-west (St. Nicholas Priory), 200m west (the medieval Exe Bridge) and 400m north (bomb damaged remains of St. Catherine's Almshouses). Additionally, there are Registered Parks and Gardens located around 450m north-west of the site (St. Bartholomew's</p>



SA Objective	SA Score	Justification
		<p>Cemetery) and 600m to the north (Northernhay and Rougemont Gardens). There is potential for development to compromise the setting and fabric of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain significant positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++/--?	<p>The site is located within Exeter. As such, uncertain significant positive effects are expected.</p> <p>The site is located within 1km of cycle routes and railways stations, and adjacent to bus stops served by frequent bus services. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver under 10 ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	0	<p>The site is predominantly brownfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain negligible effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	+	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to there being no loss of high quality agricultural land.</p> <p>Development would result in the use of previously developed land (&lt;5ha). As such, minor positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor positive effects are expected due to development of previously used land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>

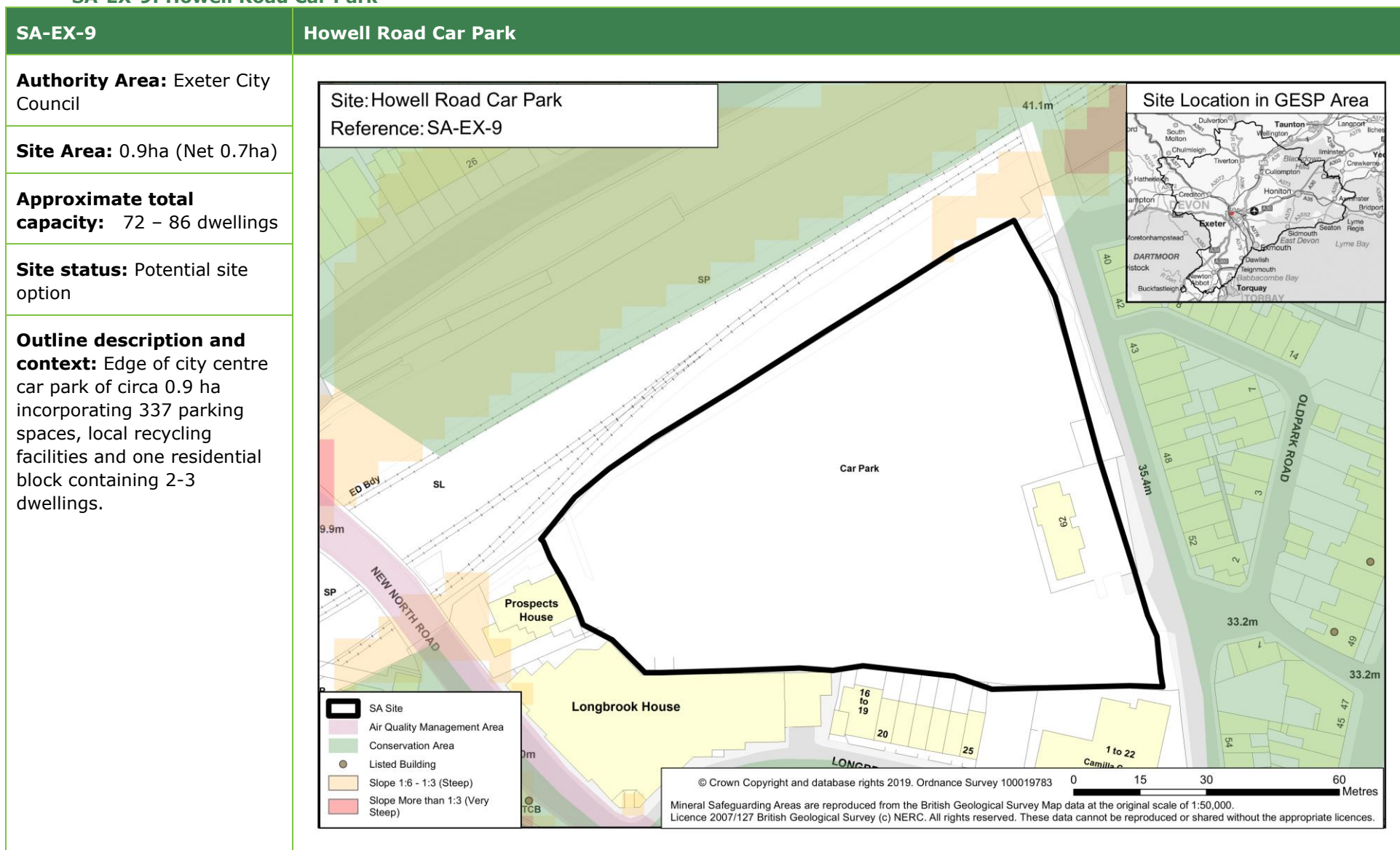
SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate around 202-240 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.</p> <p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park, major open space, and is within 400m of the National Cycle Route and Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The site is within the 'above average' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site is crossed by an 'A' road, therefore proximity to a busy road could lead to residents being affected by traffic noise pollution in the long term. As such, minor negative effects are</p>



SA Objective	SA Score	Justification
		<p>also expected.</p> <p>The site lies within part of the Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. However, it is noted that the site benefits from good walking and cycling accessibility and is within walking distance of train and bus links. As such, due to the location of the site within an AQMA, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	<p>The site is within Exeter City. As such, significant positive effects are expected. The site is in good proximity to GP surgeries, amenities and leisure facilities.</p> <p>The site is within 1km of multiple primary schools but it is not within 1km of any secondary school. The site is within 1km of Exeter College to the north. As such, minor positive effects are expected.</p> <p>The site is located adjacent to an area where only standard broadband download speeds are available (10-30Mbps). As such, negligible effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+/-	<p>The site is located within Exeter City but is not within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has capacity for less than 500 homes, the site will provide limited employment opportunities. As such, negligible effects are expected.</p> <p>There is potential for development to increase tourism in the area as a result of townscape improvements at a key gateway to the town. However, if there is a loss of city centre parking as a result of development and it is not replaced this could have negative impacts on tourism in the area. As such, minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p>

SA Objective	SA Score	Justification
town centres.		As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is located within 1km of cycle routes and railways stations, and adjacent to bus stops served by frequent bus services.  As such, significant positive effects are expected.

## SA-EX-9: Howell Road Car Park



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is located within 1km of Bonhay Road Cutting, SSSI and of two County Wildlife Sites, Taddiford Brook and Exwick Weir. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and lies within the 10 km recreation zone for the Exe Estuary SPA. The site is largely tarmacked and bordered by relatively low value trees. However, the adjoining railway embankment may provide a habitat for protected species and Great Crested Newts have been recorded within 5km of the site. The site contains no green infrastructure currently. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site contains urban development which is comprised of car parking. Redevelopment offers the opportunity to significantly improve the quality of the local townscape. Therefore, the site is of low landscape sensitivity.</p> <p>As such negligible effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including at the northern, eastern and southern boundaries of the site, which are adjacent to Longbrook Conservation Area that contains multiple Grade II listed buildings. The highest concentration of these buildings are around 50m to the east and south-east where there are five Grade II listed buildings. Northernhay and Rougemont Garden (a Registered Park and Garden) is around 50m to the south as well as Rougemont Castle (a Scheduled Monument) located around 100m south and Danes Castle (a Scheduled Monument) located around 220m to the north-east. There is potential for residential development to compromise these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++/--?	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is within 1km of train stations and cycle routes, and is within 500m of high frequency bus services. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such,</p>

SA Objective	SA Score	Justification
		<p>uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive effects and uncertain significant negative effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	0	<p>The entirety of the site is brownfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain negligible effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	+	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to there being no loss of high quality agricultural land. Contaminated soil has been recorded and so redevelopment would provide an opportunity for remediation. This would be a pre-requisite for redevelopment for residential use.</p> <p>Development would contribute to the use of previously developed land (&gt;5ha). Therefore, minor positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor positive effects are expected due to development on previously used land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p>	+	<p>The site is likely to be able to accommodate around 72-86 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.</p> <p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in</p>

SA Objective	SA Score	Justification
		<p>the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p>	+	<p>The site is not within 800m of major open space, but is within 400m of Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	--	<p>The site is within the 'average' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, negligible effects are expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site is adjacent to a railway line. This feature may result in noise pollution affecting residents of the site in the longer term. As this is a brownfield site within an urban area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p> <p>The site lies adjacent to the Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. However, it is noted that the site has good access to existing pedestrian and cycle infrastructure, connected to services, facilities and employment in the City Centre and more widely in Exeter. As such, due to the location of the site in relation to an AQMA, significant negative effects are expected.</p> <p>Overall, significant negative effects are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive</p>	++/-	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of</p>

SA Objective	SA Score	Justification
services and community facilities for all ages and interests.		<p>area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of a primary school but it is not within 1km of a secondary school. Devon County Council advises that the potential for expansion of existing primary and secondary schools on the eastern side of Exeter has been exhausted. Any requirements for primary education arising from redevelopment of the site would need to be accommodated through the expansion of the new Monkerton School and a review of primary school catchment areas. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. The site is also within 3km of further education colleges and the University of Exeter. As such, uncertain minor positive effects are expected.</p> <p>The majority of the site has access to superfast (80Mbps) and ultrafast (350Mbps) broadband download speeds. As such, minor positive effects are expected. Ofcom mapping indicates that the western part of the site does not currently have access to superfast broadband. However, it is expected that superfast broadband could be rolled out to this area.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, significant positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is located within Exeter City but it is not within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide little employment opportunities. As such, negligible effects are expected.</p> <p>Due to the site's 'tucked away' location, it is not considered that redevelopment would have any notable impact upon Exeter's tourism offer.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND</b>	++	The site is within 1km of train stations and cycle routes, and is within 500m of high frequency bus



SA Objective	SA Score	Justification
<p><b>TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>		<p>services.</p> <p>As such, significant positive effects are expected.</p>

## SA-EX-10: Marsh Barton

SA-EX-10	Marsh Barton
<p><b>Authority Area:</b> Exeter City Council</p>	<p>Site: Marsh Barton Reference: SA-EX-10</p>
<p><b>Site Area:</b> 85.4ha (Net 45ha)</p>	
<p><b>Approximate total capacity:</b> 4,545 – 5,400 dwellings</p>	
<p><b>Site status:</b> Potential site option</p>	
<p><b>Outline description and context:</b> A large area of older employment, retail, quasi retail and car showroom uses in the south of the city, largely bounded by the mainline railway, Alphington Road, residential areas and the Alphin Brook. Generally low rise, lower quality buildings on level ground with main access from south and west. Contains an energy from waste plant in the south east corner, a recycling centre and an emerging retail/leisure quarter near Exeter Retail Park.</p>	<p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 190 380 760 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within the SSSI IRZ for Exe Estuary, also an SPA and Ramsar site. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA. The site is also within 250m of Exeter Canal County Wildlife Site and within 1km of Alphinbrook County Wildlife Site. The southern section of the site is within Strategic Nature Area, coastal and floodplain grazing marsh. As such, significant negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including marshes, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The Alphin Brook, apart from being a water course, is an important and distinctive landscape feature and green corridor providing footpath/cycle links to Alphington and the Riverside Valley Park.</p> <p>The former railway line to the north-west is a SNCI and its visual significance and potential to create footpath/cycle links should be enhanced through development.</p> <p>The site is considered to be of low landscape sensitivity as the site is within an industrial area of Exeter and so it is not considered that development will have any significant landscape impacts. As such, uncertain negligible effects are expected. The sensitivity assessment for this site was based on a slightly different site boundary to that which has now been included in the SA, which contributes additional uncertainty to the potential effect identified.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple listed buildings within 3km, including the closest of which are around 150m to the south-west of the site, where there are six Grade II listed buildings. Alphington Conservation Area is around 140m to the south and contains a high concentration of Grade II listed buildings. There are three Scheduled Monuments around 1-1.5km to the south (linear round barrow cemetery at Castle Park, enclosures NE of Peamore Cottage and earthwork enclosure 200m NE of Church Path Hill Plantation). There is potential for residential development to compromise the setting of these historic environment assets. There are also multiple Registered Parks and Gardens, Scheduled Monuments and Conservations areas located within 3km to the north of the site in Exeter. However, their sensitivity to development at this site is reduced given the level of existing development between the site and these designated assets. As such,</p>

SA Objective	SA Score	Justification
		<p>uncertain minor negative effects are expected.</p> <p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++	<p>The site is located within Exeter City. As such, uncertain significant positive effects are expected.</p> <p>The site is located within 1km of a railway station and contains part of a cycle route. In addition, the site contains multiple bus stops served by frequent bus services. As such, significant positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport links, walking and cycle routes and roads connecting the site to the nearest settlement. As such, uncertain minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly brownfield and on flood zone 3. Areas of the site to the west are on flood zone 2. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore. Uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	++/-?	<p>The vast majority of the site is comprised of urban use land. However, there is around 2.5ha of Grade 3 agricultural land located at the southern boundary of the site. It is not clear whether this is Grade 3a or 3b agricultural land. As such, uncertain minor negative effects are expected.</p> <p>Development of the site would contribute to the use of over 5ha of previously developed land. Therefore, significant positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, mixed uncertain minor negative and significant positive effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or	--?	<p>Development should ensure no deterioration in the water quality of Alphin Brook, which passes through the southern boundaries of the site and flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site is likely to be able to deliver around 4,545–5,400 homes. However, this capacity is likely to reduce once account has been taken of all constraints and likely mitigation requirements. The area should be capable of bringing forward a suitable mix of dwellings in terms of size and tenure and diversity of supply. Homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts/completions from a number of different outlets around the sites, which in turn will ensure a good pace of delivery. There is nothing to suggest delivery will not be viable (and indeed profitable) and therefore provision of affordable housing should not be compromised.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park, major open space, and contains a few Public Rights of Way and a section of the National Cycle Route. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the Alphington Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, experiences below average levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, negligible effects are expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site lies adjacent to and is crossed by a railway line and in close proximity to Energy from Waste Incinerator. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site lies adjacent to the Exeter AQMA. Therefore, residents in the site could be adversely affected by poor air quality within the AQMA. However, it is noted that car access to the site could be limited due to its proximity to public transport and pedestrian/cycle links. As such, due to the location of the</p>



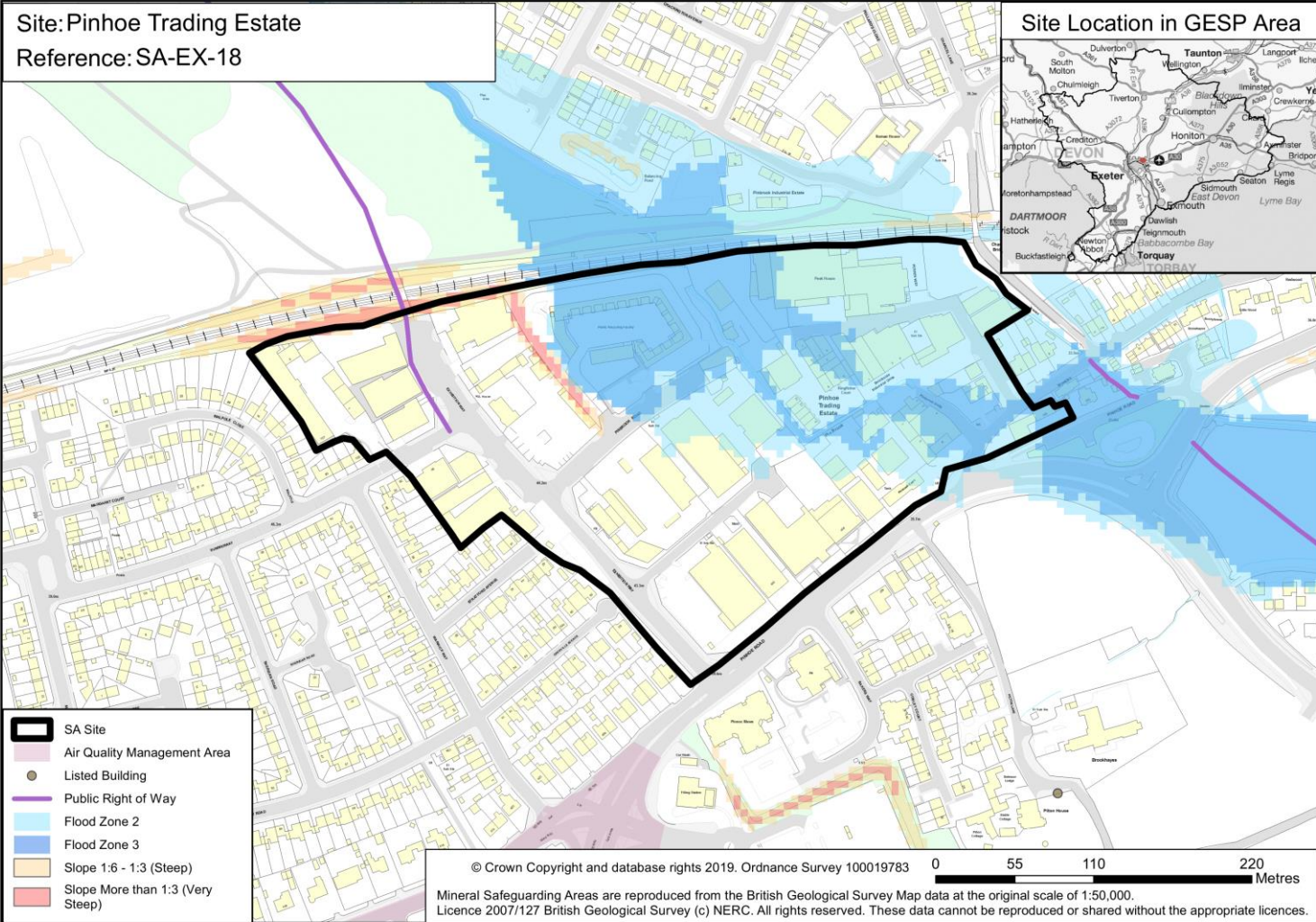
SA Objective	SA Score	Justification
		<p>site in relation to an AQMA, significant negative effects are expected.</p> <p>Overall, significant negative effects are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of West Exe Secondary School to the west and it is also within 500m of Alphington Primary School to the south west. The site is also within 3km of further education colleges and the University of Exeter. As such, uncertain significant positive effects are expected.</p> <p>The majority of the site has access to superfast broadband speeds (30-300Mbps). As such, minor positive effects are expected.</p> <p>The site is large, providing over 4,000 homes, and therefore it is assumed that development will be more likely to accommodate a new primary school and secondary school. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is located within Exeter City but it is not located within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide additional expenditure in the area. It is assumed that, as the site has the capacity to deliver over 4,000 homes, the site will provide large scale mixed use employment opportunities and a business park or employment estate as well as a town centre with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>The site is not likely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	+	<p>The site is located within Exeter City but is of a scale (&gt;4,000 homes) that could potentially be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	++	<p>The site is located within 1km of a railway station and contains part of a cycle route. In addition, the site contains multiple bus stops served by frequent bus services. As such, significant positive effects are expected.</p> <p>The site has capacity for over 1,000 homes and therefore it is assumed to provide sustainable transport links, walking and cycle routes and a road connecting the site to the nearest main settlement. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>





## SA-EX-18: Pinhoe Trading Estate

SA-EX-18	Pinhoe Trading Estate
<b>Authority Area:</b> Exeter	
<b>Site Area:</b> 9.4ha (Net 3.5ha)	
<b>Approximate total capacity:</b> 351 – 417 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Site comprising a range of different B1, B2, B8 and trade counter units, plus a recycling centre, a concrete batch plant and supermarket. Structures vary in type, size and quality, but are typically no more than 2 storeys high. The site is bound to the north by the Exeter-Exmouth railway line. Pinhoe Road (B3181) forms the southern boundary, beyond which is the Monkerton/Hill Barton Strategic Allocation identified in the Core Strategy. The site is flanked to the east and west by dwellings.</p>	<div data-bbox="616 288 1160 379"> <p>Site: Pinhoe Trading Estate Reference: SA-EX-18</p> </div>  <div data-bbox="616 1077 896 1316"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Air Quality Management Area</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1086 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 55 110 220 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of Pinhoe Brickpit, County Geological Site and Beacon Hill, County Wildlife Site. The site is flagged as Amber in the HRA sensitivity work with regard to East Devon Pebblebed SAC/SPA and Exe Estuary SPA. The site also lies within the 10 km recreation zone for the Exe Estuary SPA and the East Devon Pebblebeds SPA. There is potential for existing structures on the site to provide habitats for species of value. Great Crested Newts have been recorded within 5km of the site. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site contains urban development which is comprised of B1, B2 and B8 buildings which are generally no more than two storeys high. There are number trees within the site that should be retained during any development. Redevelopment offers provides an opportunity to deliver significant townscape improvements through the removal of unattractive buildings and the provision of open space. The site is considered to be of low landscape sensitivity as the site is located within an industrial area of Exeter and so it is expected that development will not have any significant landscape impact</p> <p>As such, uncertain negligible effects are expected. The sensitivity assessment for this site was based on a slightly different site boundary to that which has now been included in the SA, which contributes additional uncertainty to the potential effect identified.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including the closest heritage asset to the site, which is a Grade II listed building (7, Mount Pleasant Road) located around 220m to the south. There are further Grade II listed buildings located in Pinhoe (500m north-east) and Monkerton (600m south-east) as well as a cluster of five listed buildings around 500m north-west of the site, one of which is Grade II* listed whilst the others are Grade II listed (Pinbrook House and surrounding buildings). There is also a Scheduled Monument (St. Katherine's Priory) around 1.2km east of the site. There is potential for development to compromise the setting of these historic environment assets. There are further designated heritage assets within 3km to the south-west in Exeter City Centre. However, their sensitivity to development at this site is reduced given the level of existing development between the site and these designated heritage assets. As such, uncertain minor negative effects are expected.</p>

SA Objective	SA Score	Justification
		<p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++/--?	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>Although not located within 1km of cycle paths, the site is within 1km of train stations with an at least 1 hourly frequency of service. The frequency of rail services will increase to at least half hourly in the future. The site is also within 500m of frequent bus services along Pinhoe Road, providing access into and out of the City Centre. As such, due to the proximity to rail and bus links, significant positive effects are expected.</p> <p>However, as the site is expected to deliver under 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The entirety of the site is brownfield and part of which is on flood zone 2 and 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects can be expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	+	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to there being no loss of previously developed land. Contaminated soil has been recorded and so redevelopment would provide an opportunity for remediation. This would be a pre-requisite for redevelopment for residential use.</p> <p>Development within the site would contribute to the use of previously developed land (&lt;5ha). As such, minor positive effects are expected</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant positive effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources	--?	<p>Development should ensure no deterioration in the water quality of Pin Brook which passes through the site boundaries and flows into the Exe Estuary SPA.</p>

SA Objective	SA Score	Justification
efficiently and minimise their loss or degradation.		As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate around 351 – 417 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.</p> <p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers, self/custom builders and older persons housing providers). However, due to the size of the site and it's constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space; however the site contains and is within 400m of Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the 'average' Middle Super Output Areas which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, negligible effects are expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site lies adjacent to a railway line. This feature may result in noise</p>

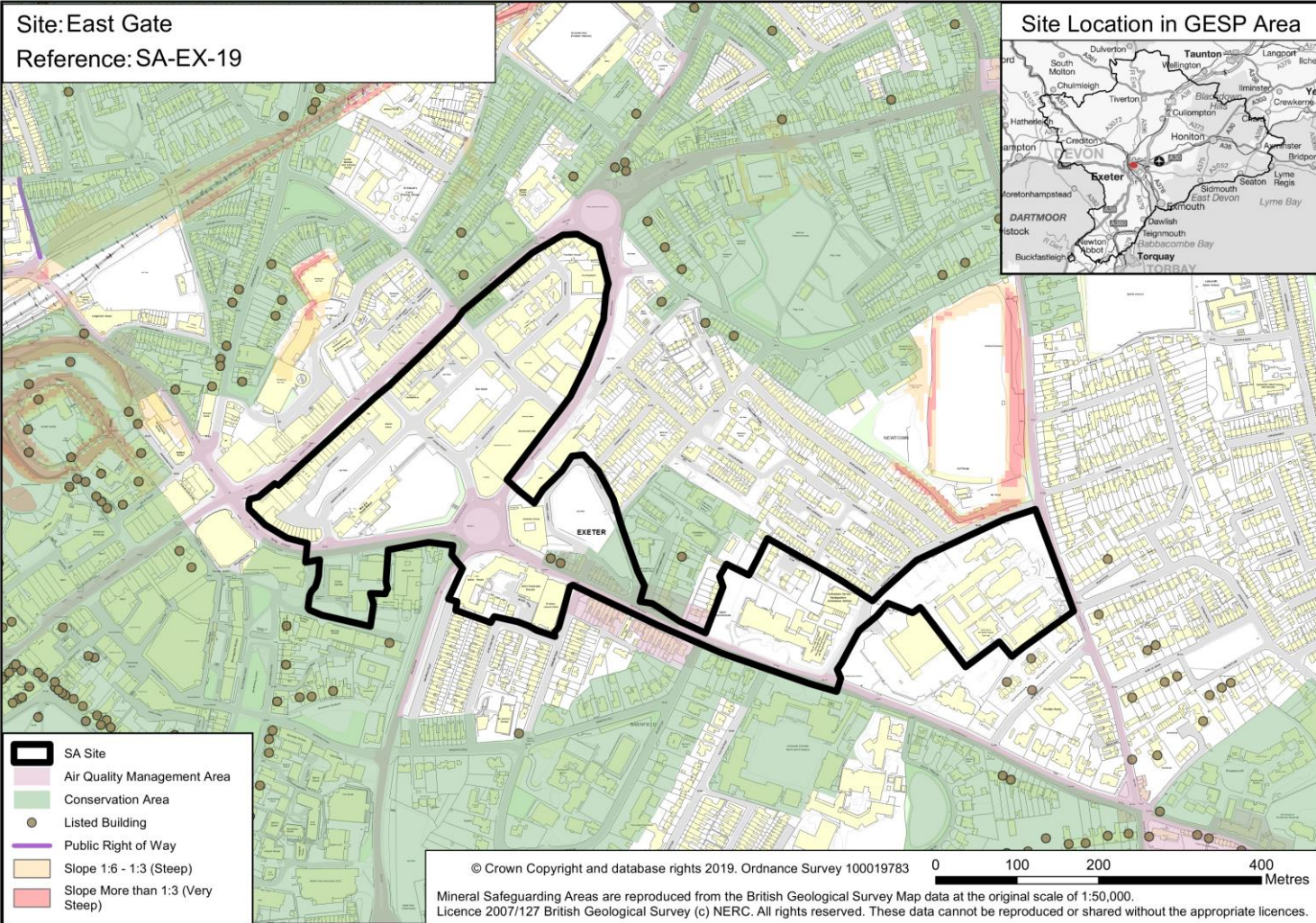
SA Objective	SA Score	Justification
		<p>pollution affecting residents of the site in the longer term. As this is a brownfield site within an urban area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p> <p>The site is within 1km of the Exeter AQMA. Therefore, residents in the site could be adversely affected by poor air quality within the AQMA. However, it is noted that the site has good access to existing pedestrian and cycle facilities connecting to the City Centre and wider Exeter area, but, infrastructure could be improved to encourage further active travel. As such, due to the location of the site in relation to an AQMA, significant negative effects are expected.</p> <p>Overall, significant negative effects are likely.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of a primary school and secondary school. Devon County Council advises that the potential for expansion of existing primary and secondary schools on the eastern side of Exeter has been exhausted. Any requirements for primary education arising from redevelopment of the site would need to be accommodated through the expansion of the new Monkerton School and a review of primary school catchment areas. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. The site is also within 3km of Exeter College and the University of Exeter. As such, uncertain significant positive effects are expected.</p> <p>Ofcom mapping indicates that the site currently has access to superfast broadband (30-300Mbps). As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater	++/--	<p>The site is located within Exeter City and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide additional expenditure in the area. It is assumed that, as the site has the capacity for less than 500 homes, the site will provide limited employment opportunities. As such, negligible effects are expected.</p> <p>Full residential build out would result in the loss of existing employment uses on the site, which provide</p>



SA Objective	SA Score	Justification
Exeter.		a significant number of jobs. As such, significant negative effects are expected. It is not considered that redevelopment would have any notable impact upon Exeter's tourism offer. Overall, mixed significant positive and significant negative effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	The site is located within Exeter City and is of a scale (<4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter. As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	Although not located within 1km of cycle paths, the site is within 1km of train stations with an at least 1 hourly frequency of service. The frequency of rail services will increase to at least half hourly in the future. The site is also within 500m of frequent bus services along Pinhoe Road, providing access into and out of the City Centre. As such, due to the proximity to rail and bus links, significant positive effects are expected.



## SA-EX-19: East Gate

SA-EX-19	East Gate
<b>Authority Area:</b> Exeter	<p>Site: East Gate Reference: SA-EX-19</p>
<b>Site Area:</b> 16.4ha	
<b>Approximate total capacity:</b> 854-1015 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Area comprising 3 distinct sections. (1) The Grecian Quarter, in the west, is identified as a Regeneration Area in the Exeter Core Strategy. It currently incorporates the Exeter Bus and Coach Station, retail, residential, cinema, postal sorting office, public car park and car garage uses. (2) Land on the northern side of Heavitree Road, which includes The Triangle public surface car park and Clarendon House, a 6-storey office building. (3) Land on southern side of Heavitree Road contains The Pyramids Leisure Centre and Eaton House, which is a Housing Association-owned retirement facility of 68 flats.</p>	 <p>The main map displays the East Gate site, outlined in black, situated in the center of Exeter. The site is surrounded by a mix of urban development, including residential areas and commercial zones. Key features include the Grecian Quarter to the west, the Triangle public surface car park and Clarendon House to the north, and the Pyramids Leisure Centre and Eaton House to the south. The map also shows various land use designations, such as Air Quality Management Areas (pink), Conservation Areas (green), and Listed Buildings (brown dots). Slope indicators are shown in yellow (1:6 - 1:3) and red (more than 1:3). A legend in the bottom left corner explains these symbols. An inset map in the top right corner shows the site's location within the GESP area, highlighting its proximity to the city center and surrounding towns like Taunton and Exeter. A scale bar at the bottom right indicates distances up to 400 metres.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA-EX-19	East Gate
The site lies on the eastern fringe of the City Centre.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is located within 1km of Bonhay Road Cutting, SSSI, Taddifor Brook County Wildlife Site and Riverside Valley Park. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and lies within the 10 km recreation zone for the Exe Estuary SPA. Although Great Crested Newts have been recorded within 5km of the site, it is considered unlikely that existing structures provide habitats for any protected species. The site contains minimal green infrastructure currently. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site contains urban development which is comprised of community use buildings, car parking and employment floorspace. There are mature trees around the perimeter of the Triangle Car Park and along Denmark Road and Western Way which should be retained during development. Redevelopment offers an opportunity to deliver townscape improvements through the removal of unattractive buildings and the provision of open space. Therefore, the site is of low landscape sensitivity.</p> <p>As such, negligible effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>There are four Conservation Areas that overlap the boundaries of the site which are Southernhay and the Friars in the south-west of the site, St. Sidwells in the north-west, Lower Summerlands in the centre of the site and St. Leonard on the southern boundary. These Conservation areas contain multiple Grade II and Grade II* listed buildings in close proximity to the site (&lt;500m), and two Grade II listed buildings (part of Eaton Place) are located within the site in Lower Summerlands Conservation Area. There are Scheduled Monuments in close proximity to the site, including around 300m to the south-west (part of the Roman town) and 200m to the west (Rougemont Castle). There is also a Registered Park and Garden around 200m to the west (Northernhay and Rougemont Gardens). There</p>

SA Objective	SA Score	Justification
		<p>is potential for development to compromise the setting of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is within 1km of railway stations and cycle routes. In addition, the site incorporates the Bus Station (and will continue to do so, in a redeveloped form), from which services leave at least every 5 minutes, and the site is within 500m of frequent bus services along roads including the High street and Heavitree Road. As such, significant positive effects are expected.</p> <p>The site is has the capacity to deliver over 1,000 homes, and therefore it is assumed that development of the site would provide sustainable transport links, walking and cycle routes and a road connecting the site to the nearest main settlement. As such, uncertain negligible effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly brownfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	++	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to there being no loss of high quality agricultural land. Contaminated soil has been recorded and so redevelopment would provide an opportunity for remediation. This would be a pre-requisite for redevelopment for residential use.</p> <p>Development within the site would contribute to the use of over 5ha of previously developed land. As such, significant positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant positive effects are expected due to development on previously used land.</p>
<b>7. WATER RESOURCES</b>	0	<p>The site is not adjacent to and does not contain any watercourses.</p>



SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site is likely to be able to deliver around 854-1,289 homes. However, this capacity is likely to reduce once account has been taken of all constraints and likely mitigation requirements. The area should be capable of bringing forward a suitable mix of dwellings in terms of size and tenure and diversity of supply. Homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts/completions from a number of different outlets around the sites, which in turn will ensure a good pace of delivery. There is nothing to suggest delivery will not be viable (and indeed profitable) and therefore provision of affordable housing should not be compromised.</p> <p>As such, significant positive effects are expected</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park major open space, and is within 400m of Public Rights of Way. The western section of the site also contains part of an ECC Open Space. As such, significant positive effects are expected.</p> <p>However, as the site has capacity for more than 1,000 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The site is within the 'above average' Middle Super Output Areas which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, minor positive effects are expected.</p> <p>The site is adjoining residential development within Exeter City, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As this is a brownfield site within an urban area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p>

SA Objective	SA Score	Justification
		<p>The site lies within the Exeter AQMA. Therefore, residents in the site could be adversely affected by poor air quality within the AQMA. The site's proximity to busy roads and land uses associated with the night-time economy means that future residents would be affected by noise pollution. However, the site has good access to existing pedestrian and cycle facilities connecting to the City Centre and wider Exeter area, but, infrastructure could be improved to encourage further active travel. As such, due to the location of the site within an AQMA, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of a primary school but it is not within 1km of secondary school. Devon County Council advises that the potential for expansion of existing primary and secondary schools on the eastern side of Exeter has been exhausted. Any requirements for primary education arising from redevelopment of the site would need to be accommodated through the expansion of the new Monkerton School and a review of primary school catchment areas. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. The site is within 3km of further education colleges and the University of Exeter. As such, uncertain minor positive effects are expected.</p> <p>The majority of the site has access to superfast (30-300Mbps) broadband download speeds. As such, minor positive effects are expected.</p> <p>The site is medium sized, with the capacity to deliver over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater</p>	--/+	<p>The site is located within Exeter City but it is not within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide additional expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive</p>

SA Objective	SA Score	Justification
Exeter.		<p>effects are expected.</p> <p>Full residential build out would result in the loss of existing jobs. As such, significant negative effects are expected.</p> <p>Subject to design, residential redevelopment could significantly improve the townscape of the City Centre and thereby improve its tourism offer.</p> <p>Overall, mixed minor positive and significant negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	<p>The site is within 1km of railway stations and cycle routes. In addition, the site incorporates the Bus Station (and will continue to do so, in a redeveloped form), from which services leave at least every 5 minutes, and the site is within 500m of frequent bus services along roads including the High street and Heavitree Road.</p> <p>It is assumed that as the site has the capacity to deliver over 1,000 homes, development would be more likely to include sustainable transport links, active transport routes and a road connecting the site to the nearest settlement. As such, minor positive effects are expected.</p> <p>As such, significant positive effects are expected.</p>

## SA-EX-22: West Gate

SA-EX-22	West Gate
<b>Authority Area:</b> Exeter	<div> <div>Site: West Gate</div> <div>Reference: SA-EX-22</div> </div>
<b>Site Area:</b> 9.1ha (Net 2.2ha)	
<b>Approximate total capacity:</b> 224 – 266 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Predominantly brownfield. The site contains a retail park with car parking, offices and some residential properties. It also includes Riverside Leisure Centre, the remains of the Medieval Exe Bridge and a section of the City Wall.</p>	<p>Site: West Gate Reference: SA-EX-22</p> <p>Site Location in GESP Area</p> <p> <span style="border: 2px solid black; padding: 2px;"> </span> SA Site  <span style="background-color: #FFB6C1; border: 1px solid black; padding: 2px;"> </span> Air Quality Management Area  <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> </span> Conservation Area  <span style="background-color: #FFFFE0; border: 1px solid black; padding: 2px;"> </span> County Wildlife Site  <span style="color: brown;">●</span> Listed Building  <span style="color: purple;">—</span> Public Right of Way  <span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;"> </span> Flood Zone 2  <span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;"> </span> Flood Zone 3  <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;"> </span> Slope 1:6 - 1:3 (Steep)  <span style="background-color: #FF6347; border: 1px solid black; padding: 2px;"> </span> Slope More than 1:3 (Very Steep)         </p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 65 130 260 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is located within 1km of Bonhay Road Cutting, SSSI. In addition, the site lies within Riverside Valley Park. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and lies within the 10 km recreation zone for the Exe Estuary SPA. As such, significant negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including the Riverside Valley Park, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The part of the site around the old Exe Bridge is very significant to the setting of the West Gate area and the green open character of Western Way acts as an important link to the River Exe corridor. There are also visual links to the river and views towards St Thomas area. Green areas either side of Commercial Road/Western Way junction contribute to river corridor as do the green areas between the modern Exe bridges (north and south).</p> <p>The site is considered to be of medium-high landscape sensitivity. Development has potential to compromise the character and quality of the environment due to the riverfront location of the site. As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The site contains a number of heritage assets within its boundaries. The northern half of the site contains three Grade II listed buildings (Old Exe Bridge, Exe Bridge Balustrades and Arch and Former Church of St Edmund) and the southern half contains a further Grade II listed building (St Thomas Railway Station). The northern and eastern regions of the site contain parts of Exeter Riverside Conservation Area, which contains multiple Grade II and Grade II* listed buildings, and the south-western region of the site contains part of Cowick Street Conservation Area, which contains multiple Grade II listed buildings. The south-east of the site is also adjacent to Princes Square Conservation Area. There is a Scheduled Monument (The Medieval Exe Bridge and St Edmund's Church) contained within the north of the site. There are further designated assets within 3km including Scheduled Monuments in close proximity around 250m north (St. Nicholas' Priory) and around 400m to north-east (part of the Roman town). Additionally, there is a Registered Park and Garden around 280m to the north (St Bartholomew's Cemetery). There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain significant negative effects are expected.</p>

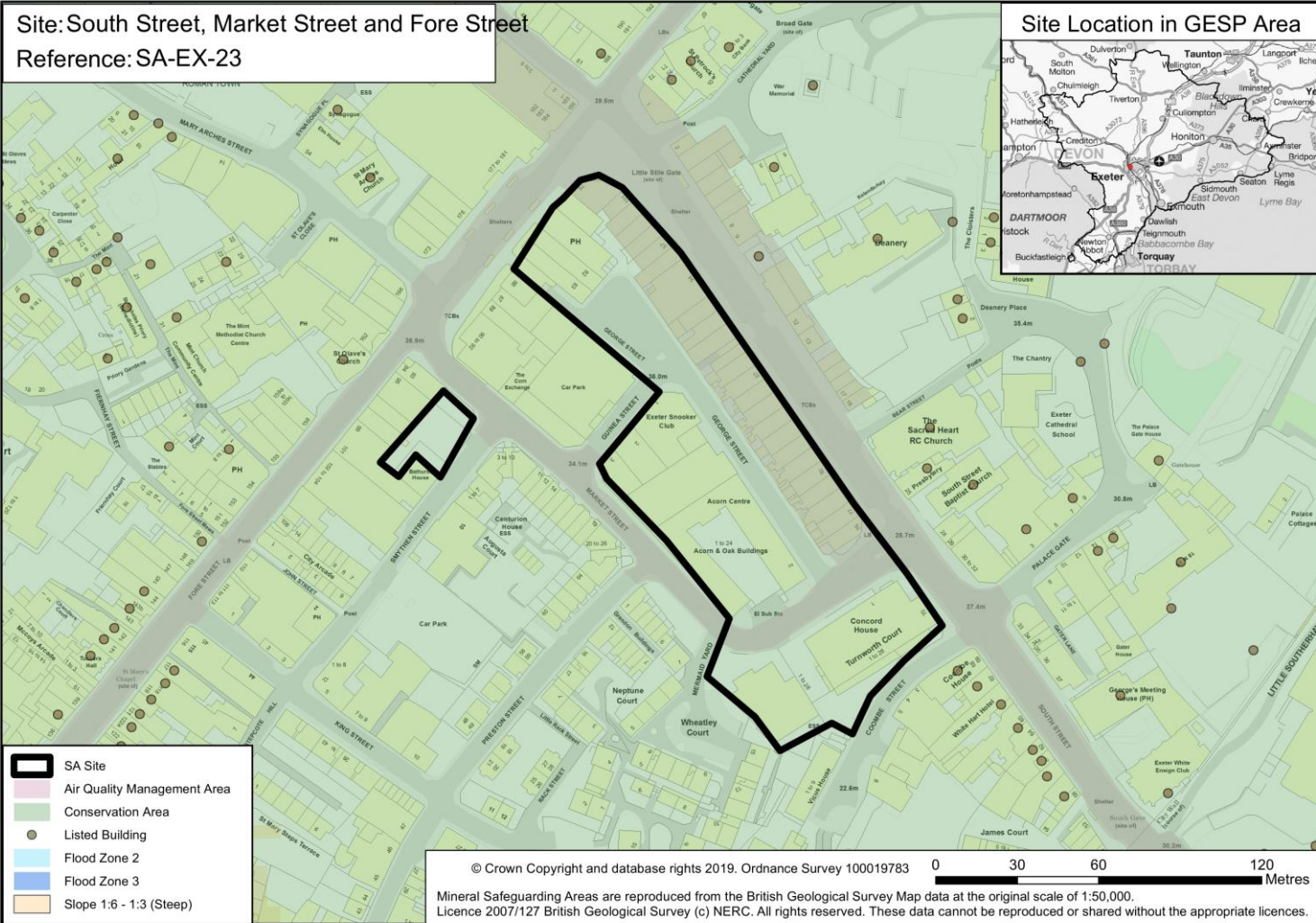
SA Objective	SA Score	Justification
		<p>The site contains over 1ha of previously used land, which may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	++/--?	<p>The site is located within Exeter City. As such, uncertain significant positive effects are expected.</p> <p>The site is adjacent to Exeter St Thomas railway station and is crossed by cycle routes. The site also contains bus stops served by frequent bus services. As such, significant positive effects are expected.</p> <p>The site has the capacity to deliver less than 1,000 homes, and therefore it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The site is predominantly brownfield and on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	+	<p>The entirety of the site is comprised of urban use land. As such negligible effects are expected due to there being no loss of high quality agricultural land.</p> <p>Development would contribute to the use of previously used land (&lt;5ha). As such, minor positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor positive effects are expected due to development of previously used land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of the River Exe, which flows through the centre of the site and into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<p><b>8. HOMES</b></p>	+	<p>The site is likely to be able to accommodate around 224–266 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those</p>

SA Objective	SA Score	Justification
To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		<p>highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.</p> <p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers, self/custom builders and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site contains part of a Riverside Valley Park, major open space, and part of the National Cycle Route runs through the site.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The area of the site to the north of the River Exe is within the Exeter City Middle Super Output Area and the majority of the area of the site to the south of the River is within the St Thomas Middle Super Output Area. Both areas experience above average sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site is crossed by an 'A' road and railway line. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site lies within part of the Exeter AQMA. Therefore, residents in the site could be significantly</p>

SA Objective	SA Score	Justification
		<p>adversely affected by poor air quality within the AQMA. However, it is noted that the site benefits from good walking and cycling accessibility and is within walking distance of train and bus links. As such, due to the location of the site in relation to an AQMA, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++/-	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter. As such, significant positive effects are expected.</p> <p>The site is within 500m of a primary school but it is not within 1km of a secondary school. The site is within 3km of Exeter College and is within 3km of the University of Exeter. As such, uncertain minor positive effects are expected.</p> <p>The majority of the site has access to superfast (30-300Mbps) broadband download speeds. As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate any schools on site. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is located within Exeter City and is also located with 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide additional expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will be less likely to provide small scale mixed use employment opportunities and a small cluster of shops and services. As such, negligible effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism. There is potential for an increase in tourism in the area as a result of townscape and riverfront regeneration.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and</p>	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p> <p>As such, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
town centres.		
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	++	<p>The site is adjacent to Exeter St Thomas railway station and is crossed by cycle routes. The site also contains bus stops served by frequent bus services.</p> <p>As such, significant positive effects are expected.</p>

## SA-EX-23: South Street, Market Street and Fore Street

SA-EX-23	South Street, Market Street and Fore Street
<b>Authority Area:</b> Exeter	
<b>Site Area:</b> 1.3ha (Net 0.88ha)	<p>Site: South Street, Market Street and Fore Street Reference: SA-EX-23</p>
<b>Approximate total capacity:</b> 88 – 105 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Site within the City Centre, predominantly consisting of retail and residential uses. The site also includes two small car parks off Guinea Street and Smythen Street. Buildings are typically post-war, or variable (often poor) quality and 2-3 storeys in height, although Concord House on the southern edge of the site is 6-storeys in height. The site slopes downwards from north-west to south-east. Surrounding uses reflect the City Centre location. Exeter Cathedral is c.150 metres to the east of the site, behind buildings fronting South Street.</p>	 <p>The map shows the site area outlined in black, situated in the city centre of Exeter. The site is bounded by South Street to the north, Market Street to the east, and Fore Street to the south. The map includes a legend with the following items:</p> <ul style="list-style-type: none"> <li>SA Site (Black outline)</li> <li>Air Quality Management Area (Pink shading)</li> <li>Conservation Area (Green shading)</li> <li>Listed Building (Brown dot)</li> <li>Flood Zone 2 (Blue shading)</li> <li>Flood Zone 3 (Light blue shading)</li> <li>Slope 1:6 - 1:3 (Steep) (Orange shading)</li> </ul> <p>The map also includes a scale bar (0 to 120 metres) and an inset map showing the site location in the GESP Area. The inset map shows the city of Exeter and the surrounding area, including the River Exe and the city walls. The map is titled 'Site: South Street, Market Street and Fore Street' and 'Reference: SA-EX-23'.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is located within 1km of Bonhay Road Cutting, SSSI. The site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and lies within the 10 km recreation zone for the Exe Estuary SPA. Although the site is in an intensely used urban area, it has the potential to provide a habitat for protected species. Great Crested Newts have been recorded within 5km of the site. As such, significant negative effects with uncertainty are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site contains urban development which is comprised predominantly of retail and residential buildings as well as two small car parks. The site slopes downwards from north west to south east. There are trees aligning South Street which should be retained or replaced during development. Redevelopment presents an opportunity to deliver significant townscape improvements through the replacement of unattractive buildings. Therefore, the site is of low landscape sensitivity.</p> <p>As such, negligible effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?	<p>The entirety of the site is located within Exeter City Centre Conservation Area. There are multiple designated assets within 3km including Grade II listed buildings less than 200m from the site boundaries and a Grade II* listed building 30m south-east of the site (67, South Street). There are multiple Scheduled Monuments in close proximity to the site around 30m north (Hall of the Vicars Choral and part of the Roman town) and 100m west (St Nicholas' Priory). There is also a Registered Park and Garden located around 260m to the west of the site (St. Bartholomew's Cemetery). There is potential for residential development to compromise these historic environment assets.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++/--?	<p>The site is within Exeter and as such uncertain significant positive effects are expected.</p> <p>The site is within 1km of cycle paths and within 1km of train stations. It is also within walking distance of Exeter Central Station and within 500m of frequent bus services, including those along the High street and Fore Street, providing public transport access to a wide range of locations. As such, due to</p>



SA Objective	SA Score	Justification
		<p>proximity to bus and rail links, significant positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The entirety brownfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects can be expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	+	<p>The entirety of the site is comprised of urban use land. As such, negligible effects are expected due to there being no loss of high quality agricultural land. Contaminated soil has been recorded. Redevelopment would provide an opportunity for remediation. This would be a pre-requisite for redevelopment for residential use.</p> <p>Development within the site would contribute to the use of previously developed land (&gt;5ha). As such, minor positive effects are expected.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, minor positive effects are expected due to development on previously used land.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate around 88-105 dwellings. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>In the context of other SEA sites, the site would make only a minor contribution to housing mix and the availability of affordable housing in the GESP area. The ability of the site to deliver the full policy quota of affordable housing is likely to be hampered by viability considerations, due to the site's constraints.</p>

SA Objective	SA Score	Justification
		<p>The site may be attractive to a diverse range of housing providers (e.g. small and medium scale developers and older persons housing providers). However, due to the size of the site and its constraints, development would make only a minor contribution to the diversity of housing supply in the GESP area.</p> <p>Again, due to the comparatively small size of the site and its constraints, residential redevelopment would make only a minor contribution to housing affordability in the GESP area.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Riverside Valley Park, major open space, and is within 400m of the National Cycle Route.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	<p>The site is within the 'above average' Middle Super Output Area, which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal). As such, a minor positive effect is expected.</p> <p>The site is within Exeter City and is adjacent to residential receptors, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As this is a brownfield site within an urban area, it is not expected that redevelopment would result in any significant net increase in light pollution. As such, minor negative effects are also expected.</p> <p>The site lies within part of the Exeter AQMA. Therefore, residents in the site could be significantly adversely affected by poor air quality within the AQMA. However, it is noted that the site has good access to existing pedestrian and cycle facilities connecting to the City Centre and wider Exeter area, but, infrastructure could be improved to encourage further active travel. As such, due to the location of site within an AQMA, significant negative effects are expected.</p> <p>Overall, mixed significant negative effects in relation to air quality, noise and light pollution and minor positive effects in relation to deprivation are likely.</p>

SA Objective	SA Score	Justification
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++/-	<p>The site is located within Exeter City. As such, significant positive effects are expected. The site is within walking and cycling distance, and benefits from public transport access to, of a wide variety of area-wide, community and cultural services and facilities in Exeter.</p> <p>The site is within 500m of a primary school but it is not within 1km of a secondary school. Devon County Council advises that the potential for expansion of existing primary and secondary schools on the eastern side of Exeter has been exhausted. Any requirements for primary education arising from redevelopment of the site would need to be accommodated through the expansion of the new Monkerton School and a review of primary school catchment areas. Any requirement for secondary education arising from redevelopment of the site would need to be explored via a strategy review of secondary provision in the City and its border areas. The site is within 3km of further education colleges and the University of Exeter.</p> <p>Ofcom mapping indicates that the site currently has access to superfast broadband (30-300Mbps). As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be unlikely to accommodate new schools. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	--/+	<p>The site is located within Exeter City but it is not located within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would provide additional expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities. As such, negligible effects are expected.</p> <p>Full residential build out would result in the loss of existing jobs within the site. As such, significant negative effects are expected.</p> <p>Subject to design, residential redevelopment could significantly improve the townscape of the City Centre and thereby improve its tourism offer.</p> <p>Overall, mixed minor positive effects and significant negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the	++	<p>The site is located within Exeter City and is of a scale (&lt;4,000 homes) that would not be expected to deliver town centre facilities that may detract some visitors from the existing centre of Exeter.</p>

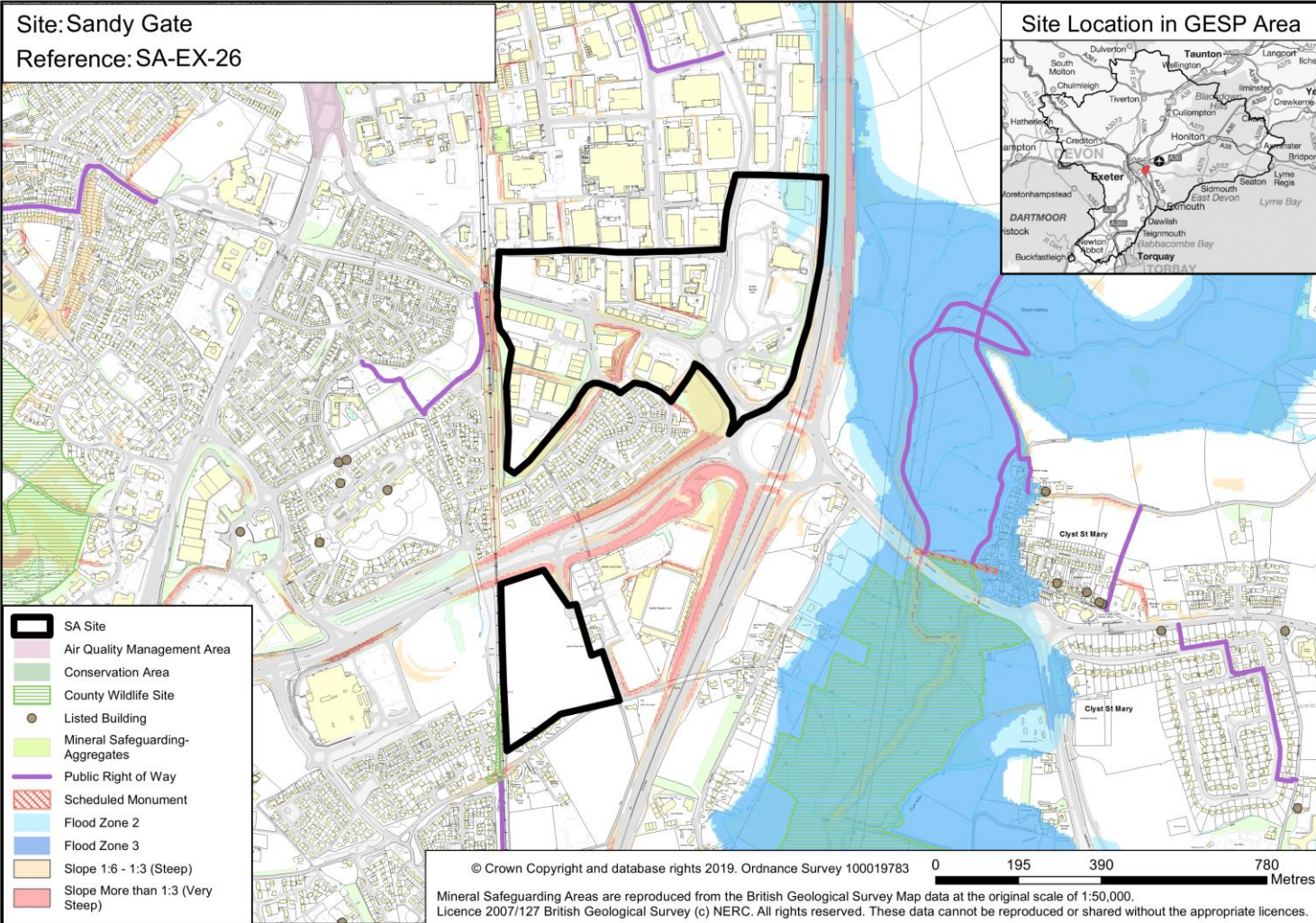
SA Objective	SA Score	Justification
vitality and viability of our city and town centres.		As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is within 1km of cycle paths and within 1km of train stations. It is also within walking distance of Exeter Central Station and frequent bus services, including those along the High street and Fore Street, providing public transport access to a wide range of locations. As such, due to proximity to bus and rail links, significant positive effects are expected.







## SA-EX-26: Sandy Gate

SA-EX-26	Sandy Gate
<b>Authority Area:</b> Exeter	<p>Site: Sandy Gate</p> <p>Reference: SA-EX-26</p>
<b>Site Area:</b> 36ha	
<b>Approximate total capacity:</b> 625 - 806 dwellings	
<b>Site Status:</b> Potential site option	
<p><b>Outline description and context:</b> Site in two parcels, both west of M5.</p> <p>Northern parcel bisected by Sidmouth Road / Moor Lane, incorporates existing Motorway Service area and area of Sowton Industrial Estate adjacent to J30 of the M5.</p> <p>Southern parcel currently undeveloped greenfield area south of the A379. Site lies close to good public transport routes including a railway station (Digby and Sowton) and high frequency bus route.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is not within 1km of any internationally or nationally designated biodiversity or geodiversity sites. However, the northern half of the site contains Bishop's Court Quarry, a County Geological Site and is adjacent to the southern area of Bishop's Court Quarry, which is designated as a County Wildlife Site. The southern parcel of the site is adjacent to Old Rydon Close to the west, which is another designated County Wildlife Site. The site is also within 250m of a Strategic Nature Area to the east and it is within 1km of Ludwell Valley Park. The site has been flagged Amber in HRA sensitivity work. The site is within the recreational buffer for the East Devon Pebblebed SAC/SPA and the Exe Estuary SPA, which could result in added pressure on these areas due to added visitors. Residential development could increase the level of nutrients at waste water treatment discharges, which could negatively impact on the Exe Estuary SPA. As such, uncertain significant negative effects are expected.</p> <p>The northern half of the site contains trees and small areas of green space, which could be lost to residential development. The southern half of the site is entirely greenfield, which would become urbanised if development came forward. As such, minor negative effects are expected due to the potential for loss of existing green infrastructure.</p> <p>However, the delivery large-scale residential development could be accompanied by provision of open space that has the potential to preserve and enhance biodiversity in the area. A minor positive effect is expected as the site has capacity for less than 1,000 homes.</p> <p>Overall, mixed uncertain significant negative and minor positive effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site is comprised of land that is characterised under 'Main Cities and Towns' as it is located on the eastern fringe of Exeter City. The site is considered to be of low landscape sensitivity as it is located in an industrial and built-up area where development is unlikely to have negative impacts upon setting.</p> <p>As such, uncertain negligible effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km of the site including multiple Grade II listed buildings around 300m west of the site in Clyst Heath, multiple Grade II listed buildings around 600m east of the site in Clyst St Mary and a high concentration of Grade II listed buildings around 800m to the north-east contained within Sowton Concentration Area. There is also a Scheduled Monument around 600m to the east of the site (Clyst St Mary Bridge and causeway). There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site contains over 1ha of previously developed land and therefore there is potential to enhance the quality of the environment by introducing a well-designed and high quality development. As such,</p>

SA Objective	SA Score	Justification
		uncertain minor positive effects are expected. Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++/--?	<p>The site is located on the edge of Exeter City, which will reduce the need for car based modes of transport to access services, facilities and job opportunities. As such, uncertain significant positive effects are expected.</p> <p>The site is within 500m of multiple bus stops and it is also within 1km of a railway station. As such, significant positive effects are expected due to the close proximity of public transport options reducing the need for car-based transport.</p> <p>The site has the capacity to provide less than 1,000 homes. As such, uncertain significant negative effects as there is less potential for the provision of new sustainable transport links with development.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The northern half of the site is located on brownfield land that is not within any flood zones. However, the southern half of the site is located on greenfield land that is outside of flood zones 3a and 3b.</p> <p>As such, uncertain minor negative effects are expected as an increase in impermeable surfaces in the area could also increase overall flood risk in the area. The effect is uncertain as this will depend on the implementation and design of SuDS, which is unknown and cannot be asserted at this stage.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	++/--	<p>The northern half of the site is comprised of urban land and will not result in the loss of any agricultural land if development came forward. However, the entirety of the southern half of the site is comprised of over 5ha of Grade 1 agricultural land, which development would result in the loss of. As such, significant negative effects are expected.</p> <p>The northern half of the site contains over 5ha of previously developed land. Residential development has the potential to reuse this land, which is more efficient than the use of greenfield. As such, significant positive effects are expected.</p> <p>The site does not contain any Minerals Safeguarding Areas within its boundaries.</p> <p>Overall, mixed significant negative and significant positive effects are expected due to the loss of agricultural land in the south of the site and the potential reuse of previously developed land in the north of the site.</p>
<b>7. WATER RESOURCES</b>	0	The site does not contain and is not adjacent to any watercourses.


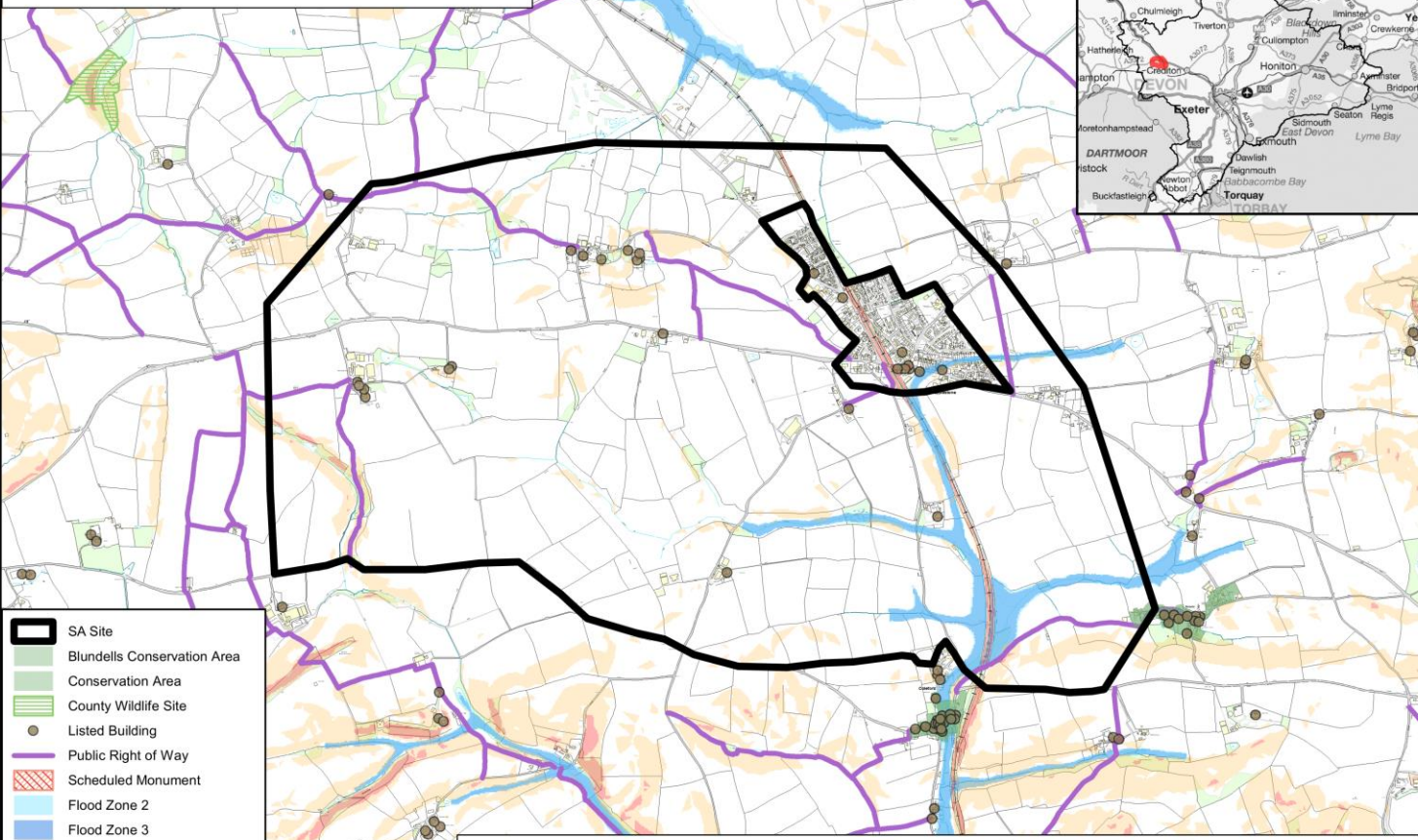
SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	The site has a developable area of 31ha and therefore has the capacity to deliver around 625-806 dwellings. The site will have a positive effect in relation to delivery of housing in the area, but is not of a sufficient size to suggest it will provide a wide range of house tenures/ sizes and affordable housing.  As such, minor positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	Ludwell Valley Park is located to the west of the site but it is not quite within 800m. However, the northern half of the site is within 400m of a Public Right of Way.  As such, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the Middle Super Output Area covering Digby, Sowton and Newcourt areas of Exeter which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, experiences below average deprivation levels compared to Devon as a whole. It is likely that residential development at the site would provide potential improvements to the availability of homes in the area, which could provide broad wellbeing benefits (although the impacts on levels of deprivation are likely to be minimal).</p> <p>The site is located on the edge of Exeter City and is to the immediate west of the M5. The site is also adjacent to residential receptors to the west that could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The northern parcel of the site is also adjacent to an industrial estate to the north, which may be a source of noise pollution for residential development at the site. As the northern parcel of the site is brownfield and the southern parcel of the site is adjacent to existing development, it is not expected that residential development at these sites will result in any significant net increase in light pollution. Minor negative effects are expected due to the proximity of the site to a motorway, existing residential development and industrial related noise receptors.</p> <p>The site is within 1km of the Exeter AQMA, which could result in residents at the site being significantly adversely affected by poor air quality. It is also likely that residents at the site would contribute to</p>



SA Objective	SA Score	Justification
		<p>increased car traffic along already congested routes within the AQMA to reach Exeter City Centre, which will further contribute to poor air quality in the area. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is located on the edge of Exeter City, which could provide access to a range of services and facilities if development came forward. As such, significant positive effects are expected.</p> <p>The site is adjacent to and contains areas that have access to superfast broadband (30-300Mbps), which it is assumed could be extended to support the site if residential development came forward. As such, minor positive effects are expected.</p> <p>The site northern part of the site contains a secondary school and there is also a primary school within 500m of the western boundary of the northern half of the site. The southern section of the site is placed slightly further away but is still within 1km of these school sites. As such, uncertain significant positive effects are expected as the capacity required if residential sites did come forward is unknown at this point.</p> <p>The site has capacity to deliver over 500 homes and therefore it is considered that development will be more likely to include a primary school onsite. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is located on the edge of Exeter City and it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>The site contains existing employment that could be displaced if residential development came forward. As such, significant negative effects are expected.</p> <p>As the site has capacity to deliver over 500 homes, development will likely include small scale mixed use employments opportunities. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	++	<p>The site is located on the edge of Exeter City and is not of a size (&lt;4,000 homes) and is not of a size that could potentially draw people away from the existing city centre.</p> <p>As such, significant positive effects are expected as residential development has the potential to support the existing city centre by increasing the amount of visitors.</p>

SA Objective	SA Score	Justification
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	++	<p>Although the site is not located within 1km of cycle routes, the site is located within 1km of Digby and Sowton Railway Station and Newcourt Rail Station. The site is also within 500m of bus stops with frequent services to the city centre.</p> <p>As such, due to the proximity of the site to public transport links, significant positive effects are expected.</p>

## SA-MD-1: Copplestone

SA-MD-1	Copplestone
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	<div data-bbox="622 347 2072 1380"> <div data-bbox="633 355 1164 435"> <p>Site: Copplestone Reference: SA-MD-1</p> </div> <div data-bbox="1720 355 2072 651"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="622 435 2072 1300">  <div data-bbox="622 1061 884 1380"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site (Black outline)</li> <li>Blundells Conservation Area (Green)</li> <li>Conservation Area (Light Green)</li> <li>County Wildlife Site (Green with diagonal lines)</li> <li>Listed Building (Brown dot)</li> <li>Public Right of Way (Purple line)</li> <li>Scheduled Monument (Red hatched area)</li> <li>Flood Zone 2 (Light Blue)</li> <li>Flood Zone 3 (Dark Blue)</li> <li>Slope 1:6 - 1:3 (Steep) (Orange)</li> <li>Slope More than 1:3 (Very Steep) (Red)</li> </ul> </div> <div data-bbox="1093 1300 2072 1380"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 380 760 1,520 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div> </div>
<p><b>Site Area:</b> 640.1ha (Net 358.2ha)</p>	
<p><b>Approximate total capacity:</b> 11,104 – 14,328 dwellings</p>	
<p><b>Site status:</b> Reasonable alternative site</p>	
<p><b>Outline description and context:</b> The site is predominately agricultural, encircling the village of Copplestone (with railway station) and including scattered farms/dwellings. The open countryside is picturesque with established hedgerows and mature trees. The village of Copplestone is 20km north of Exeter, 7km north east of Crediton. It is located on the A377 linking Exeter to Barnstaple with the Tarka Line railway following a similar route. The site was identified for assessment because of the railway linkage and station at Copplestone,</p>	



SA-MD-1	Copplestone
providing a potential sustainable travel option.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. Mature hedgerows and trees are present on site. A 2.64 ha area north of Coleford features the probable identification of a UKBAP priority habitat - wet woodland. This corresponds to a small watercourse which flows east-west into Copplestone and then southwards, following the railway line. Tributaries enter at Copplestone House, north of Tapps Farm and north of Bolts Farm. There are six small fields scattered around the centre of the site and towards Copplestone identified as UKBAP priority habitat – traditional orchards. There are also several blocks of deciduous woodland priority habitat located within the site. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the watercourses and woodland bands, could also be lost to development. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The northern half of the site is Landscape Character Type 3B - lower rolling farmed and settled valley types. The Revised Interim Landscape Sensitivity Assessment (LSA) has concluded that this is considered 'high' sensitivity in local parts (associated with listed buildings) with the majority 'medium' sensitivity. The southern half of the site is Landscape Character Type 3E - lowland plains, considered 'medium' sensitivity as the countryside is unaffected by modern development. The site is not close to the coast.</p> <p>Although the majority of the site is considered to be of 'medium' sensitivity, and as such minor negative effects would be expected, due to parts of the site being of 'high' sensitivity, overall uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/--?	<p>The south and south-east of the site are Coleford and Knowle Conservation Areas (the western end of the latter extends slightly into the site), which feature a concentration of listed buildings. The site itself contains a number of listed buildings, with clusters at/around Copplestone and Chaffcombe Manor. Listed buildings also feature at Clannaborough Barton (cluster with Grade II* church), The Old Rectory, Beers, Broomhill, Furzedown Cottages and Copplestone House. A number of Historic Environment Record monuments are identified across the site and Copplestone Cross Scheduled Monument is located within Copplestone. A Landscape Visual Impact assessment and heritage impact assessment is critical to progress a site with such a large potential change in site character. As such, uncertain significant negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor positive and uncertain significant negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++	<p>The site is within 5km of the Main Town of Crediton. As such, uncertain negligible effects are expected.</p> <p>Copplestone village, surrounded by the parcel, has frequent bus services (within 500m) and is served by an hourly service on the Tarka railway line (within 1km), reaching Exeter in 30 minutes and Crediton in 12 minutes. The site is not however located within 1km of cycle routes. As such, due to the proximity to bus and rail links, significant positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield. Flood zone 3 runs along the small watercourse which flows east-west into Copplestone and then southwards, following the railway line. Tributaries enter at Copplestone House, north of Tapps Farm and north of Bolts Farm. Low level surface water flooding risk is also identified following and slightly extending the flood zone areas. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS), and the design of development brought forward could avoid areas of flood risk.</p> <p>As such, uncertain minor negative effects are expected.</p>

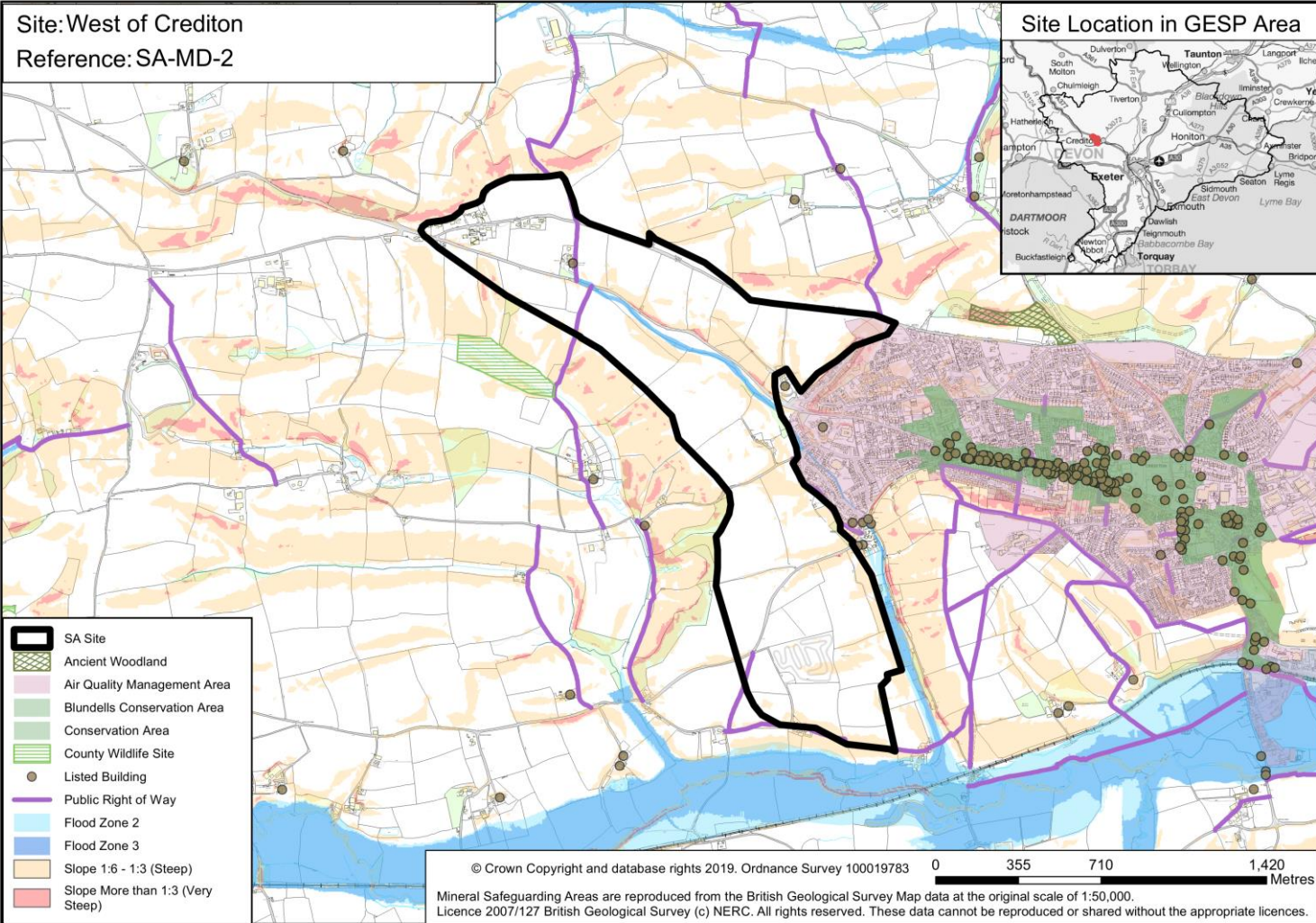

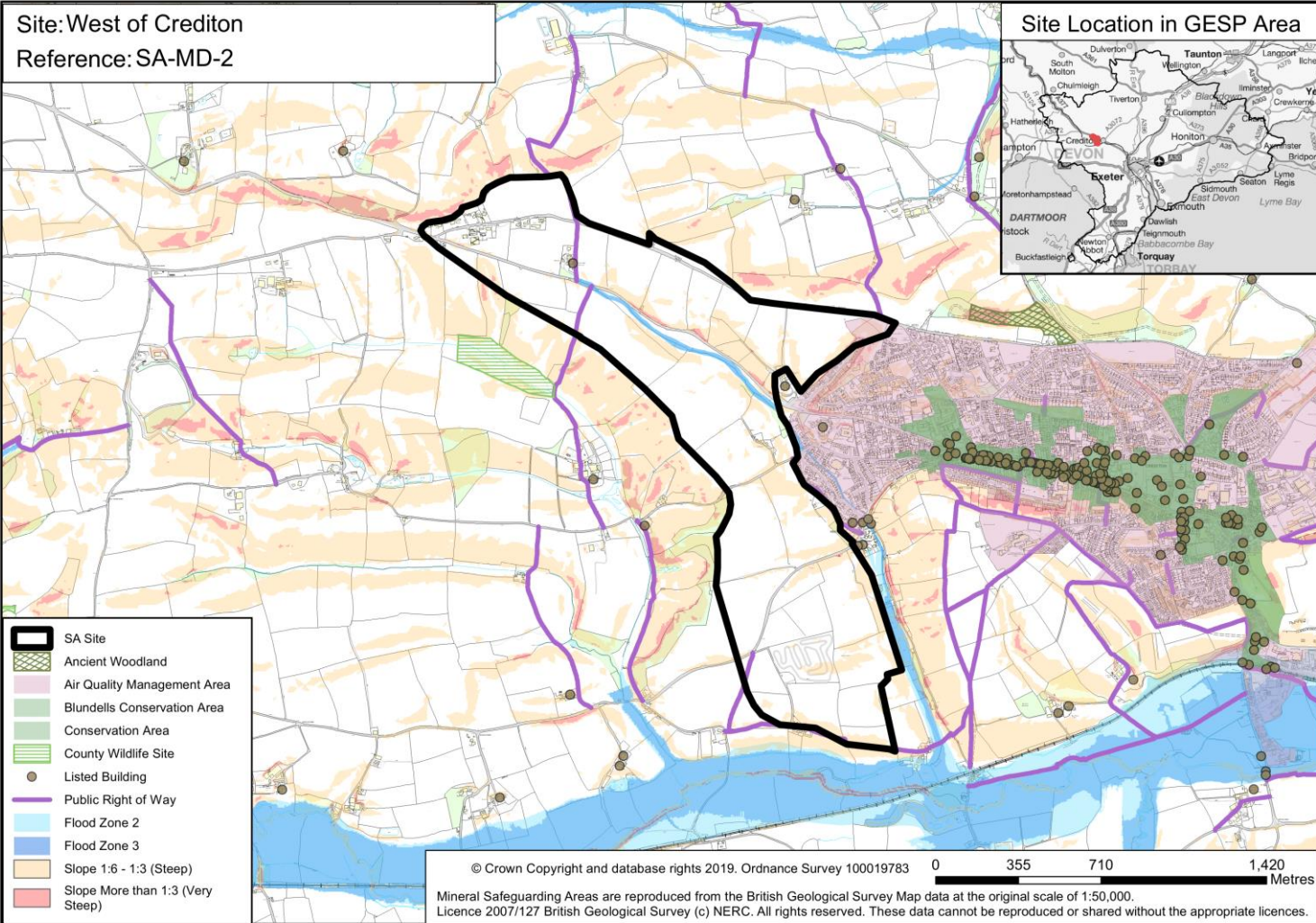
SA Objective	SA Score	Justification
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site contains a patchwork of agricultural land classifications, including over 5ha of Grade 1 (collection of fields west of Broomhill), over 5ha of Grade 2, and over 5ha of Grade 3 land, which could be lost to development on the site.</p> <p>The site is not located within any Minerals Safeguarding Areas so will have no impact on mineral resources.</p> <p>As such, significant negative effects are expected on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>The site contains part of Colebrook, which flows into the Exe Estuary SPA. Development of the site could lead to deterioration in the water quality of the watercourse.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site area covers approximately 640 ha. The topography of the site is reasonable for development, only small areas feature steeper slopes. Removing flood zones from the site area leaves an indicative developable area of 615ha. Development in this location would take the form of a new community which has a density of 31 to 40dph for calculation purposes, which equates to a crude potential yield of 11,104 to 14,328 dwellings. The capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site contains and is within 400m of Public Rights of Way and is within 800m of the common at Knowle major open space. A number of local bridleways and footpaths are present in the site. These mainly cluster around Copplestone and Coleford. The long distance footpath, the Two Moors Way, enters the site near Lammacott Farm (NW of site). This route converges with the Devonshire Heartland Way west of the site near Clannaborough Barton. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive</p>

SA Objective	SA Score	Justification
		<p>effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	+/ -	<p>The site is within the 'Area around Crediton including Morchard Bishop, Copplestone and Newton St Cyres' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, minor positive effects are expected.</p> <p>The site is adjacent to residential development, including existing and allocated residential development in Copplestone, and is adjacent to Copplestone Primary School, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by an 'A' road and a railway line. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site is not within 1km of an AQMA. However, car movements from the site would negatively impact Crediton's AQMA and Exeter's main arterial route AQMA. Sustainable travel options do provide some opportunity to mitigate this however dominance of private car use is anticipated. As such, minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is adjacent to Copplestone (a Defined Village), which provides a small railway station, preschool, primary school and a small convenience store. The site would most likely rely on Exeter and Crediton for larger services which due to location probably will be car dependant. The Copplestone Primary School (within 500m of the site) has limited opportunities for expansion. Additional primary capacity would be required for development. The designated secondary school is Queen Elizabeth's Community College, Crediton (located further than 1km from the site). This can support low levels of development and should be considered alongside other development in its catchment. The site is also not within 1km of a further education college or a university. As such, minor positive effects are expected.</p> <p>However, the site is large, providing over 4,000 homes, and therefore it is assumed that development of the site would also provide a new primary school and a new secondary school. As such, significant positive effects are also expected.</p> <p>Within Copplestone village there is superfast broadband with a download speed of 80 Mbps. Service</p>

SA Objective	SA Score	Justification
		expansion would be required to serve the site. As such, minor positive effects are expected. Overall, significant positive effects are expected.
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/--	The site is not located adjacent to Main Town and is not located within 1km of existing or proposed employment sites. As such, significant negative effects are expected.  Development in this location would most likely provide predominantly residential dwellings, although live/work units could be integrated in the development mix. Development at this location would increase the available workforce who could access quality jobs in Exeter (and to an extent jobs in Crediton). However, key employment sites in Exeter dominate on the east of the city. Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. In addition, it is assumed that, as the site has capacity to deliver over 2,000 homes, the site will deliver large scale mixed use employment opportunities and a business park or employment estate. As such, significant positive effects are also expected.  Impact on tourism not considered likely.  Overall, mixed significant positive and significant negative effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	Copplestone is a village surrounded by the site, with limited facilities on the intersection of the A377 (Exeter to Barnstaple) and A3702 (west towards Okehampton). Travel for most purposes is external and typically by car. Copplestone has frequent bus services (within 500m) and is served by an hourly service on the Tarka railway line (within 1km), reaching Exeter in 30 minutes and Crediton in 12 minutes. The site is not however located within 1km of cycle routes. As such due to the proximity to bus and rail links, significant positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, significant positive effects are expected.



## SA-MD-2: West of Cridton

SA-MD-2	West of Cridton
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	<p>Site: West of Cridton Reference: SA-MD-2</p>
<p><b>Site Area:</b> 164.9ha (Net 95.6ha)</p>	
<p><b>Approximate total capacity:</b> 2,965 – 3,826 dwellings</p>	
<p><b>Site status:</b> Reasonable alternative site</p>	
<p><b>Outline description and context:</b> This area appears predominately agricultural. The area of the site north of the A377 generally slopes north-south, and south of the A377 generally slopes west-east. Cridton is a historic market town about 11km NW from Exeter, served by the Tarka Line railway and also linked by the A377.</p>	 <p> <b>Legend:</b>  <span style="border: 2px solid black; padding: 2px;"> </span> SA Site  <span style="background-color: #d3d3d3; border: 1px solid black; padding: 2px;"> </span> Ancient Woodland  <span style="background-color: #f0f0f0; border: 1px solid black; padding: 2px;"> </span> Air Quality Management Area  <span style="background-color: #c0c0c0; border: 1px solid black; padding: 2px;"> </span> Blundells Conservation Area  <span style="background-color: #a0a0a0; border: 1px solid black; padding: 2px;"> </span> Conservation Area  <span style="background-color: #808080; border: 1px solid black; padding: 2px;"> </span> County Wildlife Site  <span style="color: brown;">●</span> Listed Building  <span style="border-bottom: 2px solid purple; width: 20px; display: inline-block;"></span> Public Right of Way  <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;"> </span> Flood Zone 2  <span style="background-color: #4682b4; border: 1px solid black; padding: 2px;"> </span> Flood Zone 3  <span style="background-color: #f5deb3; border: 1px solid black; padding: 2px;"> </span> Slope 1:6 - 1:3 (Steep)  <span style="background-color: #ff69b4; border: 1px solid black; padding: 2px;"> </span> Slope More than 1:3 (Very Steep)         </p> <p>           © Crown Copyright and database rights 2019. Ordnance Survey 100019783            Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.            Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.         </p> <p>Scale: 0 355 710 1,420 Metres</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site lies within Pit Hill Road Cutting County Geological Site and is within 250m of Chapel Downs Road Cutting County Geological Site and within 1km of Uton Quarry County Geological Site. The site is also within 250m of Hollacombe County Wildlife Site and within 1km from Moorlake Bridge County Wildlife Site. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. Mature hedgerows and trees are present on site. There are potential dormouse/bat flight line impacts if there are to be any impacts to the hedgerows. As such, minor negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including hedgerows and trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and minor negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is predominantly rural open countryside and so development would have an urbanisation effect on the environment. Part of the site is of medium landscape sensitivity as development would erode the perception of the relatively nucleated character of Crediton. As such, uncertain minor negative effects are expected.</p> <p>Remaining land within the site is of high landscape sensitivity as development on the upper slopes may be visible from Crediton and interrupt its green hill setting. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The northern part of the site contains one Grade II listed building (Dewsmoor) within its boundaries. There are multiple designated assets within 3km including seven Grade II listed buildings adjacent to the eastern boundary of the site on the edge and to the north of Westwood. Further to this, there is a high concentration of listed buildings around 1km to the east of the site contained within Crediton Conservation Area. Sandford Conservation Area, which also contains multiple Grade II listed buildings, is located around 1.5km north-east of the site. There are Scheduled Monuments within 3km located around 2.2km to the south (Posbury Camp. Castle Down) and around 2.6km to the east (Romano-British Villa). Additionally, Shobrooke Park (a Registered Park and Garden) is located around 2.5km to the east of the site. There is potential for residential development to compromise the setting of these</p>

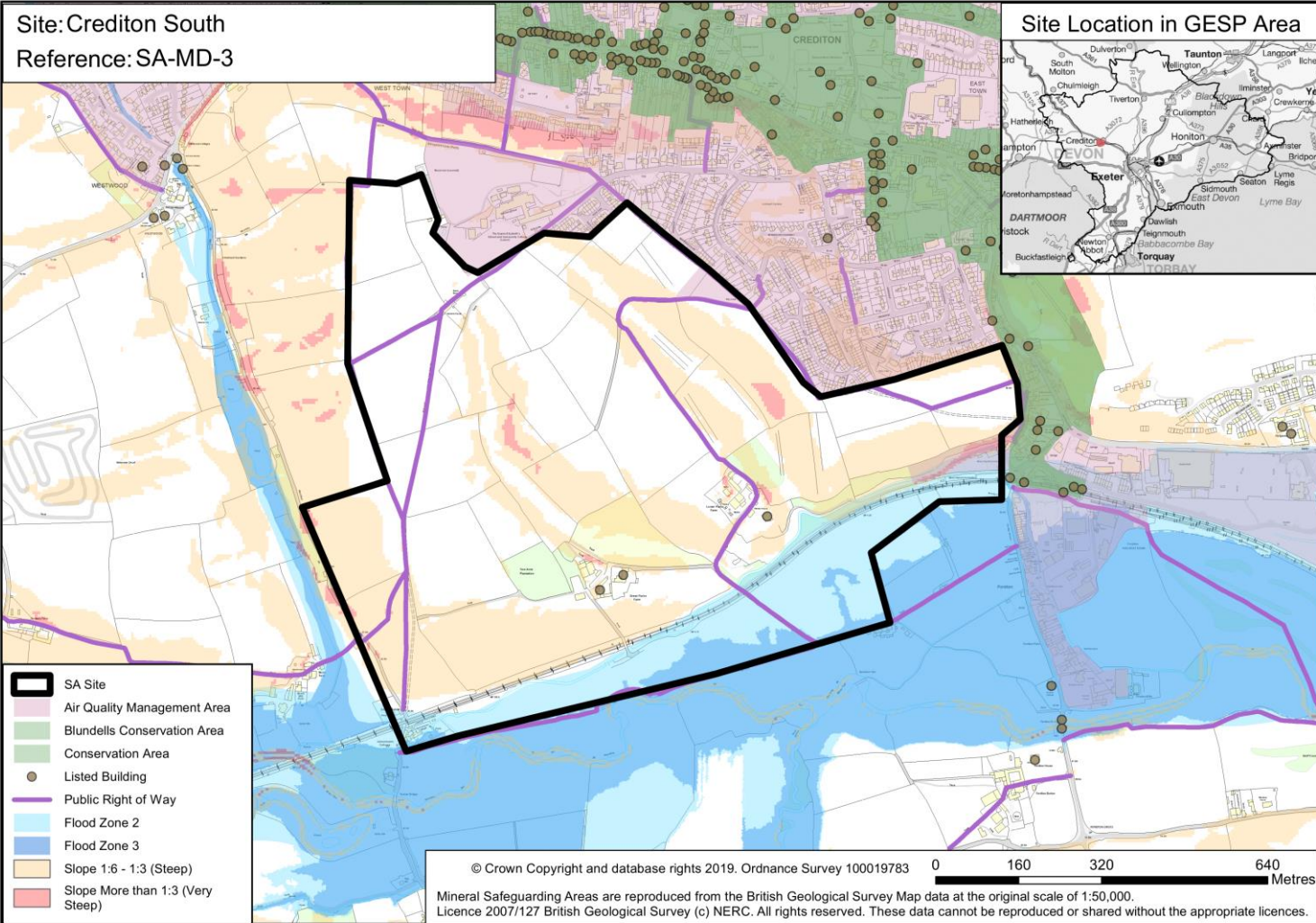
SA Objective	SA Score	Justification
		<p>historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. This may include a buffering zone around the listed building contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++?	<p>The site is adjacent to the Main Town of Crediton and as such uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of cycle routes and the nearest train station is served frequently but is located more than 1km from the site on the opposite end of Crediton. The site is located within 500m of frequently served bus stops. Due to the proximity of the site to bus services, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. There is a river in the north of the site and as such part of the site is on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>As such uncertain minor negative effects are expected,</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The majority of the site (&gt;5ha) is comprised of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. The remaining land within the site is comprised of Grade 3 agricultural land but it is unclear it is Grade 3a or Grade 3b.</p> <p>The site is predominantly greenfield apart from a few small areas of agricultural development.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>

SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	The site is not adjacent to and does not contain any watercourses. As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	For an urban extension to Crediton, a density of 31 to 40dph is used for calculation purposes, which equates to a crude potential yield of 2,965 to 3,826 dwellings. The capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site is not within 800m of major open space, but does contain and is within 400m of Public Rights of Way. As such, minor positive effects are expected. However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected. Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--/+	The site is within the 'Area around Crediton including Morchard Bishop, Copplestone and Newton St Cyres' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, minor positive effects are expected. The site is adjacent to residential development, the town of Crediton to the east, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected. The site lies adjacent to and slightly within the Crediton AQMA, therefore additional car movements to

SA Objective	SA Score	Justification
		<p>Exeter, Tiverton and accessing services on the east of town would pass through the site increasing air and noise pollution. In addition, there are limited sustainable transport options, so car dependency is likely. As such, significant negative effects are expected.</p> <p>Overall, mixed minor positive and significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is adjacent to Crediton, (a Main Town), which provides a high street with a number of independent shops, a large out of town supermarket and community and cultural facilities. Crediton is served by the Tarka Line railway. As such, significant positive effects are expected.</p> <p>The site is within 500m of Landscore Primary School and Queen Elizabeth's Secondary School to the east. Assuming Peddlarspool primary school site is secured, this could accommodate around 500 dwellings within the school catchment, in addition to those currently proposed in the town. Development greater than this is likely to require a larger site for a 420 place school, instead of the site currently identified. Secondary provision at Queen Elizabeth's can support low levels of development. As such, uncertain significant positive effects are expected.</p> <p>The site is adjacent to superfast broadband download speeds (30-300Mbps) to the east which could be extended to the site if development takes place. As such, minor positive effects are expected.</p> <p>The site is medium sized, with capacity for over 500 homes, and therefore it is assumed that development would be more likely to accommodate a new primary school. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is adjacent to Crediton (a Main Town) but is not within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate. As such, significant positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p>	++	<p>The site is located adjacent to Crediton (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could</p>

SA Objective	SA Score	Justification
To safeguard and strengthen the vitality and viability of our city and town centres.		support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.  As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle routes and the nearest train station is served frequently but is located more than 1km from the site on the opposite end of Crediton. The site is located within 500m of frequently served bus stops. Due to the proximity of the site to bus services, minor positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## SA-MD-3: Crediton South

SA-MD-3	Crediton South
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	<p>Site: Crediton South Reference: SA-MD-3</p>
<p><b>Site Area:</b> 90.6ha (Net 47.5ha)</p>	
<p><b>Approximate total capacity:</b> 1,473 – 1,900 dwellings</p>	
<p><b>Site status:</b> Potential site option</p>	
<p><b>Outline description and context:</b> The site is predominately agricultural and generally slopes north to south, to the railway line. The site also extends beyond the railway to floodplain associated with the River Yeo. The landscape is irregular, with rounded hills and small marked valleys by Great Parks Farm, Lower Parks Farm and the western edge of the site. Crediton is a historic market town about 11km NW from Exeter, served by the Tarka Line railway and also linked by the A377.</p>	 <p>The map displays the Crediton South site area, outlined in black. It shows the River Yeo flowing through the site, with flood zones 2 and 3 indicated. The site is bordered by the Tarka Line railway to the west and the A377 to the east. The map includes a legend for the SA Site, Air Quality Management Area, Blundells Conservation Area, Conservation Area, Listed Building, Public Right of Way, Flood Zone 2, Flood Zone 3, Slope 1:6 - 1:3 (Steep), and Slope More than 1:3 (Very Steep). An inset map shows the site location within the GESP Area, highlighting its proximity to Exeter and the Tarka Line. A scale bar indicates distances up to 640 metres.</p> <p>Site Location in GESP Area</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of Uton Quarry County Geological Site and lies within a SSSI IRZ. The site contains three Priority habitats, deciduous woodland, coastal and floodplain grazing marsh and traditional orchard. The site also lies adjacent to Strategic Nature Area, woodland. Mature hedgerows and trees are present on site. At the east of the site, at Taw Vale Terrace is an unconfirmed county wildlife site (parkland). In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. The element of the site south of the railway line could provide green space for biodiversity and potentially recreation. This would preserve the floodplain and potential priority habitat/unconfirmed wildlife site. Enhancement of the area south of the railway for biodiversity brings potentially beneficial linkage to the Strategic Nature Area. As such, minor negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed minor negative effects and significant positive effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would have an urbanisation effect on the environment. The landscape is irregular with rounded hills and small marked valleys by Great Parks Farm, Lower Parks Farm and the western edge of the site. The site is of high landscape sensitivity as development could compromise the intrinsic countryside character, beauty and tranquillity of the area. Development could also compromise the local historic landscape by interrupting the setting of heritage assets.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains three Grade II listed buildings within its boundaries (Henley House and surrounding farm buildings). The eastern boundary of the site is adjacent to a high concentration of Grade II listed buildings within Crediton Conservation Area. There are multiple designated assets within 3km of the site including Crediton Conservation Area to the north, which contains multiple Grade II listed buildings. There are also Scheduled Monuments located around 1.2km to the east (Romano-British Villa) and around 2.5km to the south-west of the site (Posbury Camp, Castle Down). Additionally, Shobrooke Park is around 1.5km north-east of the site. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative</p>

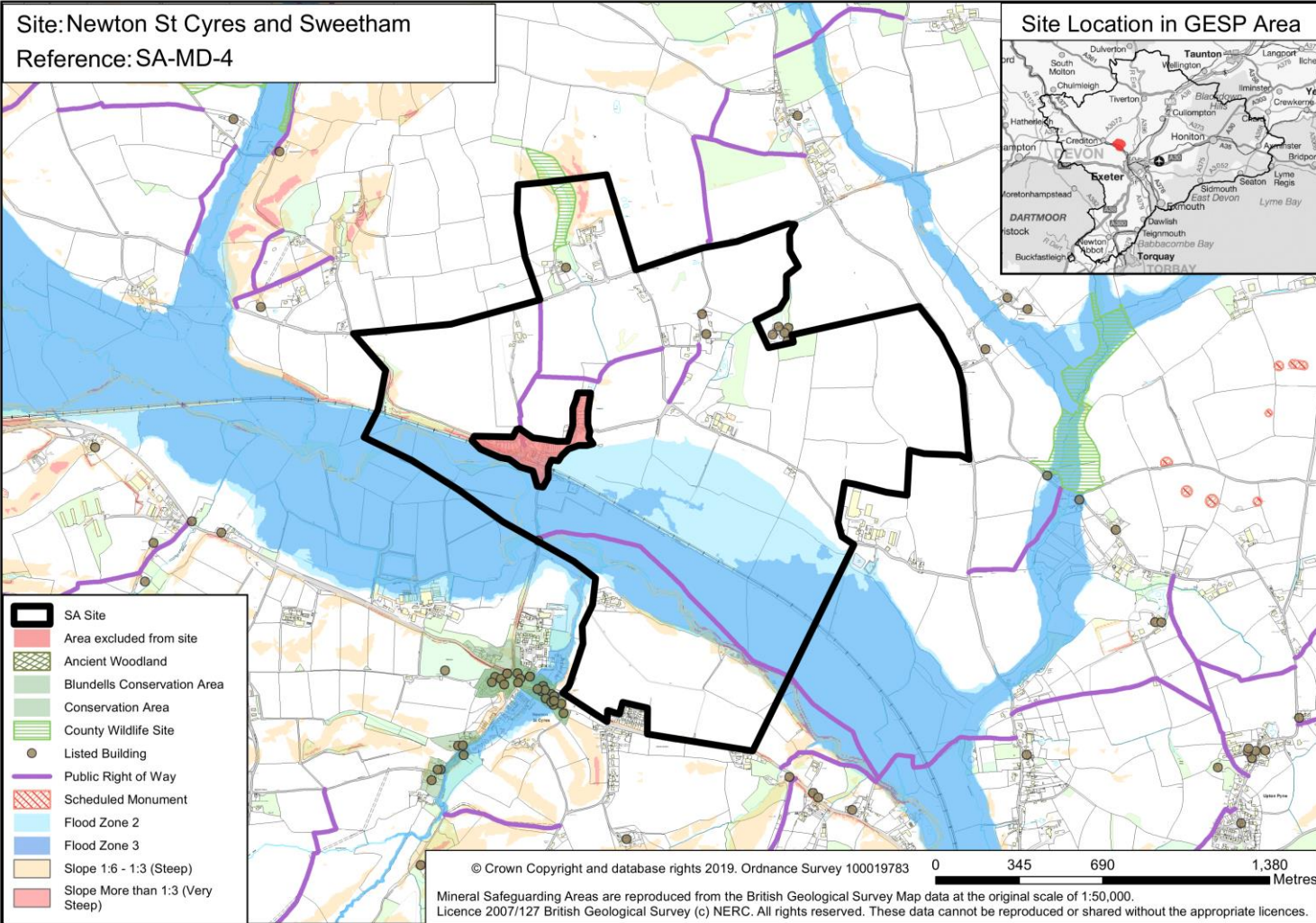
SA Objective	SA Score	Justification
		<p>effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. This may include a buffering zone around the listed buildings contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	++	<p>The site is adjacent to the Main Town of Crediton and as such uncertain significant positive effects are expected.</p> <p>The site is located within 1km of Crediton railway station, providing links to Exeter and Barnstaple, with hourly frequency and 10 minute journey time to Exeter. The site is also located within 500m of frequent bus services. The site is not located within 1km of cycle routes. As such, due to the proximity to rail and bus links, significant positive effects are expected.</p> <p>The site is expected to deliver over 1,000 homes, and therefore it is assumed that development of the site would provide sustainable transport, walking and cycle links and a road connecting to the nearest settlement. As such, uncertain negligible effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, there is a river in the south of the site and therefore, areas of the site are on flood zone 2 and 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>As such, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--	<p>The site is comprised of over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential for loss high quality agricultural land during development. The remaining areas within the site consist of Grade 3 agricultural land and urban land.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that that it does contain some agricultural use building.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>

SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of the River Yeo, which is adjacent to the Southern boundary of the site and runs into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	For an urban extension to Crediton, a density of 31 to 40dph is used for calculation purposes, which equates to a crude potential yield of 1,473 – 1,900 dwellings. The capacity is likely to reduce once account has been taken of the likely mitigation requirements.  The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The majority of the site has come forward as HELAA site, aiding deliverability. The challenging topography of the site is a factor which could lead delivery speed challenges and could influence the economics of the site.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site is not within 800m of major open space, but does contain and is within 400m of Public Rights of Way. As such, minor positive effects are expected.  In addition, as the site is expected to deliver between 1,000 - 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.  Overall, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	The site is within the 'Crediton' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees lower levels of deprivation than compared to Devon as a whole. It is likely that residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.  The site is adjacent to residential development, the town of Crediton to the north and east, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, a railway line crosses the site. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.

SA Objective	SA Score	Justification
		<p>The site lies adjacent to a slightly within the Crediton AQMA, therefore development in this site could have an impact on the existing air quality issues within Crediton and Exeter's main arterial AQMAs. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is adjacent to Crediton (a Main Town) to the north, which provides a high street with a number of independent shops, a large out of town supermarket and community and cultural facilities. Crediton is served by the Tarka Line railway. As such, significant positive effects are expected.</p> <p>The site is within 500m of Landscore Primary School and Queen Elizabeth's Secondary School to the north. Assuming Pedlerspool Primary School site is secured, this could accommodate around 500 dwellings within the school catchment, in addition to those currently proposed in the town. Development greater than this is likely to require a larger site for a 420 place school, instead of the site currently identified. Secondary provision at Queen Elizabeth's can support low levels of development. As such, uncertain significant positive effects are expected.</p> <p>The site is adjacent to superfast broadband download speeds (30-300Mbps) to the north which could be extended to the site if development takes place. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to include a primary school. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is adjacent to Crediton (a Main Town) and is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 500 homes, the site will also deliver small scale mixed use employment opportunities and a small hub of shops and services. As such, minor positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and</p>	++	<p>The site is located adjacent to Crediton (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day</p>

SA Objective	SA Score	Justification
town centres.		visitors and supporting businesses and services there. As such, significant positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is located within 1km of Crediton railway station, providing links to Exeter and Barnstaple, with hourly frequency and 10 minute journey time to Exeter. The site is also located within 500m of frequent bus services. The site is not located within 1km of cycle routes.  As such, due to the proximity to rail and bus links, significant positive effects are expected.

## SA-MD-4: Newton St Cyres and Sweetham

SA-MD-4	Newton St Cyres and Sweetham
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	<p>Site: Newton St Cyres and Sweetham Reference: SA-MD-4</p>
<p><b>Site Area:</b> 303.3ha (Net 122.2ha)</p>	
<p><b>Approximate total capacity:</b> 3,787 – 4,886 dwellings</p>	
<p><b>Site status:</b> Potential site option</p>	
<p><b>Outline description and context:</b> The site is predominately agricultural, including scattered farms/dwellings with a Golf Club near Higher Rewe. The hamlet of Sweetham is towards the centre of the site with the larger village of Newton St Cyres to the south-west. The open countryside is picturesque with established hedgerows and mature trees. The centre of the site is approximately 8km from Exeter city centre. Running through the site is the Tarka rail line. The site was identified for assessment because of the possible cycle distance to Exeter and the railway linkage, with a station</p>	 <p>The map displays the Newton St Cyres and Sweetham site, outlined in black. The site is situated in a rural area with agricultural land and scattered buildings. A large area of the site is excluded from the assessment, shown in red. The map includes various land designations: Ancient Woodland (green hatched), Blundells Conservation Area (green), Conservation Area (light green), County Wildlife Site (green), Listed Building (brown dot), Public Right of Way (purple line), Scheduled Monument (orange hatched), Flood Zone 2 (light blue), Flood Zone 3 (dark blue), Slope 1:6 - 1:3 (Steep) (yellow), and Slope More than 1:3 (Very Steep) (red). The Tarka rail line runs through the site. An inset map in the top right corner shows the site location within the GESP Area, with Exeter and Torbay labeled. A scale bar at the bottom indicates distances up to 1,380 metres. Copyright information for Ordnance Survey and the British Geological Survey is provided at the bottom.</p>



<b>SA-MD-4</b>	<b>Newton St Cyres and Sweetham</b>
at Sweetham, providing a potential sustainable travel options.	

<b>SA Objective</b>	<b>SA Score</b>	<b>Justification</b>
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but lies within Lower Rewe County Wildlife Site. The site is also within 1km of two County Wildlife Sites, Jackmoor and Shobrooke Mill Farm East. The site contains four Priority habitats, good quality semi-improved grassland, traditional orchard, deciduous woodland and coastal and floodplain grazing marsh. Mature hedgerows and trees are present on site. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. Also, the southern-tip of the site is within the SPA 10km recreational buffer, therefore if development extended into this area SANGs and mitigation would be required. As such, minor negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and minor negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would cause an urbanisation effect on the environment. Land along the River Creedy is considered to be Sparsely Settled Farmed Valley Floors in character with medium-high landscape sensitivity due to the potential for development to interrupt to the sparse settlement pattern associated with floodplains. As such, uncertain significant negative effects are expected.</p> <p>The northern half of the site is considered to be Lowland Plains in landscape character with high landscape sensitivity as the setting of listed buildings in the area require protection from hedgerow trees which could be compromised as a result of development. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>

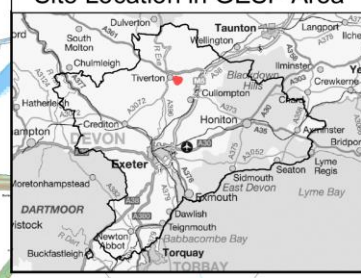
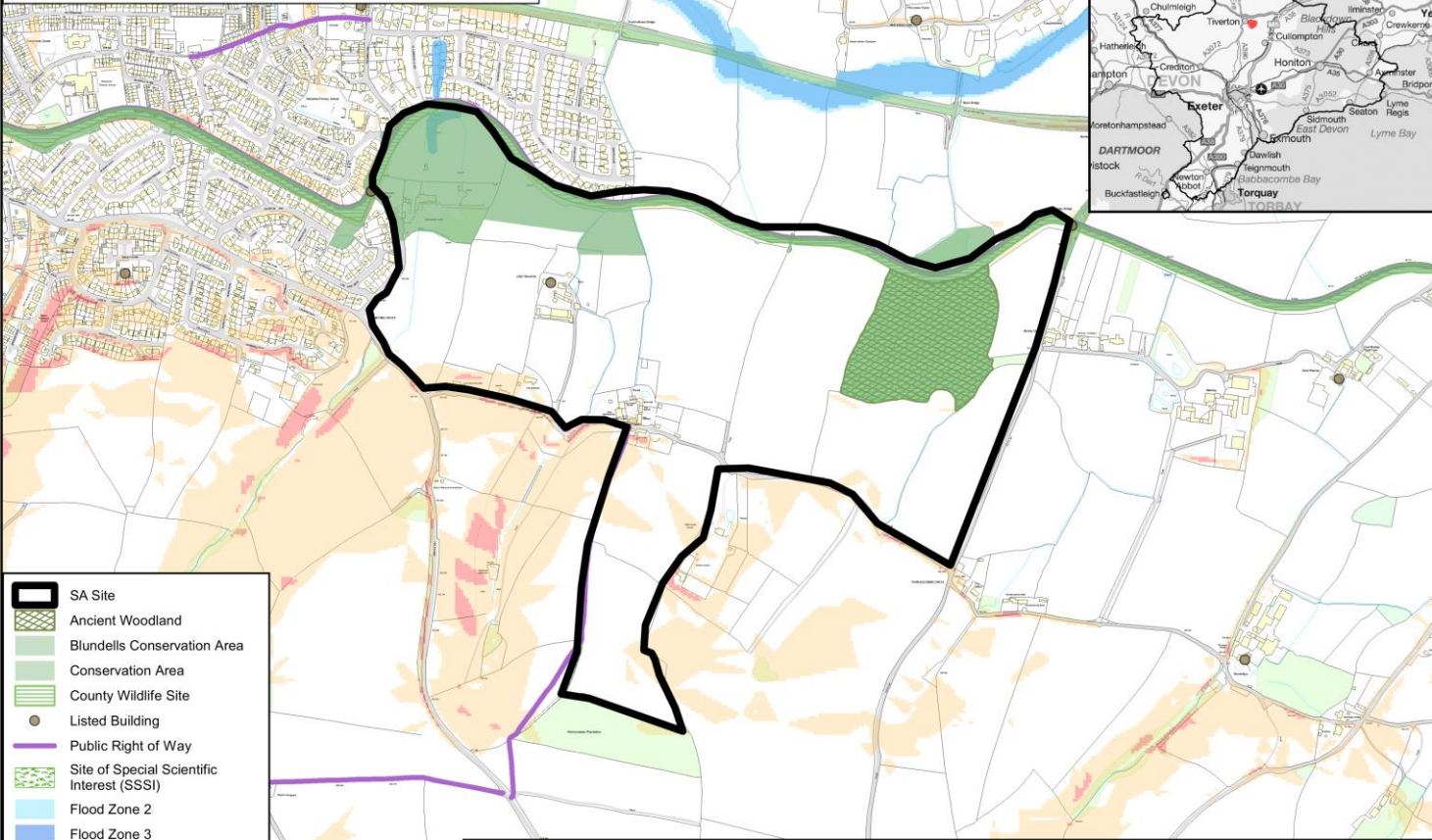
SA Objective	SA Score	Justification
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The northern part of the site contains three Grade II listed buildings (Churchill, Little Newcombes and Lower Rewe) within its boundaries. The site is also adjacent to multiple listed buildings. There are multiple designated assets within 3km including a cluster of five Grade II listed buildings adjacent to the north-east boundary of the site, a Grade II* listed building adjacent to the south-west boundary of the site and a high concentration of Grade II listed buildings adjacent to the southern boundary of the site contained within Newton St Cyres Conservation Area. There are multiple Scheduled Monuments (Bowl Barrows) around 1km to the east of the site as well as a Registered Park and Garden (Shobrooke Park) around 2.3km north-west of the site. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. This may include a buffering zone around the listed buildings contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++	<p>The site is located within 5km of the Main Town of Crediton and the city of Exeter. As such, uncertain significant positive effects are expected.</p> <p>Although the site is not within 1km of cycle routes, it is adjacent to bus stops with frequent services. In addition, the Tarka rail line passes through the site and the site surround the Newton St Cyres railway station, providing an hourly service and 8 minute journey time to Exeter St Davids and 7 minute journey time to Crediton. As such, due to the proximity to rail and bus links, significant positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, there is a river in the centre of the site and therefore, areas in the centre of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p>

SA Objective	SA Score	Justification
		As such, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining land within the site is Grade 3 agricultural land but it is unclear if it is Grade 3a or Grade 3b.</p> <p>Although the does not contain any previously developed land that could be reused, it is noted that it does contain some agricultural buildings.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the River Creedy, which passes through the site boundaries and runs into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>Development in this location would take the form of a new community which has a density of 31 to 40dph for calculation purposes, which equates to a crude potential yield of 3,787 – 4,886 dwellings. The capacity is likely to reduce once account has been taken of the likely mitigation requirements.</p> <p>The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>A garden village style development might be more appropriate in scale for the setting.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to	++	<p>The site is not within 800m of major open space, but does contain and is within 400m of Public Rights of Way. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive</p>

SA Objective	SA Score	Justification
enjoy and experience them.		effects are expected. Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	+/-	<p>The site is within the 'Area around Crediton including Morchard Bishop, Copplestone and Newton St Cyres' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees higher levels of deprivation than compared to Devon as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, minor positive effects are expected.</p> <p>The site surrounds existing residential development, Newton St Cyres, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by a railway line and borders an 'A' road on the southern tip of the site. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site is not within 1km of an AQMA. However, car movements from the site would negatively impact Crediton's AQMA and Exeter's AQMAs. Sustainable travel options do provide some opportunity to mitigate this however dominance of private car use is anticipated. As such, minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is adjacent to Newton St Cyres (a Defined Village), which provides community and cultural facilities. Large scale development would potentially secure infrastructure and open space provision, providing pedestrian, cycle and public transport accessibility. However, the site would most likely rely on Exeter and Crediton for larger services (large supermarket 6km away). As such, minor positive effects are expected.</p> <p>The site is within 500m of primary school but it is not within 1km of a secondary school. However, additional primary school capacity would be needed for development. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area of superfast broadband download speeds (30-300Mbps) in Newton St Cyres, which could extended to support the site if development goes ahead. As such, minor positive effects are expected.</p> <p>The site is large, with the capacity to provide over 4,000 homes, and therefore it is assumed that development would be more likely to support a new primary school and secondary school on site. As</p>

SA Objective	SA Score	Justification
		<p>such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++/--	<p>The site is not adjacent to a main town and is not within 1km of any existing or proposed employment sites. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity for over 4,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a town centre with shops, services and commercial space. As such, significant positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, mixed significant negative and significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	++	<p>Although the site is not within 1km of cycle routes, it is adjacent to bus stops with frequent services. In addition, the Tarka rail line passes through the site and the site surround the Newton St Cyres railway station, providing an hourly service and 8 minute journey time to Exeter St Davids and 7 minute journey time to Crediton. As such, due to the proximity to rail and bus links, significant positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>

## SA-MD-5: Land East of Tiverton

SA-MD-5	Land East of Tiverton
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	<div data-bbox="616 287 2072 1316"> <div data-bbox="616 287 1153 375"> <p>Site: Land East of Tiverton Reference: SA-MD-5</p> </div> <div data-bbox="1713 287 2072 598"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="616 375 2072 1236">  </div> <div data-bbox="616 957 884 1316"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Blundells Conservation Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1086 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 170 340 680 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>
<p><b>Site Area:</b> 66.5ha (Net 29.1ha)</p>	
<p><b>Approximate total capacity:</b> 902 – 1,164 dwellings</p>	
<p><b>Site status:</b> Reasonable alternative site</p>	
<p><b>Outline description and context:</b> Land east of Tidcombe Lane in Tiverton, bounded by the Grand Western Canal to the north, Manley Lane to the west, and Tidcombe Hall to the east. steeply rising land towards Warricombe Plantation in the south. Site is mainly agricultural pastureland bounded by hedgerows and mature trees. Immediately next to the canal, the site is relatively flat.</p>	



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 250m of Tidcombe Lane Fen, SSSI and lies within Grand Western Canal, County Wildlife Site, Local Nature Reserve and Country Park. The site also lies within Snake's Wood County Wildlife Site, which is made of ancient woodland. The site contains one Priority habitat, deciduous woodland. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. The Tidcombe Fen SSSI catchment area lies towards the north and there are hedgerows and grassland present throughout the site. Buildings and trees offer potential roosting site for bats and there is a potential risk in terms of demolition. Potential dormouse and bat flight line will be impacted if there are to be any impacts to the hedgerows. The site would be able to include GI provision to support wildlife and provide linkages to recreational routes such as the Great Western Canal towpath. As such, significant negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would have urbanisation effect on the environment. The southern area of the site falls within the Cullompton Rolling Farmland DCA and the Upper Farmed and Wooded Valley Slopes landscape character type. The land in this area of the site is of medium-high landscape sensitivity as development could compromise the sparse settlement pattern and development in the areas with steeper topography could interrupt the undeveloped rural character of the area. As such, uncertain significant negative effects are expected.</p> <p>The northern part of the site forms part of the Grand Western Canal (GWC) Conservation Area and is considered to be Lowland Plains in landscape character. This area of the site is of medium landscape sensitivity as the rural character of the area is unlikely to be affected by modern development. However, the landscape sensitivity is high in places where the fabric and setting of the Grand Western Canal and listed buildings require protection and could be compromised by development. The landscape sensitivity is also high where the upper slopes contribute to the green hill setting of Tiverton and could be interrupted by development. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT</b>	--?/+?	<p>The northern half of the site contains a section of the Grand Western Canal Conservation Area. There is a Grade II listed building (Tidcombe Farmhouse) beneath the Canal Conservation Area within the site</p>

SA Objective	SA Score	Justification
<b>ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.		<p>boundaries as well further Grade II listed buildings being located on the north-eastern boundary of the site (Manley Bridge) and adjacent to the western boundary (Tidcombe Bridge). There are further designated assets within 3km of including Cranmore Castle, a Scheduled Monument, which is located 1.2km west of the site. There is potential for residential development to compromise the setting of these historic environment assets, particularly in the case of heritage assets on site. As such, uncertain significant negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. This may include a buffering zone around the heritage assets contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?/-?	<p>The site is adjacent to the Main Town of Tiverton and as such uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of a railway station. An hourly (infrequent) bus service to the town centre stops on Tidcombe Lane at the western end of the site. In addition, from the edge of the site it is a 0.7km walk to Blundells Road where there is an hourly or greater (infrequent) service to Exeter via Cullompton. This service also stops at Tiverton Parkway railway station. However, the site is located within 1km of cycle routes. As such, due to the lack of accessible bus stops and railway stations, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive and uncertain minor negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. There is a river in the north of the site and as such, areas in the north of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>	--	<p>The site is comprised of over 5ha of Grade 2 agricultural land as well as over 5ha of Grade 3a agricultural land. As such, significant negative effects are expected due to the potential loss of high</p>

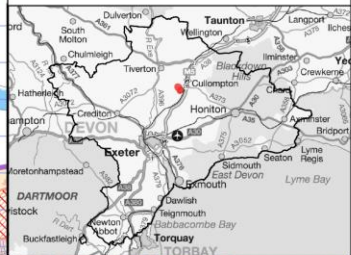
SA Objective	SA Score	Justification
To utilise our land resources efficiently and minimise their loss or degradation.		<p>quality agricultural land during development. The remaining areas within the site are comprised of Grade 3b, Grade 4 and non-agricultural land.</p> <p>The site does not contain any previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the Grand Western Canal, which flows adjacent to the northern boundary of the site and runs into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>Given the overall scale of the area, there is an opportunity to accommodate 902 – 1,164 dwellings on the site. However, this figure is likely to be reduced to accommodate the mitigation measures set out in this SA. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. The site is also of a sufficient size, scale and likely viability to accommodate a mix of housing tenures including affordable housing. The site includes a contingency housing site in the Mid Devon Local Plan Review (proposed submission) of 8.4ha for 100 dwellings to the north of Tidcombe Hall.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but lies adjacent and within 400m of multiple Public Rights of Way and the National Cycle Route. As such, minor positive effects are expected.</p> <p>In addition, as the site has capacity for more than 1,000 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy	-	<p>The site is within the Middle Super Output Area covering East Tiverton and villages to the North which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation,</p>

SA Objective	SA Score	Justification
communities.		<p>sees below average levels of deprivation than compared to Devon as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to residential development, including existing and allocated residential development in Tiverton, and is adjacent to Tidcombe Primary School, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.</p> <p>The site is not within 1km of an AQMA. However, it is noted that development of the site could have a significant impact on air quality in Tiverton, especially in connection with the Tiverton Eastern Urban Extension (EUE) proposal.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is adjacent to Tiverton (a Main Town), which provides a wide range of town centre services and area-wide services including GP surgeries and cultural buildings and facilities. Most facilities are within 2-5km with existing suitable routes for walking and cycling. As such, significant positive effects are expected.</p> <p>The site is within 500m of a primary school but it is not within 1km of a secondary school. A new primary school would be required for a development of this scale. One option may be to relocate and expand Halberton Primary School. The closest secondary school is Tiverton High School which could be expanded to provide 1800 places which involves relocating the school across the road. This is needed to accommodate development previously identified within the Local Plan Review. Beyond this, some of the provision at the existing school site would need to be retained, in addition to the new provision across the A3126 road. The site is within 3km of a further education facility. As such, uncertain minor positive effects are expected.</p> <p>Currently, superfast broadband is available in the Canal Hill area next to the site - it is reasonable to assume this can be extended to the site with improvements coming forward with development if required. Superfast broadband is available in this area with download speeds up to 61Mbps. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to include a new primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/-	<p>The site is adjacent to Tiverton (a Main Town) and is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity for over 500 homes, the site will also deliver medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>There is potential to impact on the tourism attraction of the Great Western Canal. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Tiverton (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+/-?	<p>The site is not located within 1km of a railway station. An hourly (infrequent) bus service to the town centre stops on Tidcombe Lane at the western end of the site. In addition, from the edge of the site it is a 0.7km walk to Blundells Road where there is an hourly or greater (infrequent) service to Exeter via Cullompton. This service also stops at Tiverton Parkway railway station. However, the site is located within 1km of cycle routes. As such, due to the lack of accessible bus stops and railway stations, uncertain minor negative effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive and uncertain minor negative effects are expected.</p>



## SA-MD-6: West of Cullompton

SA-MD-6	West of Cullompton
<b>Authority Area:</b> Tarka Line / Mid Devon	
<b>Site Area:</b> 60.9ha (Net 34.5ha)	
<b>Approximate total capacity:</b> 1,070 – 1,380 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b></p> <p>A large, irregularly shaped area on the western edge of Cullompton. The area is adjacent to the existing Mid Devon allocations of Knowle Lane, Ware Park and Footlands and the Colebrook contingency site allocation. The site extends from its northern boundary at Little Toms in the north across Ponsford Lane, Knowle Lane and Colebrook Lane in the south. The southern boundary is the Cole Brook. Owing to the size of the site and the number of highways which cross it, there are various potential access points. The main highway accesses would be Ponsford Lane, Knowle Lane and Colebrook Lane. The majority of the site is undulating and is largely in pastoral use. The site</p>	<div data-bbox="656 284 2069 1283"> <div data-bbox="656 284 1182 371"> <p>Site: West of Cullompton Reference: SA-MD-6</p> </div> <div data-bbox="1720 284 2069 579"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="656 954 925 1283"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Air Quality Management Area</li> <li>Blundells Conservation Area</li> <li>Conservation Area</li> <li>Critical Drainage Area</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1115 1209 2069 1283"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 225 450 900 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>



SA-MD-6	West of Cullompton
includes a large number of hedgerows, mature trees and a small number of farmsteads. The site also includes Cullompton Rugby Club.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site lies within one Priority habitat, deciduous woodland. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC and is approximately 18km from the Culm Grasslands SAC (designated for its heathland habitat and presence of the Marsh Fritillary Butterfly) which is sensitive to changes in air quality from nitrous oxide emissions. The entire site is also within a Great Crested Newt Consultation Zone. The loss of hedges and trees could be significant; however this would be mitigated if they were retained within the development. As such, minor negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and minor negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would have an urbanisation effect on the environment. The site is considered to be Lower Rolling Farmed and Settled Valley Slopes in landscape character. Parts of the site are level although there are areas of rolling topography which may be challenging to develop.</p> <p>Land off Knowle Lane and land east of Cullompton Rugby Club is of low-medium landscape sensitivity as the area is unlikely to include landscape features valued in their own right is not located near and heritage assets. Landscape sensitivity increases to medium for areas in the site where landscape features are considered to have higher value and could be compromised by development. These areas include land north of Ponsford Lane, land south of Little Toms, land south of Ponsford Lane, land at Butts Farm and land at Kia-ora farm. As such, uncertain minor negative effects are expected.</p> <p>Landscape sensitivity increase to medium-high at land around Colebrooke Lane due to increased value of landscape features such as Cole Brook and the potential for veteran trees in hedgerows. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built	+?/-?	<p>The site does not contain any heritage assets within its boundaries. The western boundary of the site is adjacent to a Grade II listed building (Lower Knowle) and there are two further Grade II listed buildings (Ponsford Farmhouse and Helmore) around 200m away from the north-western boundary.</p>

SA Objective	SA Score	Justification
and historic assets and promote high quality architecture, design and accessibility in new build development.		<p>Further to this, there are three listed buildings around 600m to the north-west of the site, two of which are Grade II listed (Stable Block and Jane's Cottage) and one which is Grade II* listed (Hillersdon House). There are further designated assets within 3km including a Scheduled Monument (two Roman forts and two Roman camps at St Andrew's Hill) around 700m east of the northern half of the site and Cullompton Conservation Area is around 700m to the east as well as Bradninch Conservation Area around 2km to the south, which both contain high concentrations of listed buildings. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++?	<p>The site is adjacent to the Main Town of Cullompton and as such uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. However, the site is located within 500m of bus stops, providing frequent services to Exeter, Tiverton, Willand and Cullompton. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	--?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, there is a river in the north and south of the site and as such, areas in the north and south of the site are on flood zone 2 and flood zone 3. The southern half of the site contains a critical drainage area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain significant negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 and Grade 3a agricultural land. As such, significant negative effects are expected due to the potential loss of high</p>

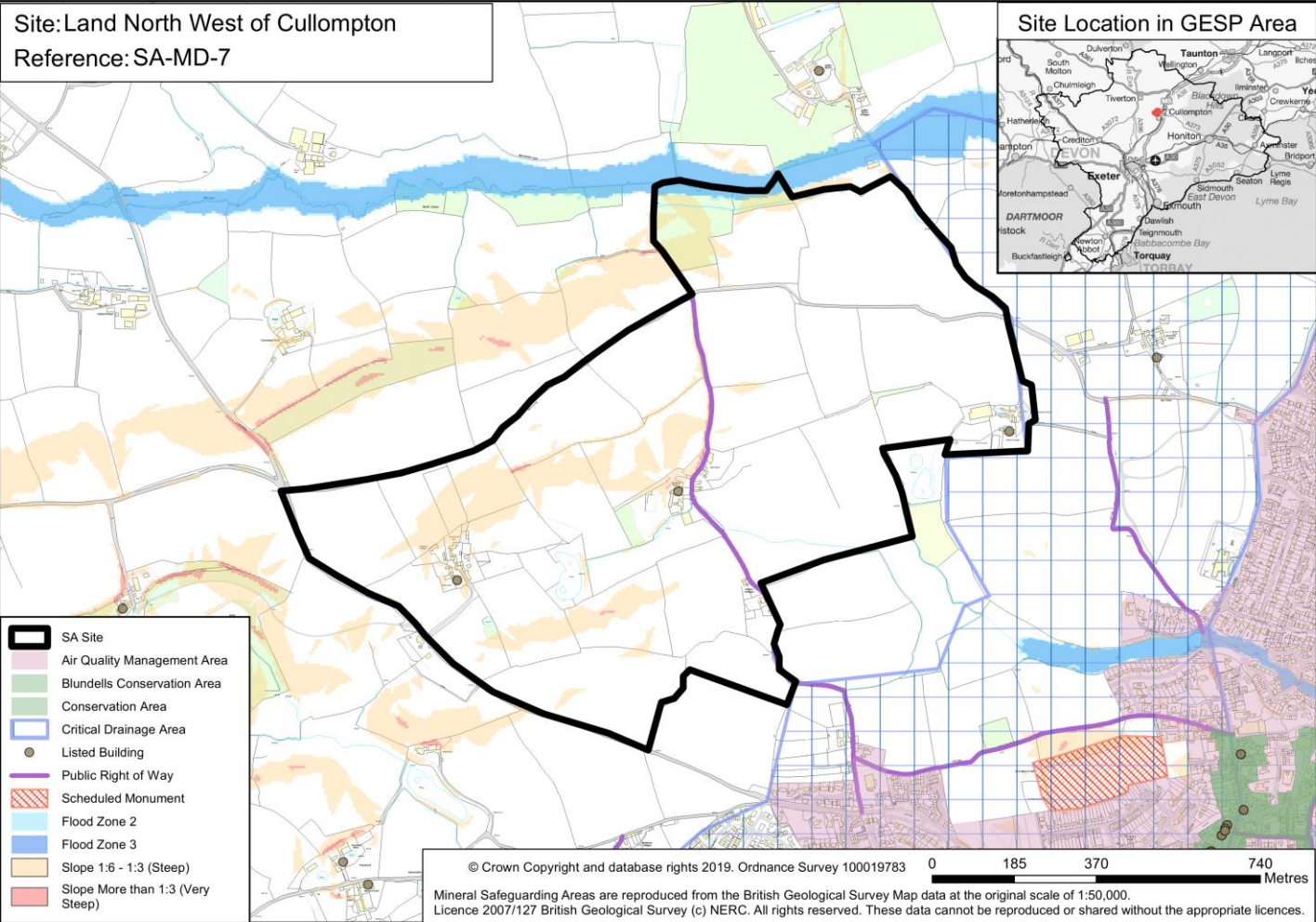
SA Objective	SA Score	Justification
efficiently and minimise their loss or degradation.		<p>quality land during development.</p> <p>The site does not contain any previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of streams in the north and south of the site, which pass through the site boundaries, flow into the River Culm and then run into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site is fairly large with only minor constraints and therefore could provide a fairly significant amount of residential development as part of an urban extension adjoining the existing Local Plan allocations. The site is likely to be able to accommodate about 1,070 – 1,380 homes. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment which would include avoiding development in flood zone 3. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom build providers. This site is of a sufficient size to be able to support a fairly high number of housing starts / completions from more than one outlet around the site, which in turn will ensure a good pace of delivery.</p> <p>Development in this location is likely to take the form of a fairly standard urban extension and therefore offers moderate opportunities for innovative delivery models. This could result in modest affordable housing provision. If specific affordable housing policy and delivery interventions were made this could provide further affordable housing. Likewise, similar interventions could be made to provide further support for custom and self-build housing helping to diversify the housing market to some extent. These benefits would be moderate. The area includes a number of sites submitted through the HELAA process which supports deliverability and there is significant landowner interest in residential development in the area. In summary, the area could provide a fairly significant level of development which would benefit in provision of homes. There would be positive cumulative impacts associated with development at the existing north west Cullompton allocation and the site east of Cullompton due to the scale of development and numbers of homes which could be delivered in combination. Impacts are likely to be permanent.</p>

SA Objective	SA Score	Justification
		As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but contains and is within 400m of Public Rights of Way. As such, minor positive effects are expected.</p> <p>In addition, as the site is expected to deliver between 1,000 - 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the 'area around Cullompton' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees slightly lower levels of deprivation than compared to Devon and Mid Devon as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to residential development, including existing and allocated residential development in Cullompton, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.</p> <p>The site lies adjacent to the Cullompton AQMA and there are limited sustainable transport options, so car dependency is likely. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is located adjacent to Cullompton (a Main Town), which provides a town centre with shops and facilities. There are some local leisure/cultural destinations close to the area including a leisure centre, sports grounds, the museum and the Hayridge which includes a library, meeting rooms and cafe. As such, significant positive effects are expected.</p> <p>The site is within 500m of a primary school and within 1km of a secondary school. Additional school capacity would be required to mitigate against the impacts of development. As such, uncertain minor positive effects are expected.</p> <p>Parts of the site have access to superfast broadband with download speeds of up 80Mbps. None has access to ultrafast broadband. The area is not covered by the Connecting in Devon and Somerset project, however private sector companies have plans to cover the area by the end of 2019. As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
		<p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected. There is minimal scope for the provision of facilities or employment within the site due to its location in relation to the M5 which would require vehicles to be routed through the town centre.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++	<p>The site is adjacent to Cullompton (a Main Town) and is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 500 homes, the site will also deliver medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	++	<p>The site is located adjacent to Cullompton (a Main Town) and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site could support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>The site is not located within 1km of cycle routes or railway stations. However, the site is located within 500m of bus stops, providing frequent services to Exeter, Tiverton, Willand and Cullompton. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-MD-7: Land North West of Cullompton (Growen Farm)

SA-MD-7	Land North West of Cullompton (Growen Farm)
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	<div data-bbox="658 320 1182 405"> <p>Site: Land North West of Cullompton Reference: SA-MD-7</p> </div>  <div data-bbox="658 986 922 1315"> <p> <span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px;"></span> SA Site  <span style="background-color: #f0f0f0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Air Quality Management Area  <span style="background-color: #d0e0d0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Blundells Conservation Area  <span style="background-color: #c0e0c0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Conservation Area  <span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span> Critical Drainage Area  <span style="background-color: #d0d0d0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Listed Building  <span style="border-bottom: 2px solid purple; display: inline-block; width: 10px;"></span> Public Right of Way  <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Scheduled Monument  <span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Flood Zone 2  <span style="background-color: #4682b4; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Flood Zone 3  <span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Slope 1:6 - 1:3 (Steep)  <span style="background-color: #ff9999; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Slope More than 1:3 (Very Steep)         </p> </div> <div data-bbox="1120 1241 2069 1315"> <p>             © Crown Copyright and database rights 2019. Ordnance Survey 100019783              Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.              Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.         </p> </div>
<p><b>Site Area:</b> 108.8ha (Net 62.4ha)</p>	
<p><b>Approximate total capacity:</b> 1,934 – 2,496 dwellings</p>	
<p><b>Site status:</b> Reasonable alternative site</p>	
<p><b>Outline description and context:</b> Land north west of Cullompton, including land at Growen Farm. The site is comprised of agricultural land and adjoins the existing Mid Devon Local Plan Review strategic allocation at North West Cullompton. Parts of the site towards the north and west occupy a steep and prominent position in the landscape. Further south, the landscape is much more level with some gentle undulation.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site, however the western part of the site lies within SSSI IRZ. The site also contains one Priority habitat, deciduous woodland. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC and is located within a Great Crested Newt Consultation Zone. There is a pond located within site boundary and suitable terrestrial habitat present on site. The site encompasses numerous mature hedgerows along field boundaries which may be a suitable for wildlife. There is potential of bat flight lines and dormice to be impacted due to loss of hedgerows. There is also potential for bat roosts to be located within farm buildings and trees. Nesting birds and badgers may be present on site although impact can be mitigated. There are also records of barn owls. As such, minor negative effects with uncertainty are expected.</p> <p>Existing green infrastructure on the site, including woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and minor negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would have an urbanisation effect on the environment. The site occupies a very steep and prominent position in the landscape, particularly towards the north and west where the slope increase to between 1:6 and 1:3. Further south the landscape is much more level with some gentle undulation.</p> <p>Parts of the site are of medium landscape sensitivity as they are unlikely to be negatively affected by modern development. As such, uncertain minor negative effects are expected.</p> <p>The northern part of the site is considered to be Rolling Farmland and Upper Farmed and Wooded Valley Slopes in landscape character with medium-high landscape sensitivity. This is due to the potential for development to compromise the sparsely settled character of the area which is consistent with floodplain characteristics. The landscape sensitivity is also medium-high within the site where topography is steeper as development in these areas would be more visually prominent and could potentially interrupt the setting of Cullompton. The landscape sensitivity increases to high where development has the potential to interrupt the setting of listed buildings in close proximity to the site. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains three Grade II listed buildings (Growen Farmhouse, Paulsland Farmhouse and Wells Park) within its boundaries. There are Grade II listed buildings in close proximity to the site around 300m east of the northern boundary (Little Rull), around 250m north of the site (Sutton Barton) and around 400m west of the site (Stable Block and Hillersdon House (II*)). There are further designated assets within 3km including a Scheduled Monument around 600m south-east of the site (two Roman forts and two Roman camps at St Andrew's Hill) and Cullompton Conservation Area, which contains multiple listed buildings, is around 1km south-east of the site. There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions around heritage assets contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 1km of the Main Town of Cullompton and as such uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. However, the site is located within 500m of high frequency bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. There is a river to the north of the site and as such, areas in the north of the site are on food zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>	--	<p>The site is comprised of over 5ha of Grade 2 agricultural land. As such, significant negative effects are</p>

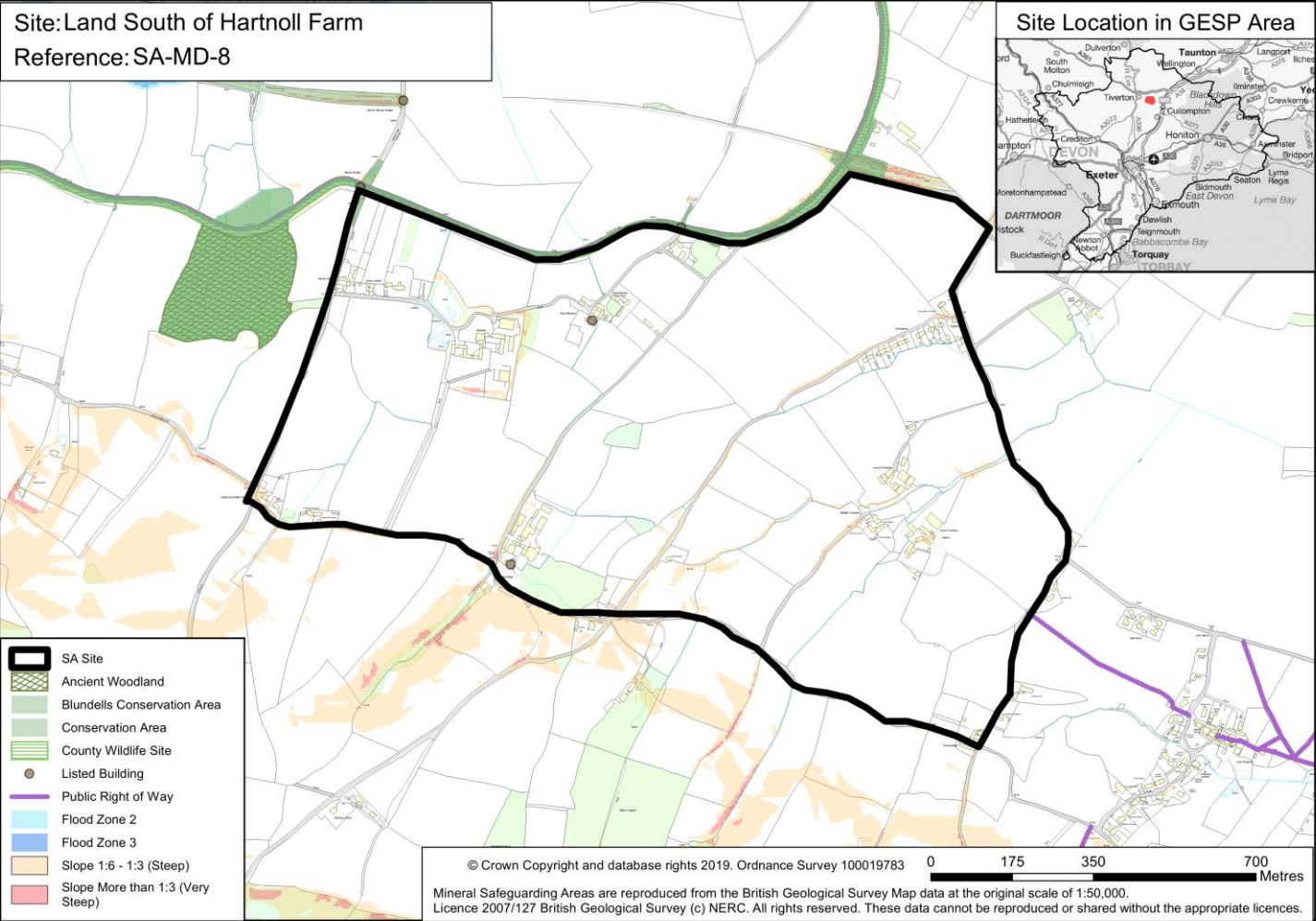
SA Objective	SA Score	Justification
To utilise our land resources efficiently and minimise their loss or degradation.		<p>expected due to the potential for loss of high quality agricultural land during development. The remaining areas within the site are comprised of Grade 3a, Grade 3b and non-agricultural land.</p> <p>The site is predominantly greenfield apart from a few small areas of agricultural development.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of Fulford Water, which flows adjacent to the northern boundary of the site, into Spratford Stream which then flows into the River Culm and into the Exe Estuary SPA. There is also a stream which flows from the centre of the site into the River Culm also.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site could potentially accommodate 1,934 – 2,496 dwellings. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is not within 800m of major open space, but contains and is within 400m of Public Rights of Way. As such, minor positive effects are expected.</p> <p>However, as the site has capacity for more than 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the Middle Super Output Area for the predominantly rural areas around Cullompton including Thorverton and Bradninch which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon and Mid Devon as a whole. This Middle Super Output Area is most deprived in the living</p>

SA Objective	SA Score	Justification
		<p>environment domain that specifically identifies the sub-domain of the indoor environment as most deprived in terms of central heating availability and poor housing conditions. However, it adjoins the MSOA for Cullompton that has average levels of deprivation compared to Devon as a whole, and is above average levels of deprivation particularly for the education domain. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to allocated residential development and is in close proximity to existing residential development in Cullompton, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.</p> <p>The site is within 1km of the Cullompton AQMA and there are limited sustainable transport options, so car dependency is likely. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	<p>--/+</p>	<p>The site is not located adjacent to a Main Town or Defined Village. Cullompton (a Main Town) is around 1km away and provides a town centre with shops and facilities. There are some local leisure/cultural destinations close to the area including a leisure centre, sports grounds, the museum and the Hayridge which includes a library, meeting rooms and café. As such, significant negative effects are expected.</p> <p>The site is within 500m of a primary school but it is not within 1km of any secondary schools. New primary school provision to accommodate the level of development proposed would be required as existing provision has been expanded. The closest secondary school is Cullompton Community College. Cullompton CC can be expanded on its existing site with the addition of land at Meadow Lane, but not to support all the development identified to the west of Cullompton. As such, uncertain minor positive effects are expected.</p> <p>Broadband download speeds within the site are currently limited to standard levels. However, due to the site being adjacent to Cullompton to the east where superfast broadband is available (80-300Mbps), it would be possible to extend this service to the site also should development come forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is not adjacent to a main town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity for over 2000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community use buildings. As such, significant positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism. There is potential for residential development to increase local visitor numbers to Diggerland, a local tourist attraction.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	<p>The site is not located within 1km of cycle routes or railway stations. However, the site is located within 500m of high frequency bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>



## SA-MD-8: Land South of Hartnoll Farm

SA-MD-8	Land South of Hartnoll Farm
<b>Authority Area:</b> Tarka Line / Mid Devon	<div data-bbox="658 288 1189 373">           Site: Land South of Hartnoll Farm            Reference: SA-MD-8         </div>  <div data-bbox="658 979 920 1289"> <p><b>SA Site</b></p> <ul style="list-style-type: none"> <li>Ancient Woodland</li> <li>Blundells Conservation Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1122 1214 2078 1289"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 175 350 700 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>
<b>Site Area:</b> 132.5ha (Net 74.6ha)	
<b>Approximate total capacity:</b> 2,313 – 2,984 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> The next is next to, and falls to the south of. the Grand Western Canal and includes Manley Farm. The site is relatively flat to the north and rises to the south, with mature trees and hedgerows throughout.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 1km of Tidcombe Lane Fen, SSSI and lies adjacent to Grand Western Canal, County Wildlife Site, Local Nature Reserve and Country Park. The canal also has the potential for otters to inhabit the water body with records within 2km of the site from 2003. The site is also within 250m of Snake's Wood, County Wildlife Site, which is ancient semi-natural woodland. The site contains Priority habitat, traditional orchard. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. There are buildings and trees that offer potential roosting site for bats. There is also the potential for dormouse/bat flight line issues if there are to be impacts to the hedgerows. As such, significant negative effects with uncertainty are expected.</p> <p>There are opportunities to create multifunctional green infrastructure to link with The Grand Western Canal recreational activities (walking and cycling) and enable a buffer to conserve and enhance the County Wildlife Site and Local Nature Reserve.</p> <p>Existing green infrastructure on the site, including the canal and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, significant positive and significant negative effects with uncertainty are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would have an urbanisation effect on the environment. The northern are of the site is considered to be Lowland Plains in landscape character and is of medium landscape sensitivity due to the area being unlikely to be negatively affected by modern development. As such, uncertain minor negative effects are expected.</p> <p>The south west of the site is identified as Upper Farmed and Wooded Valley Slopes in landscape character and is of high landscape sensitivity. This is due to the potential for development on the upper slopes to interrupt the green hill setting of Tiverton. The landscape sensitivity is of the site is also considered high in areas where orchards and veteran trees are present as well as areas which contribute to the setting of heritage assets including a Grade II listed building at East Manley and a Grade I listed building and registered historic park, Knighthaves Court. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>	--?/+?	<p>The Grand Western Canal Conservation area runs along the northern boundary of the site. The site contains two Grade II listed buildings (Rowbridge Farmhouse and East Manley Farmhouse) within its</p>

SA Objective	SA Score	Justification
To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.		<p>boundaries as well as further Grade II listed buildings being located adjacent to the northern (bridge at SS994121) and north-western boundary of the site (Manley Bridge). There are further designated assets within 3km including two Scheduled monuments, which are around 1.5km north of the site (long barrow immediately north of Blenheim House) and around 2.4km west of the site (Cranmore Castle). There is potential for development to compromise the setting of these historic environment assets, particularly those located onsite. As such, uncertain significant negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering or green infrastructure regions around heritage assets contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	+?/-?	<p>The site is within 1km of the Main Town of Tiverton and as such uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of a railway station. There are a number of frequent buses from Tiverton to the wider area including to Taunton, South Molton and Exeter. However, the closest bus route to the nearest edge of the site is more than 500m away, along Blundells Road which services a bus route to Taunton and a frequent bus route to Exeter. The Grand Western Canal bounds the north of the site which provides existing cycling routes to Tiverton. As such, due to the lack of accessible bus stops and railway stations, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, uncertain minor positive and uncertain minor negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 and Grade 3a agricultural land. As such, significant negative effects are expected due to the potential loss of high</p>

SA Objective	SA Score	Justification
To utilise our land resources efficiently and minimise their loss or degradation.		<p>quality agricultural land during development. Remaining areas within the site are comprised of Grade 3b and non-agricultural land.</p> <p>The site is predominantly greenfield aside from some areas agricultural development and a number of dwellings at Crossparks.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the Grand Western Canal, which flows adjacent to the northern boundary of the site and runs into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site is likely to be able to accommodate about 2,313 – 2,984 homes. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is not within 800m of major open space, but is adjacent to the National Cycle Route and Public Rights of Way. The site is also within 400m of additional Public Rights of Way. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy	-	<p>The site is within the Middle Super Output Area covering villages to the East of Tiverton including Sampford Peverell which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole.</p>

SA Objective	SA Score	Justification
communities.		<p>It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to allocated residential development and is in close proximity to existing residential development, the town of Tiverton, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.</p> <p>Also, the site is not within 1km of an AQMA.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements. Tiverton town centre is approximately 3km from the closest point of the site and offers a wide range of services and community facilities including primary and secondary schools, GP surgery and Tiverton and District Hospital. There are also cultural facilities and buildings within the town. However, many of these facilities are considered to be in excess of a reasonable walking distance from the site. The site is approximately 1.5km from the proposed local centre of Tiverton Eastern Urban Extension which would have some local facilities and services. As such, significant negative effects are expected.</p> <p>The site is within 1km of a primary school but it is not within 1km of any secondary schools. However, due to the capacity limits a new primary school would be required. One option may be to relocate and expand Halberton Primary School. Secondary provision at Tiverton High School can be expanded to 1800 places, which involves relocating the school across the road. This is also needed to accommodate capacity from previously identified development. Beyond this, some of the existing provision at the school would need to be retained in addition to the new provision across the road, which would result in a split site. As such, uncertain minor positive effects are expected.</p> <p>The highest available broadband download speeds within the site are 16Mbps and the site is not located adjacent to an area of superfast broadband availability. Enhanced broadband connectivity would be required as part of the development of the site. As such, negligible effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative effects and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b>	++/-	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites</p>

SA Objective	SA Score	Justification
To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		<p>that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>There is potential for development to negatively impact on the tourism attraction of the Great Western Canal. As such, minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+/-?	<p>The site is not located within 1km of a railway station. There are a number of frequent buses from Tiverton to the wider area including to Taunton, South Molton and Exeter. However, the closest bus route to the nearest edge of the site is more than 500m away, along Blundells Road which services a bus route to Taunton and a frequent bus route to Exeter. The Grand Western Canal bounds the north of the site which provides existing cycling routes to Tiverton. As such, due to the lack of accessible bus stops and railway stations, uncertain minor negative effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>



## SA-MD-9: Culm Garden Village

SA-MD-9	Culm Garden Village
<b>Authority Area:</b> Tarka Line / Mid Devon	<div data-bbox="656 284 2087 1299"> <div data-bbox="656 284 1189 373">           Site: Culm Garden Village            Reference: SA-MD-9         </div> <div data-bbox="1742 293 2087 587"> <b>Site Location in GESP Area</b>  </div> <div data-bbox="656 373 2087 1219"> </div> <div data-bbox="656 836 927 1299"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Area of Outstanding Natural Beauty</li> <li>Air Quality Management Area</li> <li>Blundells Conservation Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Critical Drainage Area</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1128 1219 2087 1299"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 625 1,250 2,500 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>
<b>Site Area:</b> 802.1ha (Net 403ha)	
<b>Approximate total capacity:</b> 12,493 – 16,120 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b></p> <p>A large, lozenge-shaped area east of the M5 close to Cullompton. The area includes the emerging East Cullompton allocation in the draft Mid Devon Local Plan Review and the Culm Garden Village but extends further south. The site extends from Hayne Barton and Stag Corner in the north to Mutterton in the south. The principal access is from Honiton Road which runs broadly east to west across the centre of the area. There are also various other public highways which run through the site. The majority of the site is fairly level or slightly undulating and is largely in pastoral use. The site includes a large number of hedgerows, mature trees and areas of woodland and is punctuated by farmsteads. Close to the site to</p>	

SA-MD-9	Culm Garden Village
<p>the northwest are Kingsmill Industrial Estate and Devon Business Park with an area of residential development south of Honiton Road west of the site.</p> <p>It should be noted that this site includes the emerging allocation in the Mid Devon Local Plan Review and a wider development area identified through the GESP process which incorporates the Culm Garden Village proposal. It is considered appropriate to assess this development area as a whole because it will be master-planned and delivered as a coherent single development. Artificially dividing the development into various sections would increase the likelihood of a poorer form of development being delivered.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but the site contains two County Wildlife Sites, Aller Wood and Weekes Farm Orchard and is within 250m of Knight's Wood County Wildlife Site. The site contains three priority habitats, coastal and floodplain grazing marsh, deciduous woodland and traditional orchard. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC and is approximately 21km from the SAC (designated for its heathland habitat and presence of the Marsh Fritillary Butterfly) which is sensitive to changes in air quality from nitrous oxide emissions. The site is within the 5 km great crested newt consultation zone. There are also two patches of ancient woodland at Aller Wood. There are various unconfirmed Wildlife Sites within the site to the north at Hayne Barton (possible floodplain grazing marsh), Aller Wood to the south (possible broadleaved woodland), on the southern boundary (possible orchards) and at East Culm House to the west centre of the site (pond). The area is also punctuated by isolated mature trees. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including ponds and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised predominantly of rural open countryside and so development would have an urbanisation effect on the environment. However, the site does contain some areas of development including the A373 road which passes through the centre of the site. Land within the site is considered to be Lowland Plains in landscape character.</p> <p>Land in the west of the site is of low-medium landscape sensitivity as this area has already been influenced by development and is unlikely to be visually sensitive due to intervening topography and vegetation obscuring views of the site. Landscape sensitivity increases to medium where the countryside has a stronger sense of history and is largely unaffected by development. As such, uncertain minor negative effects are expected.</p> <p>Landscape sensitivity within the site is medium-high where there is a presence of rivers and streams and a stronger historic sense of place which may be interrupted by development. Landscape sensitivity increases to high where development has the potential to compromise the fabric and setting of listed</p>

SA Objective	SA Score	Justification
		<p>buildings in close proximity at Aller, Moorhayes and Kingsford. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<p><b>3. HISTORIC AND BUILT ENVIRONMENT</b></p> <p>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.</p>	<p>++?/-</p>	<p>The site contains six Grade II listed buildings within its boundaries (Lower Moorhayes, Aller Restaurant, Higher Moorhayes Farmhouse, Maddock's Farmhouse, Aller Restaurant Farm Buildings and Peverstone Farmhouse). Further to this, the site is adjacent to Grade II listed buildings to the north (Lower Kingsford Farmhouse) and to the south-east (Little Hackland). There are further designated assets within 3km including Conservation Areas around 600m to the west in Cullompton and around 1km to the north-east in Kentisbeare, which both contain high concentrations of listed buildings as well as a Scheduled Monument (two Roman forts and two Roman camps at St Andrew's Hill) around 1km to the west. There is potential for development to compromise these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions around heritage assets contained within the site boundaries. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	<p>+++/-</p>	<p>The site is within 1km of the Main Town of Cullompton and as such uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of railway stations or cycle routes. In addition, although the site is located within 500m of bus stops, these do not provide frequent services. Frequent bus services within Cullompton provide two or three buses per hour between Cullompton, Willand, Tiverton and Exeter, however these services are located more than 500m from the site. As such, due to the lack of frequent sustainable transport links located in proximity to the site, minor negative effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant positive and minor negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, multiple rivers in the centre of the site result in some areas being on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 and Grade 3a agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining areas within the site are comprised of Grade 3b, Grade 4 and non-agricultural land.</p> <p>The site is predominantly greenfield and does not offer any opportunities to use previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the River Ken, which passes through the site boundaries into the River Culm to the west, which then flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The area is extremely large and relatively level with only minor on-site constraints (in the context of its size) and therefore could provide a large amount of residential development as part of a new community. This would have an impact on general housing affordability in the area. Including the draft East of Cullompton allocation of the emerging Mid Devon LP Review, the site is likely to be able to accommodate about 12,493 – 16,120 dwellings. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment, which would include avoiding development in flood zones 2 and 3, on areas of ancient woodland and under pylons.</p> <p>The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The mix of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom- build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will</p>



SA Objective	SA Score	Justification
		<p>ensure a good pace of delivery. Policy interventions and innovative delivery models could be used to increase affordable housing delivery and further increase positive impacts. The benefits would be significant and permanent. The area includes a number of sites submitted through the HELAA process which supports deliverability and there is significant landowner interest in residential development in the area.</p> <p>In summary, the large, unconstrained nature of the area would allow for very large scale residential development, supported by emerging Local Plan allocations and the Culm Garden Village proposal which would provide major, positive impacts in terms of the provision of homes. Robust policy support and innovative delivery would be required for the most positive outcome to be achieved. There would be positive cumulative impacts associated with development at the existing North West Cullompton allocation and further development at the MD 6 SA area (Land at West Cullompton) and MD 7 SA area (Land at North West Cullompton) due to the scale of development and numbers of homes which could be delivered in combination. Impacts are likely to be permanent.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b>  To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Accessible Woodland and Open Access Land, both major open spaces. Also, the site contains and is within 400m of multiple Public Rights of Way. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b>  To support positive, safe and healthy communities.	--	<p>The site is within the Cullompton and 'areas surrounding Cullompton' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees slightly lower levels of deprivation than compared to Devon and Mid Devon as a whole. It is likely that large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is in close proximity to existing residential development, Cullompton, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p>



SA Objective	SA Score	Justification
		<p>The site is adjacent to Cullompton AQMA. The main challenge for the site is its location in relation to Exeter, the only attractive route is by road, so this would encourage commuting to Exeter by car. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	--/+	<p>The western boundary of the site is located in good proximity (&gt;1km) to Cullompton. However, the site is very large (802ha) and the majority of it is not located adjacent to a settlement. The presence of the M5 to the west severs access to services in Cullompton for the site. There are some services adjacent to the site at Kingsmill Industrial Estate and Devon Business Park. Kentisbeare to the east also provides some lower order facilities including a Post Office/shop, primary school and pub. As such, significant negative effects are expected.</p> <p>The site is not located within 1km of a primary school but it is within 1km of a secondary school. The two primary schools in Cullompton are approximately 1 km from the western edge and 3.5km from eastern edge of the site while the college is approximately 0.6km from the western edge and 3km from the eastern edge. These are appropriate walking distances but are not measurements of direct routes; access is not attractive due to the M5. The primary school in Kentisbeare is approximately 1.8km from the eastern edge of the site and 4km from the western edge. As such, uncertain minor positive effects are expected.</p> <p>Due to its size the area has varying broadband connectivity. Some areas have standard broadband connections with download speeds of up to 22Mbps, others are part of the provisional planned rollout of superfast broadband through future phases of the Connecting Devon and Somerset programme whilst others will be connected in 2019 commercially by private sector partners. Development in this area would be likely to be large scale and therefore it is anticipated that appropriate provision of high speed broadband (or similar in future) would be made as required. As such, negligible effects are expected.</p> <p>The site is large, providing over 4,000 homes and therefore it is expected that the site will be likely to provide a primary and secondary school on site. Development of a new community would also provide the opportunity to comprehensively plan a large scale plan for new infrastructure and facilities. As such, significant positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high</p>	++	<p>The site is not located directly adjacent to a settlement but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a town centre with shops, services and community buildings. As such, significant positive effects are expected.  The site is unlikely to have any negative impacts tourism.  Overall, significant positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+/-	The site is not located within 1km of railway stations or cycle routes. In addition, although the site is located within 500m of bus stops, these do not provide frequent services. Frequent bus services within Cullompton provide two or three buses per hour between Cullompton, Willand, Tiverton and Exeter, however these services are located more than 500m from the site. As such, due to the lack of frequent sustainable transport links located in proximity to the site, minor negative effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, mixed minor positive and minor negative effects are expected.

## SA-MD-10: Hartnoll Farm

### SA-MD-10

**Authority Area:** Tarka Line / Mid Devon

**Site Area:** 101.1ha (Net 54.3ha)

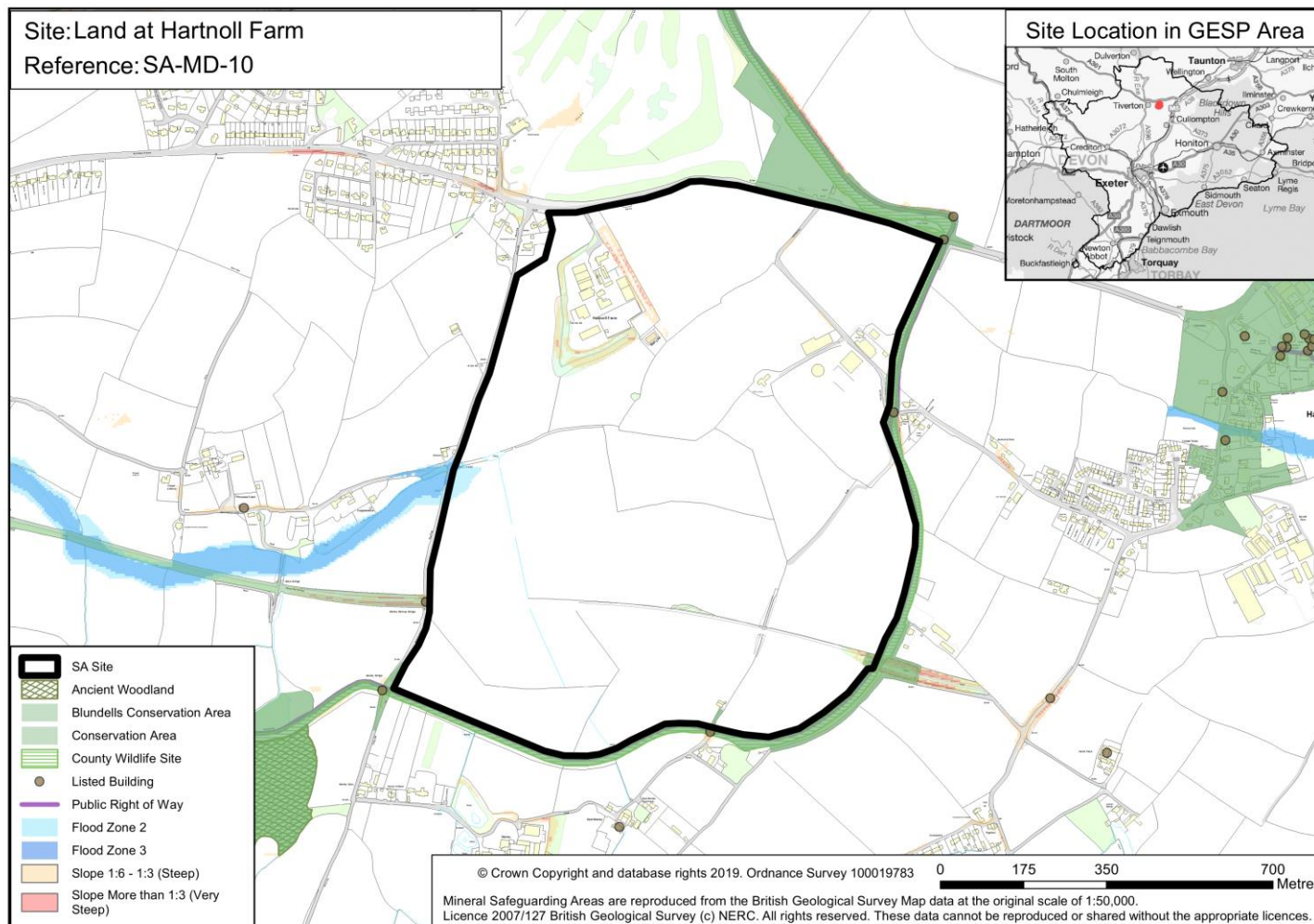
**Approximate total capacity:**  
1,683-2,172 dwellings

**Site status:** Potential site option

**Outline description and context:** Large, site to the east of the Tiverton Eastern Urban Extension and west of Halberton. The site is predominantly flat and the Grand Western Canal borders the southern and eastern edges. Site is currently used as agricultural land.

### Hartnoll Farm

Site: Land at Hartnoll Farm  
Reference: SA-MD-10



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is within 1km of Tidcombe Lane Fen, SSSI and the Grand Western Canal (County Wildlife Site, Local Nature Reserve and Country Park) runs along the eastern and southern edges of the site. The site is also within 250m of Snake's Wood County Wildlife Site. The site contains small patches of priority habitat, deciduous woodland within the southern section. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. Buildings and trees within the site offer potential roosting sites for bats; therefore, there is a potential risk in terms of demolition and potential dormouse/bat flight line impacts if there are to be any impacts to the hedgerows. There is also potential for otters to inhabit the canal running adjacent to site with records within 500m of the site from 2000. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including the canal and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is comprised of rural open countryside and so development would have an urbanisation effect on the environment. The site is considered to be Lowland Plains in landscape character and is of medium landscape sensitivity. This is due the potential for development to compromise the intrinsic countryside character, beauty and tranquillity of the area, particularly away from main roads and within view of the Grand Western Canal Country Park on the south and east site edge. There is also some potential for development to compromise key landscape features like veteran trees as well as disrupt the setting of key heritage assets in the area.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The Grand Western Canal Conservation Area runs along the southern, eastern and part of the northern boundary of the site. The site is adjacent to five Grade II listed bridges which are contained within Grand Western Canal Conservation Area. There are further designated assets within 3km including a Scheduled Monument (long barrow immediately north of Blenheim House) around 700m to the north-west of the site as well as a Registered Park and Garden (Knightshayes Court) around 2.9km to the north west. There is potential for residential development to compromise these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of</p>

SA Objective	SA Score	Justification
		a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions or green infrastructure around the Grand Western Canal Conservation Area. As such, uncertain minor positive effects are expected.  Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	+	The site is within 1km of the Main Town of Tiverton and as such uncertain minor positive effects are expected.  The site is not located within 1km of a railway station however the cycle route along the Grand Western Canal towpath passes adjacent to the site, which links from Sampford Peverell to Halberton. The site is also located within 500m of bus stops providing frequent bus services. As such, due to the proximity of bus stops and cycle paths, minor positive effects are expected.  As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide sustainable transport links, walking and cycling routes and a road connecting to the nearest main settlement. As such, uncertain negligible effects are expected.  Overall, minor positive effects are expected.
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	The site is predominantly greenfield and there is no significant flood risk within the area. However, part of the site to west is on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).  Therefore, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 2 and Grade 3 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining areas within the site are comprised of Grade 3b and non-agricultural land.  The site is predominantly greenfield and would not make use of any previously developed land.  The site is not located within any Minerals Safeguarding Areas.  Overall, significant negative effects are expected due to development on high quality agricultural land.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or	--?	Development should ensure no deterioration in the water quality of the Grand Western Canal, which flows along the south and eastern boundaries of the site and into the Exe Estuary SPA via adjoining rivers.

SA Objective	SA Score	Justification
degradation.		As such, uncertain significant negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site could deliver between 1,683-2,172 dwellings within the plan period. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is not within 800m of major open space, but is adjacent to the National Cycle Route and Public Rights of Way. As such, minor positive effects are expected.</p> <p>However, as the site has capacity for more than 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the Middle Super Output Area covering villages to the East of Tiverton including Sampford Peverell which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to allocated residential development and is in close proximity to existing residential development, the town of Tiverton, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.</p> <p>Also, the site is not within 1km of an AQMA.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b>	+	The site is not located directly adjacent to Tiverton (a Main Town) to the west but it is adjacent to Halberton (a Defined Village) to the east. At present there are no significant services at the site.



SA Objective	SA Score	Justification
To provide accessible and attractive services and community facilities for all ages and interests.		<p>Tiverton town centre is located approximately 3km to the west and Halberton centre is approximately 0.8km to the east, which combined, would provide access to a wide range of services including GP surgeries and dentists and cultural buildings and facilities. Halberton is within a reasonable walking/cycling distance, whilst Tiverton town centre can be accessed by public transport via Post Hill or the National Cycle Route along the canal towpath. As such, minor positive effects are expected.</p> <p>The site is within 1km of a primary school but it isn't within 1km of a secondary school. A new primary school would be required in relation to other sites proposed to the east of Tiverton. One option may be to relocate and expand Halberton Primary School. Secondary provision at Tiverton High School can be expanded to 1800 places, which involves relocating the school across the road. This is needed to accommodate other development sites in the area. Beyond this capacity (1800), some of the existing provision at the existing secondary school would need to be retained, in addition to the new provision across the road; this would result in a split site. As such, uncertain minor negative effects are expected.</p> <p>Parts of the site only have access to standard broadband download speeds (7Mbps). However, the site is adjacent to an area where there is superfast broadband (80Mbps) which could be extended to the site should development come forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/-	<p>The site is not located directly adjacent to a Main Town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 2000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and a community building. As such, significant positive effects are expected.</p> <p>There is potential for the site to negatively impact tourism at the Grand Western Canal. As such, uncertain minor negative effects are expected.</p> <p>Overall, mixed significant positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b>	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact

SA Objective	SA Score	Justification
To safeguard and strengthen the vitality and viability of our city and town centres.		<p>directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>The site is not located within 1km of a railway station however a cycle route passes adjacent to the site, which links from Sampford Peverell to Halberton. The site is also located within 500m of bus stops providing frequent bus services. As such, due to the proximity of bus stops and cycle paths, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-MD-11: Land off Crown Hill

### SA-MD-11

**Authority Area:** Tarka Line / Mid Devon

**Site Area:** 22.7ha (Net 12.6ha)

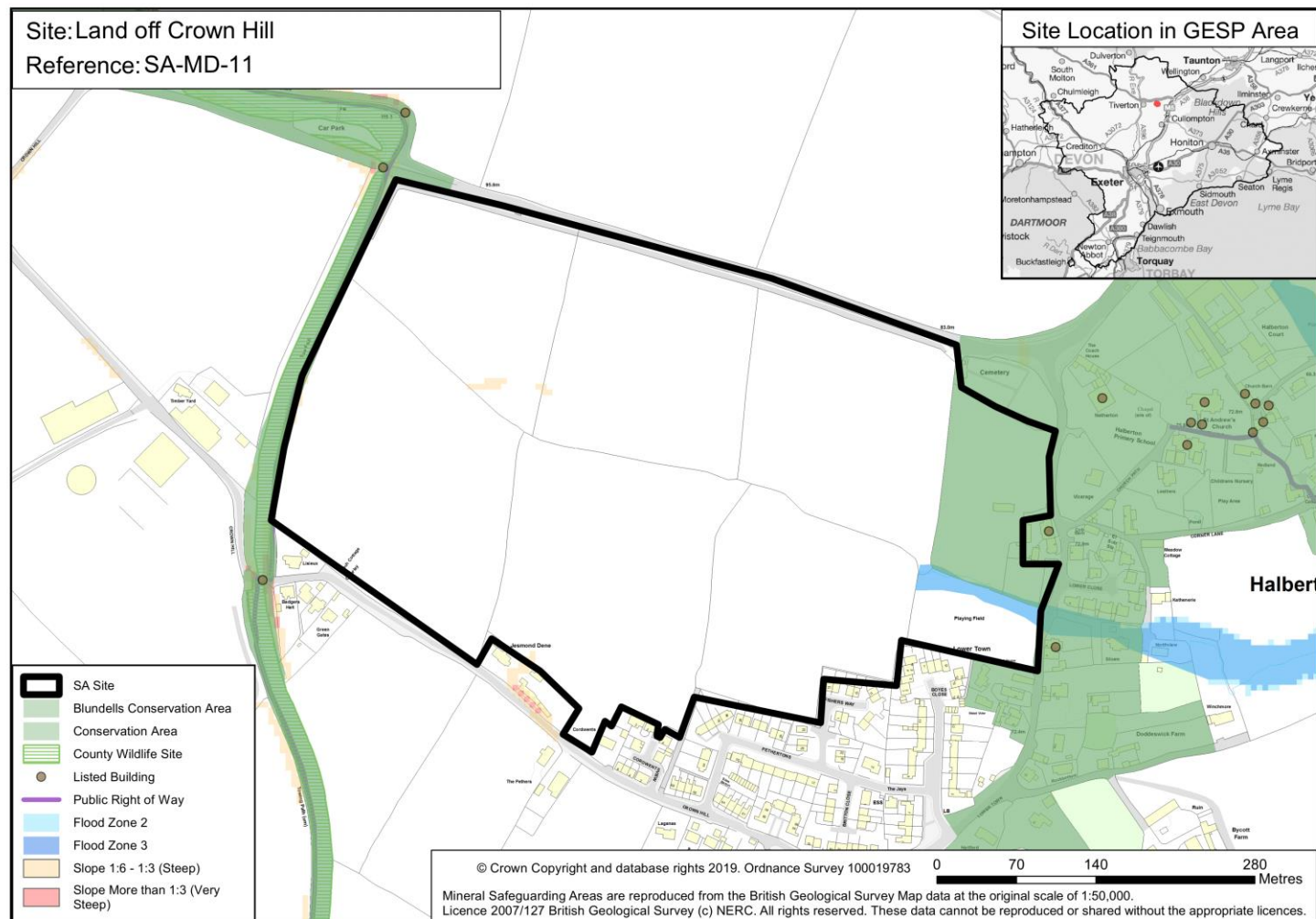
**Approximate total capacity:**  
391-504 dwellings

**Site status:** Reasonable alternative site

**Outline description and context:** This site lies within an open, low-lying mostly flat landscape with some gentle undulations to the west of Halberton. It is comprised of productive agricultural fields with mature hedgerows and trees. The site is bounded by the Great Western Canal, Post Hill road, Crown Hill, and is adjacent to the Lower Town area of Halberton. The site is a combination of two HELAA sites including a small area of unsubmitted land in the centre of the site.

### Land off Crown Hill

Site: Land off Crown Hill  
Reference: SA-MD-11



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The Grand Western Canal (County Wildlife Site, Local Nature Reserve and Country Park) runs along the western edge of the site. The area contains various mature hedgerows and trees along field boundaries which can be a haven for wildlife and would be impacted. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the canal, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would have an urbanisation effect on the environment. Land within the site is considered to be Lowlands Plains in landscape character. The landscape sensitivity within the site is predominantly low-medium as the area is already influenced by development to the east of the site. As such, uncertain minor negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+	<p>The Grand Western Canal Conservation Area runs along the western boundary of the site and part of Halberton Conservation Area is contained within the eastern region of the site. The site is adjacent to two Grade II listed bridges on the western boundary and is around 200m from multiple Grade II listed buildings to the east contained within Halberton Conservation Area. There are further designated assets within 3km of the site including a Scheduled Monument (long barrow immediately north of Blenheim House) located around 1.5km to the north-east of the site. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions or green infrastructure around the Grand Western Canal Conservation Area and the Halberton Conservation Area. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?/+	<p>The site is within 5km of the Main Towns of Tiverton and Cullompton and as such uncertain negligible effects are expected.</p> <p>The site is not located within 1km of a railway station however a cycle route along the Grand Western Canal towpath passes adjacent to the site, which links from Sampford Peverell to Halberton. The site is also located within 500m of bus stops providing frequent bus services. As such, due to the proximity of bus stops and cycle paths, minor positive effects are expected.</p> <p>However, as the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, there is a river to the east of the site and as such, areas of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining land within the site is comprised of Grade 2 (&gt;5ha) and non-agricultural land.</p> <p>The does not contain any previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	--?	<p>Development should ensure no deterioration in the water quality of the Grand Western Canal, which flows along the western boundary of the site and into the Exe Estuary SPA via adjoining rivers.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially	+	<p>The site is likely to be able to accommodate 391-504 dwellings taking into account mitigation measures which would include avoiding development in flood zone 3, and provision of a buffer to the conservation areas. The site would also need to ensure a viable mix of homes (tenure and sizes)</p>

SA Objective	SA Score	Justification
accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a number of housing starts / completions from a few different outlets around the site, which in turn will ensure a good pace of delivery. The site area includes a small housing allocation which is identified in the submission Mid Devon Local Plan Review for 10 dwellings. There is uncertainty over whether the site, with appropriate mitigation measures incorporated, will meet the strategic potential to deliver 500+ homes outside Exeter.  As such, minor positive effects are expected.
<b>9. HEALTH</b>  To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site is not within 800m of major open space, but is adjacent to the National Cycle Route and Public Rights of Way.  As such, minor positive effects are expected.
<b>10. WELLBEING</b>  To support positive, safe and healthy communities.	-	The site is within the Middle Super Output Area covering villages to the East of Tiverton including Sampford Peverell which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole. It is likely that a small residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.  Also, the site is not within 1km of an AQMA The site is adjacent to residential development, including allocated and existing residential development, the village of Halberton and is in close proximity to Halberton Primary School, both of which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.  Also, the site is not within 1km of an AQMA.  Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b>  To provide accessible and attractive services and community facilities for all	+	The site is located adjacent to Halberton (a Defined Village). Tiverton is located approximately 4km to the west and provides a wide range of community and cultural services. The capacity of existing local services in Halberton would need to be investigated to determine what provisions any development on



SA Objective	SA Score	Justification
ages and interests.		<p>the site would require. The number of dwellings means there is scope to include some level of services or improve existing local services and facilities in Halberton. The closest GP surgery is located in neighbouring village of Sampford Peverell. Travel to major services such as Royal Devon &amp; Exeter Hospital in Exeter would likely involve car use, although there is a regular (at least hourly) bus service to Exeter. There is also a bus service to Taunton. The site is approximately 5km from the railway station at Tiverton Parkway with direct access to the strategic rail network. As such, minor positive effects are expected.</p> <p>The site is within 500m of a primary school but it is not within 1km of any secondary schools. A new primary school would be required in relation to other sites proposed to the east of Tiverton. One option may be to relocate and expand Halberton Primary School. Secondary provision at Tiverton High School can be expanded to 1800 places, which involves relocating the school across the road. This is needed to accommodate development previously identified. Beyond this capacity (1800), some of the existing provision at the existing school would need to be retained, in addition to the new provision across the road; this would result in a split site. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area where superfast broadband download speeds are available (80Mbps). As such, minor positive effects are expected.</p> <p>The site is medium sized, providing just over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+/-	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will also deliver small scale mixed use employment opportunities as well as a small hub of shops and services. As such, minor positive effects are expected.</p> <p>There is potential for the site to negatively impact tourism at the Grand Western Canal. As such, uncertain minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the	-	<p>The site is not located adjacent to Exeter or Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p>

SA Objective	SA Score	Justification
vitality and viability of our city and town centres.		As such, minor negative effects are expected
<b>14. CONNECTIVITY AND TRANSPORT</b>  To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of a railway station however a cycle route passes adjacent to the site, which links from Sampford Peverell to Halberton. The site is also located within 500m of bus stops providing frequent bus services.  As such, due to the proximity of bus stops and cycle paths, minor positive effects are expected.

## SA-MD-12: Sampford Peverell South

SA-MD-12	Sampford Peverell South
<b>Authority Area:</b> Tarka Line / Mid Devon	<div data-bbox="656 284 2069 1283"> <div data-bbox="656 284 1182 371">           Site: Area south of Sampford Peverell            Reference: SA-MD-12         </div> </div>
<b>Site Area:</b> 166.6ha (Net 69.3ha)	
<b>Approximate total capacity:</b> 2,148-2,772 dwellings	
<b>Site status:</b> Potential site option	
<b>Outline description and context:</b> Land south of Sampford Peverell includes a HELAA site and land not submitted and extends south of Lower Town road, north of the driving range, and as far south as Willand Road. This site is relatively flat throughout although is gently undulating in some areas. It is currently comprised of numerous small farmsteads and agricultural fields bounded by mature hedgerows and trees.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The Grand Western Canal (County Wildlife Site, Local Nature Reserve and Country Park) runs along the north western edge of the site. The site is also within 1km of Sampford Barton County Wildlife Site. The site contains three priority habitats, deciduous woodland, traditional orchard and coastal and floodplain grazing marsh. An area to the north is partly within a Great Crested Newt Consultation Zone. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. Air quality in relation to the Culm Grasslands SAC needs clarification due to the potential impact on habitat and therefore Marsh Fritillary populations as a result of nitrous oxide emissions from traffic. There is potential for dormouse/bat flight lines to be impacted due to the loss of hedgerows. There is also potential for bat roosts within buildings. Nesting birds, barn owls and badgers are likely to be present on site although this can be mitigated. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the canal and woodland bands, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of predominantly rural open countryside and so development would have urbanisation effect on the environment. The site is mostly considered to be of Lowland Plains landscape character. The majority of the site is of low-medium landscape sensitivity due to the existing influence of modern development including the M5. As such, uncertain minor negative effects are expected.</p> <p>The east of the site is considered to be Sparsely Settled Farmed Valley Floors in landscape character and has medium-high landscape sensitivity due to the potential for development to interrupt the sparsely settled nature of this floodplain area. Landscape sensitivity is also considered to be medium-high in areas where low lying land associated with streams have a damp character consistent with floodplains. Landscape sensitivity rises to high within the site in areas where there is potential for development to compromise the fabric and setting of the Grand Western Canal and local listed buildings. As such, uncertain, significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>	--?/+?	<p>The Grand Western Canal Conservation runs along the western boundary of the site and there is a Grade II listed building (Higher Shutehanger Farmhouse) located in the southern area of the site. Sampford Peverell Conservation Area is adjacent to the north-western boundary of the site, which</p>

SA Objective	SA Score	Justification
To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.		<p>contains multiple Grade II listed buildings and a Grade II* listed building. There are further designated assets within 3km of the site including a Registered Park and Garden (Bridwell) around 1.5km south-east of the site. There is potential for residential development to compromise these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions or green infrastructure around the Grand Western Canal Conservation Area. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++	<p>The site is within 5km of the Main Towns of Tiverton and Cullompton and as such uncertain negligible effects are expected.</p> <p>The site is adjacent to Tiverton Parkway railway station. In addition, the National Cycle Route (Route 3) runs along the northern boundary of the site following the road and Grand Western Canal towpath. The site is also located within 500m of bus stops providing frequent bus services. As such, significant positive effects are expected.</p> <p>As the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide sustainable transport, walking and cycle links and a road connecting the site to the nearest main settlement. As such, uncertain negligible effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. There are rivers in the centre and east of the site and as such, areas of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 2 agricultural land as well as over 5ha of Grade 3a agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining areas within the site are comprised of Grade 3b, Grade 4 and non-agricultural land.</p> <p>The site does not contain any previously developed land.</p>

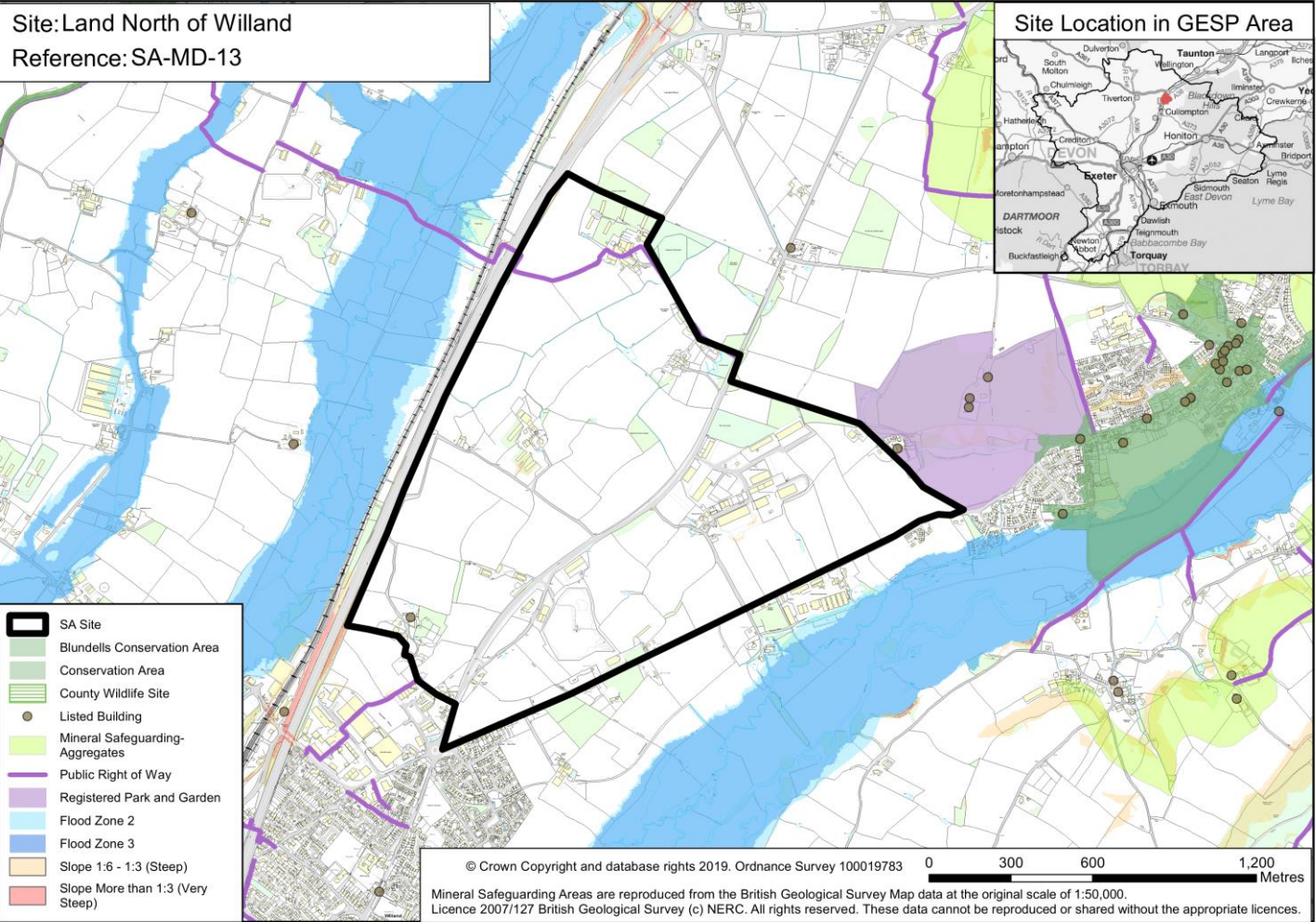
SA Objective	SA Score	Justification
		<p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of Spratford Stream and the Grand Western Canal, which are adjacent to the east and west boundary of the site respectively and flow into the Exe Estuary via adjoining rivers. There are also further watercourses which pass through the site boundaries and into Spratford Stream.</p> <p>As such, uncertain significant negative effects are expected.</p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p>	++	<p>The site could potentially accommodate 2,148-2,772 dwellings. However the figure is likely to be reduced following mitigation measures. Given the overall scale of the area, there is an opportunity to accommodate significant housing growth which would substantially boost the supply of housing in the Greater Exeter area. Housing development would be highly likely to provide a mixture of tenures and a significant proportion of the dwellings provided would be affordable.</p> <p>As such, significant positive effects are expected.</p>
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p>	++	<p>The site is not within 800m of major open space, but is adjacent to the National Cycle Route and contains Public Rights of Way. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	-	<p>The site is within the Middle Super Output Area covering villages to the East of Tiverton including Sampford Peverell which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole. It is likely that a large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential development, the village of Sampford Peverell to the west, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site lies adjacent to a railway line. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor</p>



SA Objective	SA Score	Justification
		<p>negative effects are also expected.</p> <p>Also, the site is not within 1km of an AQMA. However, part of the site is within close proximity to the M5 motorway which could result in additional air and noise pollution and car movements from the site would negatively impact Cullompton's AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	+	<p>The site is adjacent to Sampford Peverell (a Defined Village) to the west, which has access to a range of local services including a doctor's surgery and community facilities including a local shop. As such, minor positive effects are expected.</p> <p>The site is within 500m of a primary school but it is not within 1km of any secondary schools. The scale of the development proposed would require the relocation and expansion of the primary school, subject to usual statutory consultation. Secondary provision is at Uffculme. This currently takes children from out of area, which would be pushed back to their designated schools if this site came forward. This would put pressure on secondary schools in Tiverton and Cullompton. A strategy is needed for dealing with the additional capacity to the three secondary schools in the area - Uffculme, Tiverton and Cullompton. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area of superfast broadband download speeds (80Mbps) which could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	++/-	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assume that, as the site has the capacity to deliver over 2000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>The site is adjacent to Bridwell Park Estate, which is a venue for weddings and corporate events. There is potential for development to have a negative impact on the setting of the park, and therefore negative impacts on tourism also. As such, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
		Overall, mixed significant positive and minor negative effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	The site is adjacent to Tiverton Parkway railway station. In addition, the National Cycle Route (Route 3) runs along the northern boundary of the site following the road and Grand Western Canal towpath. The site is also located within 500m of bus stops providing frequent bus services. As such, significant positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, significant positive effects are expected.

## SA-MD-13: Land North of Willand

SA-MD-13	Land North of Willand
<p><b>Authority Area:</b> Tarka Line / Mid Devon</p>	
<p><b>Site Area:</b> 219.4ha (Net 119ha)</p>	
<p><b>Approximate total capacity:</b> 3,689-4,760 dwellings</p>	
<p><b>Site status:</b> Reasonable alternative site</p>	
<p><b>Outline description and context:</b> Relatively flat area of land north of Willand and east of the M5. The area includes land adjacent to Four Crosses Way, Hitchcock's Business Park and Bridwell Works. The site is predominantly agricultural land although a number of employment uses already exist within the site.</p>	<div data-bbox="660 287 1182 375"> <p>Site: Land North of Willand Reference: SA-MD-13</p> </div>  <div data-bbox="660 938 918 1284"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Blundells Conservation Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Registered Park and Garden</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1120 1204 2072 1284"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 300 600 1,200 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, or within 250m of a locally designated site. The site contains two priority habitats, traditional orchard and deciduous woodland. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. Air quality in relation to the Culm Grassland SAC will need clarification due to the potential impact on habitat and hence Marsh Fritillary populations as a result of nitrous oxide emissions from any cumulative traffic movements generated on the A361. A small area to the south east of the site falls within the Great Crested Newt Consultation Zone. There is potential for dormouse/bat flight lines to be impacted due to the loss of hedgerows. There is also potential for bat roosts within buildings. Nesting birds, barn owls and badgers are likely to be present on site although this can be mitigated. The site supports a number of mature hedgerows and trees. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including hedgerows and trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would cause an urbanisation effect on the environment. Land within the site is considered to be Lowland Plains in landscape character. The majority of the site is of low-medium landscape sensitivity as there is unlikely to be intervisibility with the Blackdown Hills AONB due to there being sufficient intervening topography and vegetation. Landscape sensitivity within the site is also considered low-medium where the countryside has already been influenced by modern development such as the presence of the M5. As such, uncertain minor negative effects are expected.</p> <p>Landscape sensitivity within the site increase to high where the setting of Bridwell Park registered historic park and associated listed buildings may be compromised by development. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and	+?/-?	<p>The southern area of the site contains a Grade II listed building (Braddon's Farmhouse) within its boundaries and is adjacent to a Grade II listed building on its north-eastern boundary (Old Bridwell). Further to this, the site is adjacent to Bridwell Park (a Registered Park and Garden) on its north eastern which contains two Grade II* listed buildings (Chapel and Stables) There are further</p>

SA Objective	SA Score	Justification
historic assets and promote high quality architecture, design and accessibility in new build development.		<p>designated assets within 3km including Uffculme Conservation areas, which contains multiple listed buildings, 600m east of the site as well as Willand Conservation area 800m to the south, which also contains a high concentrations of listed buildings. There is potential for residential development to compromise these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions around listed buildings contained within in the site and possibly between the site and Bridwell park. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++	<p>The site is within 5km of the Main Town of Cullompton and as such uncertain negligible effects are expected.</p> <p>The site is crossed by a cycle path which crosses the adjacent motorway connecting the site to Tiverton Parkway railway station, located within 1km of site. In addition, the site is located within 500m of bus stops providing frequent bus services. As such, significant positive effects are expected.</p> <p>As the site is expected to deliver over 4,000 homes, it is assumed that development of the site would provide significant sustainable transport links, walking and cycle routes and roads within the development connecting to the nearest settlement. As such, uncertain minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 3a agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. The remaining land within the site is comprised of Grade 3 and non-agricultural land.</p> <p>The land does is predominantly greenfield aside from some agricultural developments and a solar PV array.</p>



SA Objective	SA Score	Justification
		<p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of a watercourse, which passes through the centre of the site and into Spratford Stream, which then flows into the Exe Estuary SPA via adjoining rivers.</p> <p>As such, uncertain significant negative effects are expected.</p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p>	++	<p>The site is likely to be able to accommodate about 3,689-4,760 homes. However, this may be further reduced when taking into account mitigation measures, which would include avoiding any adverse impacts on the setting of Bridwell Park. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p>	++	<p>The site is within 800m of Accessible Woodland, major open space, and contains Public Rights of Way and part of the National Cycle Route. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	-	<p>The site is within the Middle Super Output Area covering villages to the East of Tiverton including Sampford Peverell which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole. It is likely that a large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential developments, the village of Uffculme to the north east and the village of Willand to the south which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site</p>



SA Objective	SA Score	Justification
		<p>lies adjacent to a railway line and the M5 motorway. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>Also, the site is not within 1km of an AQMA. However, the site is adjacent to the M5 motorway which could result in additional air and noise pollution and car movements from the site would negatively impact Cullompton's AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	++	<p>The site is located adjacent to Uffculme (a Defined Village) to the north east and Willand (a Defined Village) to the south. The site is accessed via the B3181, B3440 and M5 from J27, which runs along its western boundary. The closest community services and facilities are provided in Willand including a post office, local convenience stores, church and a pub. Larger scale retail and convenience services including some cultural facilities are available in Cullompton (4-5km away). There are also local services and facilities in Uffculme immediately to the east of the site. However, these local services are of a scale incommensurate with the area considered for development. As such, minor positive effects are expected.</p> <p>The site is located within 500m of a primary school and within 1km of a secondary school. The nearest secondary schools are available at Tiverton, Cullompton and Uffculme. Secondary provision at Cullompton CC can be expanded but it would not support all the development identified within the catchment. If development comes forward which required more capacity than can be delivered on the existing site as well as the site already identified for expansion, additional land would be required. Uffculme School currently takes pupils from out of the area, which would be pushed back to their designated schools if this site came forward, but would put pressure on Tiverton and Cullompton secondary schools. A strategy is needed manage capacity at the three secondary schools in the area, taking into account the plan coming forward. As such, uncertain minor positive effects are expected.</p> <p>The majority of the site currently has access to 22Mbps broadband download speeds. However, the site is adjacent to areas of superfast broadband which could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is large, providing over 4,000 homes, and therefore it is assumed that the site would be more likely to accommodate a primary and secondary school on site. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b>	++	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites</p>

SA Objective	SA Score	Justification
To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		<p>which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	++	<p>The site is crossed by a cycle path which crosses the adjacent motorway connecting the site to Tiverton Parkway railway station, located within 1km of site. In addition, the site is located within 500m of bus stops providing frequent bus services. As such, significant positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>

## SA-MD-14: Junction 27 Area

SA-MD-14	Junction 27 area
<b>Authority Area:</b> Tarka Line / Mid Devon	
<b>Site Area:</b> 122.2ha (Net 70.4ha)	<div data-bbox="604 287 1153 375">           Site: Junction 27 Area Reference: SA-MD-14         </div>
<b>Approximate total capacity:</b> 2,182-2,816 dwellings	<div data-bbox="1713 287 2072 590"> <b>Site Location in GESP Area</b>  </div>
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b>  A large, irregular, angular shaped area east of the M5 adjacent to junction 27 and north west of Uffculme. The area is adjacent to the emerging Junction 27 commercial allocation in the draft Mid Devon Local Plan Review but extends further north and east. The site extends from north of Jersey Farm in the north to Bridwell Avenue in the south. The principal access is from the A38 which runs broadly east to west across the northern third of the area whilst the B3181 acts as the western boundary to the southern half of the site providing potential	<div data-bbox="604 957 884 1316"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Blundells Conservation Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Registered Park and</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1075 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 320 640 1,280 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA-MD-14	Junction 27 area
<p>access. The majority of the site is fairly level or slightly undulating and is largely in pastoral use although there is some arable farming on site. The site includes a large number of hedgerows, mature trees, a small area of woodland and includes a small number of farms and individual dwellings. In the northern area, the site includes a caravan park, nursery, garden centre and employment space at Jersey Farm. Close to the site to the northwest is a motorway service area whilst to the east is the large quarry at Hillhead. Broadpath landfill site is slightly further east. To the west, separated from the site by the M5 is Tiverton Parkway station.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/-?	<p>The site is not located within 1km of an internationally designated biodiversity or nationally designated geodiversity site, but is within 1km of Grand Western Canal (County Wildlife Site, Local Nature Reserve and Country Park). The site contains priority habitat deciduous woodland. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC and is approximately 19km from the SAC (designated for its heathland habitat and presence of the Marsh Fritillary Butterfly) which is sensitive to changes in air quality from nitrous oxide emissions. The majority of the area is within a Great Crested Newt Consultation Zone. There are unconfirmed county wildlife sites (broadland leafed woodland) at Houndaller Plantation, Old Bridwell and Mountstephen and Bridwell Park (parkland) adjacent to the site to the east and south. There are strong linear hedges throughout the area which include mature trees (including oak and ash) together with various areas of plantation. The area is also dotted with isolated mature trees. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including hedgerows and trees, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would cause an urbanisation effect on the environment. Land within the site is considered to be Lowland Plains and Lower Rolling Farmed and Settled Valley Floors in landscape character. Areas within the site that are influenced by current and past mineral development are of low-medium landscape sensitivity. The landscape sensitivity within the site remains at medium where the countryside is unlikely to be negatively affected by modern development. As such, uncertain minor negative effects are expected.</p> <p>The landscape sensitivity within the site increase to medium-high where, although influenced by the presence of the M5, some areas contribute to the 'patchwork' appearance of the countryside that forms a 'gateway' area into Devon. Additionally, there are mature hedgerow trees in high density in some areas that could be compromised by development. Landscape sensitivity increases to high in the south of the site where the rural setting of Bridwell Park registered historic park and associated listed building could be compromised by development. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>  To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The southern part of the site contains one Grade II listed building (Leonard Moor Cottages) and the northern boundary of the site is adjacent to another Grade II listed building (Higher Hondaller Farmhouse). There are multiple designated assets within 3km including at the southern boundary of the site, which is adjacent to Bridwell Park (a Registered Park and Garden) and contains two Grade II* listed buildings (Chapel and Stables) and Uffculme Conservation Area, which is located around 500m south-east and contains a high concentration of listed buildings. There is potential for residential development to compromise these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions around listed buildings contained within in the site and possibly between the site and Bridwell park. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of the Main Town of Cullompton and as such uncertain negligible effects are expected.</p> <p>The site is crossed by frequent bus services and the site is also located within 1km of cycle routes and Tiverton Parkway Railway Station. However, it is noted that due to the severance created by the intervening M5 motorway, there may be limited access to the cycle paths and railway station. As such, due to the proximity of some accessible sustainable transport links, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide sustainable transport links, walking and cycle routes and a road connecting the site to the nearest settlement. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects can be expected.</p>




SA Objective	SA Score	Justification
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of over 5ha of Grade 1 agricultural land as well as over 5ha of Grade 3a agricultural land. As such, significant negative effects are expected due to development on high quality agricultural land. The remaining land within the site is comprised of Grade 3b and non-agricultural land.</p> <p>The site is predominantly greenfield and does not offer any opportunities for the use of previously developed land.</p> <p>The eastern boundary of the site is partially (&gt;50%) located within an Aggregate Minerals Safeguarding Area and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As such, uncertain minor negative effects are expected.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The area is large and relatively level with limited constraints and therefore could provide a large amount of residential development, potentially alongside other uses. The site is likely to be able to accommodate about 2,182-2,816 dwellings. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements, which would include avoiding existing development and mineral consultation areas. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom build providers. The site is of a sufficient size to be able to support a reasonable number of housing starts / completions from more than one outlet around the site, which in turn will ensure a good pace of delivery.</p> <p>Large scale residential development in this area would be relatively free standing given that the site is not part of or adjacent to an existing settlement and therefore the diversity and types of housing provided could be focused to meet the needs of the local/GESP area reflecting local demographics and household composition; affordable, open market, custom and self-build could all be provided here as a part of a diverse mix of dwellings. The benefits would be significant and permanent. The area includes a small number of sites submitted through the HELAA process which demonstrates interest in</p>

SA Objective	SA Score	Justification
		<p>development delivery, however the submissions were for employment or mixed uses which limits demonstrable interest in residential development in the area. These are limiting factors for the area in terms of opportunities. Development in the area would have a moderate positive impact on the delivery of homes and general housing affordability in the area. Further opportunities could be realised if a mixture of uses was provided, if specific action was taken to by the public sector to proactively deliver the site at a high quality with a mixture of tenures. This would have a major positive impact. In summary, the large, unconstrained nature of the area would allow for large scale residential development.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is not within 800m of major open space, but it contains Public Rights of Way and is within 400m of the National Cycle Route. As such, minor positive effects are expected.</p> <p>However, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the East of Tiverton and Willand Middle Super Output Areas which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees lower levels of deprivation than compared to Devon and Mid Devon as a whole. It is likely that a large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is in close proximity to existing residential developments, the village of Uffculme to the south east, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by an 'A' road and lies adjacent to a railway line and the M5 motorway. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>Also, the site is not within 1km of an AQMA. However, the site is adjacent to the M5 motorway which could result in additional air and noise pollution and car movements from the site would negatively impact Cullompton's AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b>	--/+	<p>Part of the eastern boundary of the site is within 500m of Uffculme (a Defined Village), which provides some local services including a post office, leisure centre, a library, a GP, churches and shops. The site</p>

SA Objective	SA Score	Justification
To provide accessible and attractive services and community facilities for all ages and interests.		<p>itself and the area immediately to the northwest includes a garden centre, service station, motel and pub. However, the majority of the site is not located adjacent to any settlements which would provide direct access to services for the site. As such, significant negative effects are expected.</p> <p>The site is located within 1km of a primary school and it is within 500m of a secondary school. These are all within walking distance, although improvements to walking routes would be required. As such, uncertain minor positive effects are expected.</p> <p>The area within the site is currently restricted to broadband download speeds of less than 10Mbps and the site is not located directly adjacent too any areas of superfast broadband. Development in this area would be likely to be fairly large scale and therefore it is anticipated that appropriate provision of high speed broadband (or similar in future) would be required. As such, minor negative effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/--	<p>The site is not adjacent to a Main Town and is not within 1km of any existing or proposed employment sites. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such significant positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, mixed significant negative and significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>	+	<p>The site is crossed by frequent bus services and the site is also located within 1km of cycle routes and Tiverton Parkway Railway Station. However, it is noted that due to the severance created by the intervening M5 motorway, there may be limited access to the cycle paths and railway station. As such,</p>

SA Objective	SA Score	Justification
To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		<p>due to the proximity of some accessible sustainable transport links, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-MD-15: Great Southdown Farm

SA-MD-15	Great Southdown Farm
<b>Authority Area:</b> Mid Devon	
<b>Site Area:</b> 80.1ha (Net 47ha)	
<b>Approximate total capacity:</b> 1,457-1,880 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b></p> <p>The site is located to the south of the A38, approximately 2.5km from junction 27 of the M5. It is a greenfield site predominantly consisting of agricultural pastureland with two farmsteads within the site area. The topography is variable with gentle gradients and flatter land in the northern and southern areas of the site – a sloping ridge across the centre of the site running east to west, incorporating some areas of woodland. The site is in a rural area, isolated from any existing settlement.</p>	<div data-bbox="607 288 1153 376"> <p>Site: Great Southdown Farm Reference: SA-MD-15</p> </div> <div data-bbox="1715 288 2069 592"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="607 1046 880 1318"> <ul style="list-style-type: none"> <li>SA Site</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1077 1238 2069 1318"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 162.5 325 650 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 250m of Maiden Down SSSI, a lowland dry and wet heath supporting a rich invertebrate wildlife which is recorded as in unfavourable-declining condition, and within 1km of Five Fords Fen County Wildlife Site, is connected by a number of water courses. Therefore, water quality changes may impact the County Wildlife Site. The site contains priority habitat deciduous woodland. In addition, the site is flagged as Yellow in the HRA sensitivity work with regard to Culm Grasslands SAC. Air quality in relation to the Culm Grassland SAC will need clarification due to the potential impact on habitat and hence Marsh Fritillary populations as a result of nitrous oxide emissions from any cumulative traffic movements generated on the A361. A small portion of the site is designated as an unconfirmed Wildlife Site (Broadleaved Woodland) and there is a total of approximately 9.7 acres of woodland on the site. Potential impacts on Great Crested Newts (the site is within a consultation zone for Great Crested Newts), bats, badgers and birds have been identified. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside and so development would cause an urbanisation effect on the environment. The site is considered to be Lower Rolling Farmed and Settled Valley Slopes in landscape character. The site is of high landscape sensitivity as there is likely to be intervisibility between the site and the Blackdown Hills AONB which is less than 3km away to the east. Development would also be likely to interrupt the intrinsic character, beauty and tranquillity of the area.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains two Grade II listed buildings within its boundaries (Great Southdown Farmhouse and Little Southdown Farmhouse), with further Grade II listed buildings being located in close proximity 300m to the south (Culliford Farmhouse) and around 600m to the west (Appledore Barton). There are further designated assets within 3km of the site including Conservation Areas located around 1.3km to the north (Grand Western Canal), around 1.6km to the south (Uffculme) and around 2.1km to the south-east (Culmstock). There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>The site is of considerable size (&gt;10ha) and should be able to respond appropriately to the existing</p>



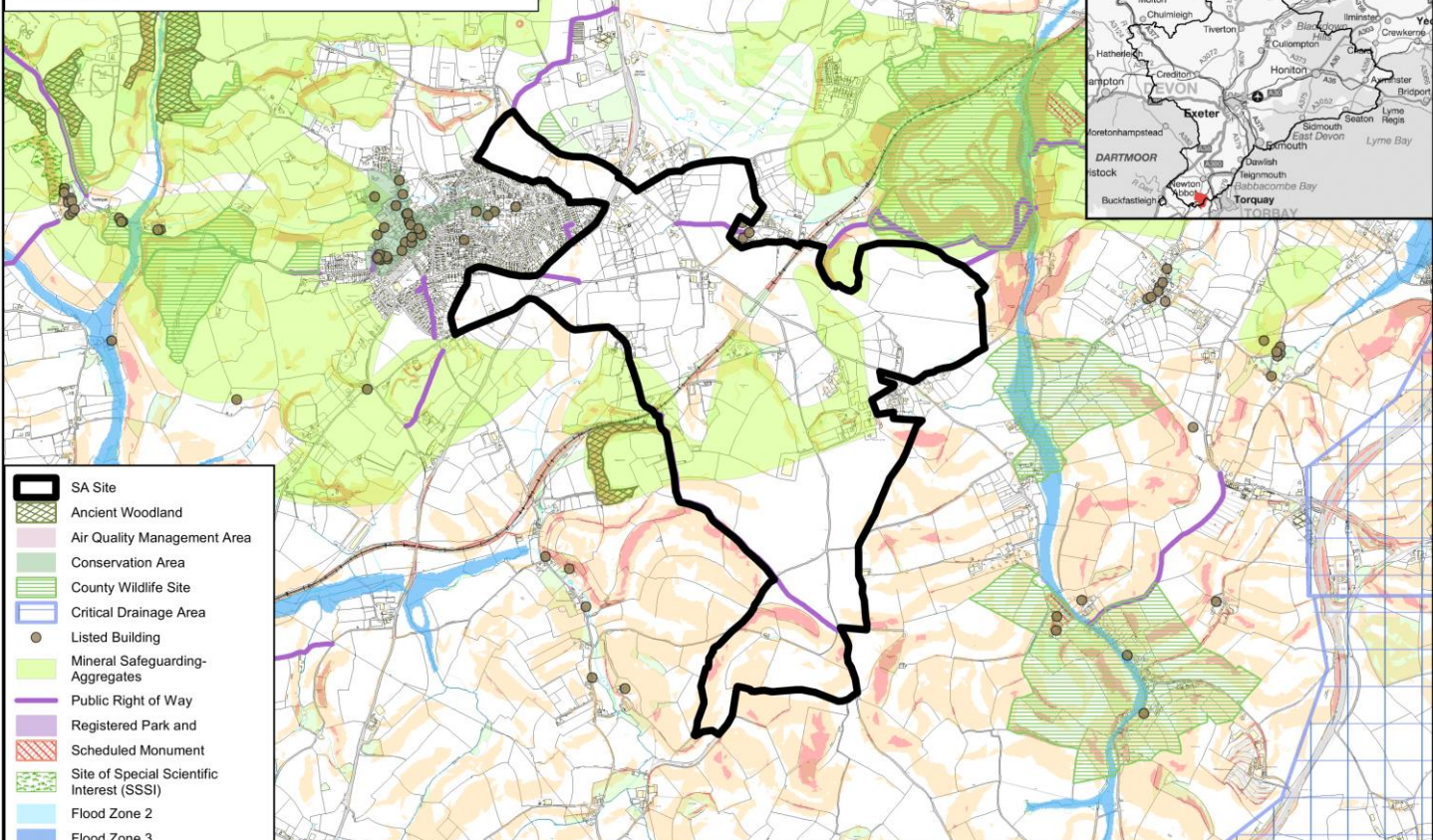
SA Objective	SA Score	Justification
		<p>heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. Development may need to accommodate buffering regions around listed buildings contained within in the site. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	--	<p>The site is within 5km of the Main Town of Cullompton and as such uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations and is not located within 500m of bus stops. As such, due to the distance from public transport options, significant negative effects are expected.</p> <p>As the site has the capacity to deliver more than 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The entirety of the site is comprised of Grade 3 agricultural land. However, it is unclear if it is Grade 3a or Grade 3b. As such, uncertain significant negative effects are expected.</p> <p>The site is predominantly greenfield apart from some areas of agricultural development.</p> <p>Over 50% of the site is located within an Aggregate Minerals Safeguarding Area and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>	0	The site is not adjacent to and does not contain any watercourses.

SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site would be expected to deliver between 1,457-1,880 homes over the plan period. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a relatively high number of housing starts / completions from some different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Open Access Land and Accessible Woodland, both major open spaces. Also, the site is within 400m of Public Rights of Way and Registered common land. As such, significant positive effects are expected.</p> <p>However, as the site is expected to deliver between 1,000 - 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the 'E02004166' Middle Super Output Area covering Willand, Uffculme, Hemyock and surrounding areas which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole. The area is above average for the sub-domains relating to geographic barriers (road distance to key services) and indoor environment (central heating availability/poor housing conditions). It is likely that a medium residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is not within close proximity to any existing residential developments, but the site lies adjacent to an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>Also, the site is not within 1km of an AQMA. However, the site is in close proximity to the M5</p>

SA Objective	SA Score	Justification
		<p>motorway which could result in additional air and noise pollution and car movements from the site would negatively impact Cullompton's AQMA as well as the town of Tiverton and adjacent villages. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	--/+	<p>The site is not located adjacent to any settlements. The majority of services for this site would be provided in Tiverton the centre of which is located approximately 13.5 kilometres away by car or Cullompton, 9.5km away. Access to these services, and more specialist services located in Exeter would almost certainly require private car use. There are some basic services located in close by villages/small towns (Sampford Peverell, Willand and Uffculme). However, given the remote nature of the site, access to these would likely also require private car use. As such, significant negative effects are expected.</p> <p>The site is not located within 1km of any primary or secondary schools. New primary provision to accommodate the level of development proposed would be required. Uffculme School (secondary) currently takes children from out of area, which would be pushed back to their designated schools if this site came forward. This would put pressure on other schools in the area (Tiverton and Cullompton). A strategy is needed for managing capacity at the three secondary schools in the area taking into account the plan coming forward. As such, uncertain minor negative effects are expected.</p> <p>The area within the site currently only has access to broadband download speeds of less than 10Mbps and the site is not located adjacent to any areas of superfast broadband. Enhanced broadband connectivity would be required as part of the development of the site. As such, minor negative effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	--/+	<p>The site is not adjacent to a Main Town and is not within 1km of any existing or proposed employment sites. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase, and additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 500 homes, the site will also deliver medium scale employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>The site is located within 2km of the Blackdown Hills AONB, which is an important tourist destination</p>

SA Objective	SA Score	Justification
		<p>for Mid Devon. Development at the site could potentially have negative impacts on the setting of the AONB. As such, minor negative effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	--/+	<p>The site is not located within 1km of cycle routes or railway stations and is not located within 500m of bus stops. As such, due to the distance from public transport options, significant negative effects are expected.</p> <p>In addition, the site has capacity for up to more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>

### SA-T-1: Land South East of Ipplepen

SA-T-1	Land south east of Ipplepen
<b>Authority Area:</b> Teignbridge	
<b>Site Area:</b> 265.3 ha (Net 109ha)	
<b>Approximate total capacity:</b> 3,400 – 4,360 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Large area of land on southern boundary of plan area bordering Torbay. The site is made up of rolling agricultural land with some industrial and business uses close to Ipplepen / A381. The area may have potential scale to create new community if road / connectivity challenges could be met.</p>	<div data-bbox="645 367 2078 1377"> <div data-bbox="660 375 1176 446"> <p>Site: Land South East of Ipplepen Reference: SA-T-1</p> </div> <div data-bbox="1736 375 2072 406"> <p>Site Location in GESP Area</p> </div>  <div data-bbox="660 917 907 1364"> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Air Quality Management Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Critical Drainage Area</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Registered Park and</li> <li>Scheduled Monument</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1120 1300 2072 1372"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 412.5 825 1,650 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is adjacent to a few Country Wildlife Sites. The site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. A strategic Greater Horseshoe Bat flyway runs along the mainline railway through the centre of the site, and a further corridor runs past the far east of the area at Bulleigh Farm. The site has sufficient capacity to maintain dark flyways and important habitats. The wider area is also a Cirl Bunting and Greater Crested Newt consultation zone. Other protected species are also likely to be found, such as Dormouse. Some woodland priority habitat is located within the site and adjacent to the site. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the watercourses and woodland blocks, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The area has no special landscape designations and the rolling landscape contains scattered residential and industrial developments and pylons. The landscape character type is predominantly described as Open Inland Plateaux. The Dainton golf course lies to the north. The site is not close to the coast. The Revised Interim Landscape Sensitivity Assessment (LSA) has concluded that parts of the site have medium-high and parts of the site have high sensitivity (the site lying in close proximity to the Grade 1 listed building of Compton Castle).</p> <p>As such, an uncertain significant negative effect is expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The area is adjacent to Dainton, which contains three listed buildings, and borders Ipplepen, which contains a number of listed buildings and a Conservation Area. An area of approximately 7 ha within the site is suspected to have been an iron age settlement, near Dainton Elms Cross, which would require further investigation. The nearest Scheduled monument is Compton castle, which lies 1.2km away, and may present challenges in connecting a development to Torbay (A380). The nearest Registered Park and Garden is the Grade II listed Italian Garden at Great Ambrook, located approximately 1.6km to the southwest of the site. As such, uncertain minor negative effects are expected.</p>



SA Objective	SA Score	Justification
		<p>It is likely that the area is of sufficient size (&gt;10ha) to accommodate buffers / mitigation for all on site heritage assets. However, it is likely that setting of Dainton would be impacted by development on this scale. The site is of considerable size and should be able to respond appropriately to the existing heritage assets and buildings on the site. Any proposals would have to ensure new development is of a high quality, creates high quality public spaces and responds positively to heritage assets within the site. As such, uncertain minor positive effects are also expected.</p> <p>Overall, mixed uncertain minor positive and uncertain minor negative effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	--	<p>The site is within 5km of the Main Town of Newton Abbot and as such uncertain negligible effects are expected.</p> <p>Three bus services (177, X64, 41) pass through the northwest of the site at Ipplepen, however these cumulatively provide an hourly (not frequent) service towards Newton Abbot or Totnes. The site is not within 1km of a railway station or 1km or cycle routes. As such, significant negative effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The area is predominantly greenfield and there is no significant flood risk in the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>As such, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--	<p>The site comprises more than 5ha of Grade 2 and more than 5ha of Grade 3 agricultural land. The site includes a mix of uses including a number of small scale B2 and B8 uses of varying quality and condition. It is possible that a strategic scale development would see these areas redeveloped as new employment or residential uses. However, these areas are relatively small and the vast majority of the site is not previously developed, resulting in a significant negative effect.</p> <p>In addition, the area is in a Minerals Safeguarding Area for aggregates (eg sand, gravel, limestone) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource at the Straitgate Farm site allocated in Policy M11 of the Minerals Plan. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As such, an uncertain significant negative effect is</p>

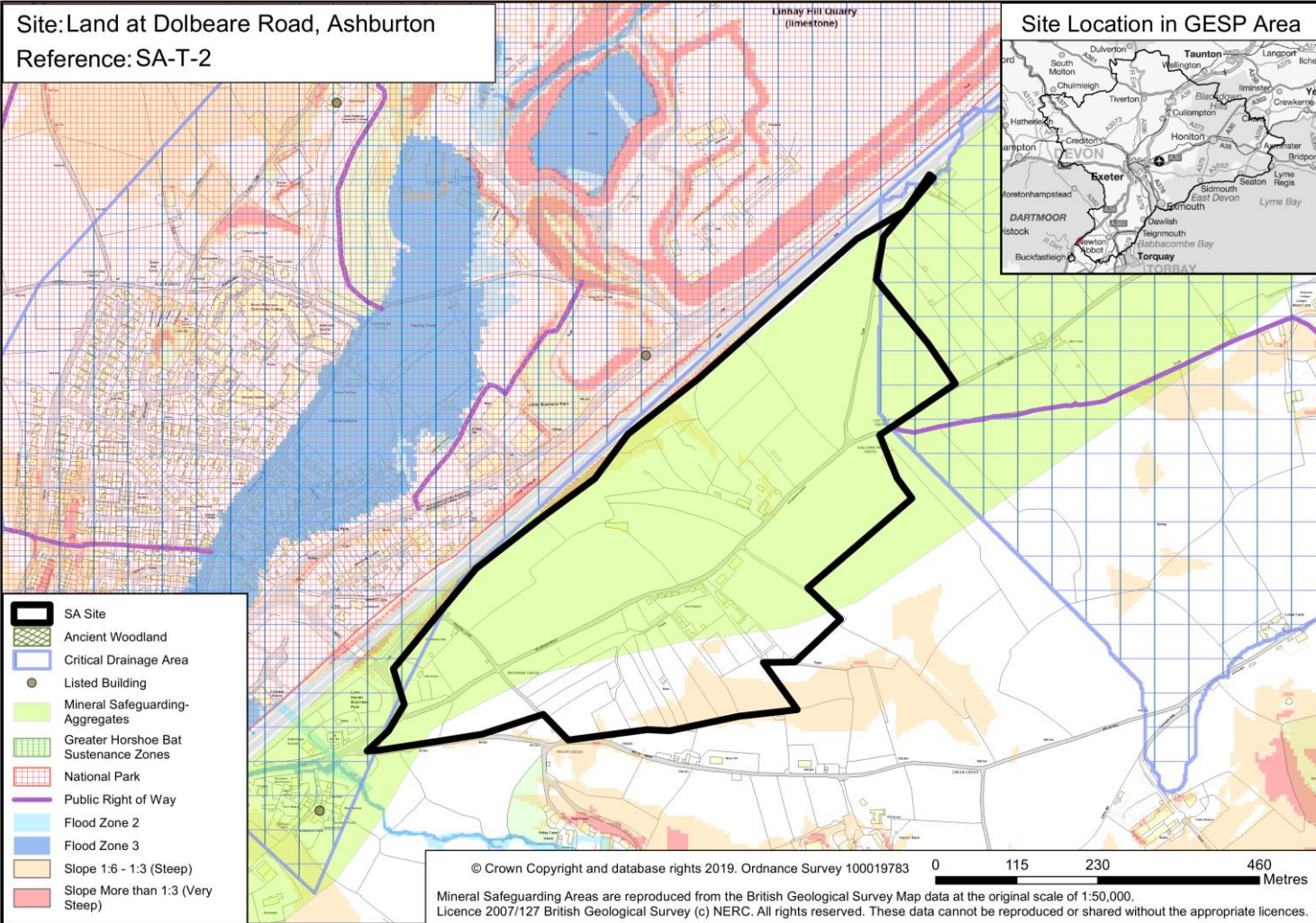
SA Objective	SA Score	Justification
		<p>expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	-?	<p>The site is adjacent to Aller Brook, which does not flow into the Exe Estuary SPA. Nonetheless, development of the site could lead to deterioration in the water quality of the watercourse.</p> <p>As such, uncertain minor negative effects are expected.</p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p>	++	<p>The gross developable area excludes about 15 ha of the railway line. The site is likely to be able to accommodate about 3,400 – 4,360 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self build providers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn would ensure a good pace of delivery. The area may be suitable for the creation of a mixed-use garden village.</p> <p>As such, significant positive effects are expected.</p>
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p>	++	<p>The site contains and is within 400m of Public Rights of Way and is within 800m of common land major open space. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy communities.</p>	-	<p>It is likely that a large residential-led mixed use development of this nature will provide potential improvements to the availability of employment and homes in the area, which will provide broad wellbeing benefits. However, the site is within the 'Broadhempston/Ipplepen' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower levels of deprivation than compared to Devon as a whole. Therefore, new development is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
		<p>The site is adjacent to existing residential development, including that in Ipplepen, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by an 'A' road and a railway line, and contains Buttlands Industrial Estate. These features may result in noise pollution affecting residents of the site in the longer term. It is also noted that the site adjoins and partially contains container self-storage sites to the north, however these sites are not considered to represent industrial areas that may result in long term noise pollution. As such, minor negative effects are expected.</p> <p>This site is not within 1km of an AQMA. However, given the limited public transport and potential for loading of traffic onto the A381, this could have impacts at AQMAs in Newton Abbot and Totnes. If the new NA3 road (from Ogwell to Decoy) is built, this is anticipated to reduce the impact of traffic flow heading towards the Newton Abbot AQMA via Wolborough Street. Without the new NA3 road this proposed development would have a potentially high impact on the Newton Abbot AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The area currently has poor access to services, facilities and cultural facilities. Ipplepen (a Defined Village) is adjacent and includes some area wide services and community facilities including a primary school which are appropriate for a village of its size. However they would not be sufficient to support a strategic development. The site is also not within 1km of a secondary school, a further education college or a university. As such, minor positive effects are expected.</p> <p>Limited commercial community facilities such as a garden centre, golf course, petrol station and limited shops are also within 2km. The nearest supermarket is in Newton Abbot. The site is distant from cultural facilities such as a cinema or library, with the nearest being in Newton Abbot (5.5 km). Broadband availability in the locality is good with superfast broadband available nearby in Dainton (up to 72 mbps) and in the adjacent settlement of Ipplepen. As such, minor positive effects are expected.</p> <p>The site is large, with the capacity to provide over 4,000 homes, and therefore it is assumed that development of the site would be more likely to provide a new primary school and secondary school onsite. As such, significant positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support	++	<p>The site is not located adjacent to a Main Town but is located within 1km existing or proposed employment sites, which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>This area would have the potential to make a contribution to employment creation and employment</p>

SA Objective	SA Score	Justification
improved job opportunities and greater productivity in Greater Exeter.		<p>land in the Teignbridge area. The site is of a scale to generate a significant amount of construction based employment over a sustained period (10+ years). It is likely that a site of this scale and in this location would need to provide potentially both employment generating uses and employment sites to encourage job creation in the new community and reduce commuting. It is assumed that, as the site has capacity to deliver over 2,000 homes, the site will deliver large scale mixed use employment opportunities and a business park or employment estate. As such, significant positive effects are also expected.</p> <p>Impact on tourism not considered likely.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>Although a new community or village in this location has access to Newton Abbot town centre, as well as Totnes and Torbay, the site is not located adjacent to Exeter or a Main Town.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	--/+	<p>The area is just 6km from the centre of Torquay and Newton Abbot. However, it currently has limited transport options, with just the A381 (Newton Abbot to Totnes) road serving the area, meaning many trips would be by car. Three bus services (177, X64, 41) pass through the northwest of the site at Ipplepen, however these cumulatively provide an hourly (not frequent) service towards Newton Abbot or Totnes. The site is not within 1km of a railway station or 1km or cycle routes. As such, significant negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, mixed minor positive and significant negative effects are expected.</p>



## SA-T-2: Land at Dolbeare Road, Ashburton

SA-T-2	Land at Dolbeare Road, Ashburton
<b>Authority Area:</b> Teignbridge	<p>Site: Land at Dolbeare Road, Ashburton</p> <p>Reference: SA-T-2</p>
<b>Site Area:</b> 27.8ha (Net 14.4ha)	
<b>Approximate total capacity:</b> 446 – 576 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Ashburton is in the national park and has a very restricted ability to grow. This 27ha site of agricultural land is in the far SW of the GESP area and adjacent to an A38 junction. The site is largely severed from the town with the road bridge being the only connection. The DNP lies on the other side of the A38.</p>	 <p>The map displays the site boundaries (thick black line) and various planning and geographical features. The legend identifies the following elements:</p> <ul style="list-style-type: none"> <li>SA Site (thick black line)</li> <li>Ancient Woodland (green hatched pattern)</li> <li>Critical Drainage Area (blue outline)</li> <li>Listed Building (brown dot)</li> <li>Mineral Safeguarding-Aggregates (yellow hatched pattern)</li> <li>Greater Horseshoe Bat Sustenance Zones (green hatched pattern)</li> <li>National Park (red hatched pattern)</li> <li>Public Right of Way (purple line)</li> <li>Flood Zone 2 (light blue)</li> <li>Flood Zone 3 (dark blue)</li> <li>Slope 1:6 - 1:3 (Steep) (orange)</li> <li>Slope More than 1:3 (Very Steep) (red)</li> </ul> <p>The map also includes a scale bar (0 to 460 metres) and an inset map titled 'Site Location in GESP Area' showing the site's position relative to Exeter, Devon, and the surrounding region.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783  Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000.  Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site lies adjacent to Dartmoor National Park. The site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC and flagged as Yellow with regard to Dartmoor SAC. The site is also within South Hams SAC Greater Horseshoe Bat strategic flyway and Great Crested Newt consultation zone. Other protected species may exist, such as the Dormouse within the hedgerows. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is relatively flat and comprises of open rural countryside. Development would cause an urbanisation effect on the environment. The site is of medium-high landscape sensitivity due its proximity to Dartmoor National Park which is in part overridden by the presence of the A38.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km of the site including at Ashburton to the south west, which contains over 30 listed buildings. Dolbeare farmhouse lies within 500m of the site and there is a possibility of archaeological remains on site associated with past uses (medieval quarry and gallows). The nearest scheduled monument is the earthworks in Boro' Wood, which is around 2km to the north east. As such, uncertain minor negative effects are expected due to the potential for development to compromise these historic environment assets.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas	--?	<p>The site is not located within 5km of a Main Town or Exeter City. As such, uncertain significant negative effects are expected.</p> <p>The site is not located within 1km of a railway station but the site is located within 1km of a cycle path. The site is also located within 500m of bus stops however these are not served by frequent bus</p>



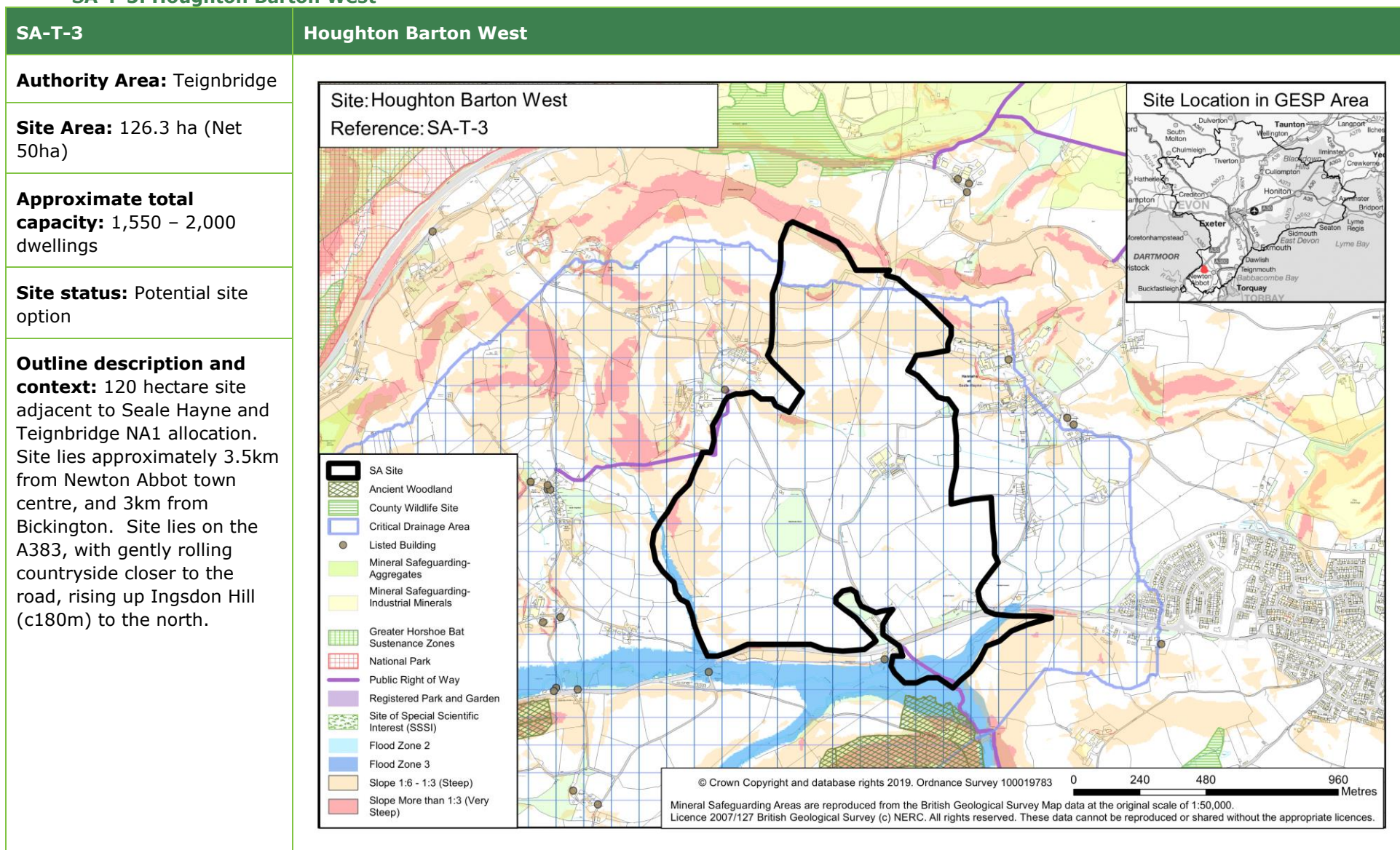
SA Objective	SA Score	Justification
emissions.		<p>services. As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The area is located entirely on Grade 3 agricultural land, and as such contains more than 5ha of Grade 3 agricultural land. Development could have a significant negative effect on this SA objective due to the loss of high quality agricultural land. However, it is uncertain whether this is Grade 3a or Grade 3b agricultural land. As such, uncertain significant negative effects are expected.</p> <p>Although the site does not include any previously developed land that could be reused, it is noted that the site contains some agricultural development buildings.</p> <p>In addition, the majority of this area is located in a Minerals Safeguarding Area for aggregates (eg. sand, gravel and limestone) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourse.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially	+	<p>The western half of the site is being promoted by a volume housebuilder. The site is likely to be able to accommodate about 476-576 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment</p>

SA Objective	SA Score	Justification
accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		<p>(e.g. the need to provide significant ecological, landscape and drainage mitigation areas to ensure minimisation of impacts on the SAC, Dartmoor and the critical drainage area). The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to potentially be able to support a moderate number of housing completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. The need for significant infrastructure investment such as access improvements will further erode land values, and given the site is in multiple ownerships, this may challenge a joined up approach to site delivery.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but it is within 400m of Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the 'Ashburton and surrounding areas' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than compared to Devon as a whole. It is likely that medium residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is in close proximity to existing residential development, including that in Ashburton, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site lies adjacent to an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>This site is not within 1km of an AQMA. However, given the limited public transport and potential for loading of traffic onto the A38, this could have impacts on air and noise pollution. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any Main Towns or Defined Villages. The closest services are located in Ashburton, which is located less than a 1km to the south west of the site and has a range of shops and facilities. However, pedestrian safety crossing the A38 slipways to access services is likely to be of a concern. It is not clear how this would be mitigated. As such, significant negative effects are expected.</p> <p>The site is within 1km of a primary school and it is within 500m of a secondary school. Increased capacity may need to be planned for at schools in the area should development come forward. As such, uncertain minor positive effects are expected.</p> <p>Currently, the area within the site only has access to standard broadband speeds (10-30Mbps). However, the site is adjacent to an area of superfast broadband (80-300Mbps) availability which could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, with the capacity to provide over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	--/+	<p>The site is not adjacent to a main town and is not within 1km of existing or proposed employment sites which could provide employment opportunities. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and any additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 500 homes, it will also provide small scale mixed use employment opportunities and a small cluster of shops and services. As such, minor positive effects are expected.</p> <p>The site is unlikely to have a negative impact on tourism.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>	-?	<p>The site is not located within 1km of a railway station but the site is located within 1km of a cycle path. The site is also located within 500m of bus stops however these are not served by frequent bus</p>

SA Objective	SA Score	Justification
To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		<p>services.</p> <p>As such, due to the lack of accessible public transport in proximity to the site, uncertain minor negative effects are expected.</p>

### SA-T-3: Houghton Barton West





SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 1km of Chipley Quarries and River Lemon Valley Woods, both SSSIs, and Dartmoor National Park. The site is also within 250m of Gorse Blossom Copse County Wildlife Site and within 1km of two County Wildlife Sites, Littlejoy Plantation and Holbeam Mill. The site contains priority habitat deciduous woodland. A small section in the southern part of the site lies within Strategic Nature Area, Woodland. The site lies within Greater Horseshoe Bat flyways, Cirl Bunting and Great Crested Newt consultation zones. A site of this size is likely to also contain other protected species such as Dormouse. The site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. Development would need to avoid loss of existing hedgerows and woodlands, and ensure the use of buffers and creation of dark corridors to protect the integrity of the South Hams SAC Greater Horseshoe Bat strategic flyway which runs along southern edge of site adjacent to A383. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the hedgerows and woodland blocks, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is relatively flat and comprises of open rural countryside. Development within the site would cause an urbanisation effect on the environment. Part of the site is of low-medium landscape sensitivity as it is not considered such an integral part of the wider landscape. As such, uncertain minor negative effects are expected.</p> <p>The remainder of the site forms an integral part of the wider landscape setting between Exeter and Topsham due to it being located on a prominent ridge and is considered to be of medium-high landscape sensitivity. Development should avoid developing on higher slopes (possibly above 80-90m) to avoid significant landscape impact. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and	+?/-?	<p>The site does not contain any designated heritage assets but does contain a circular ditch near the highest point in the site (about 50m in diameter) which is thought to be prehistoric. There are multiple listed buildings within 3km of the site including the Grade II listed Seale Hayne campus to the east and Ingsdon Mill Mill House to the south (Grade II). The nearest scheduled monuments are Castle Dyke and Berry's Wood earthwork which are located around 2km to the south-east. Remaining heritage assets within 3km include East Ogwell Conservation Area located 2.5km south-east and Stover Park</p>



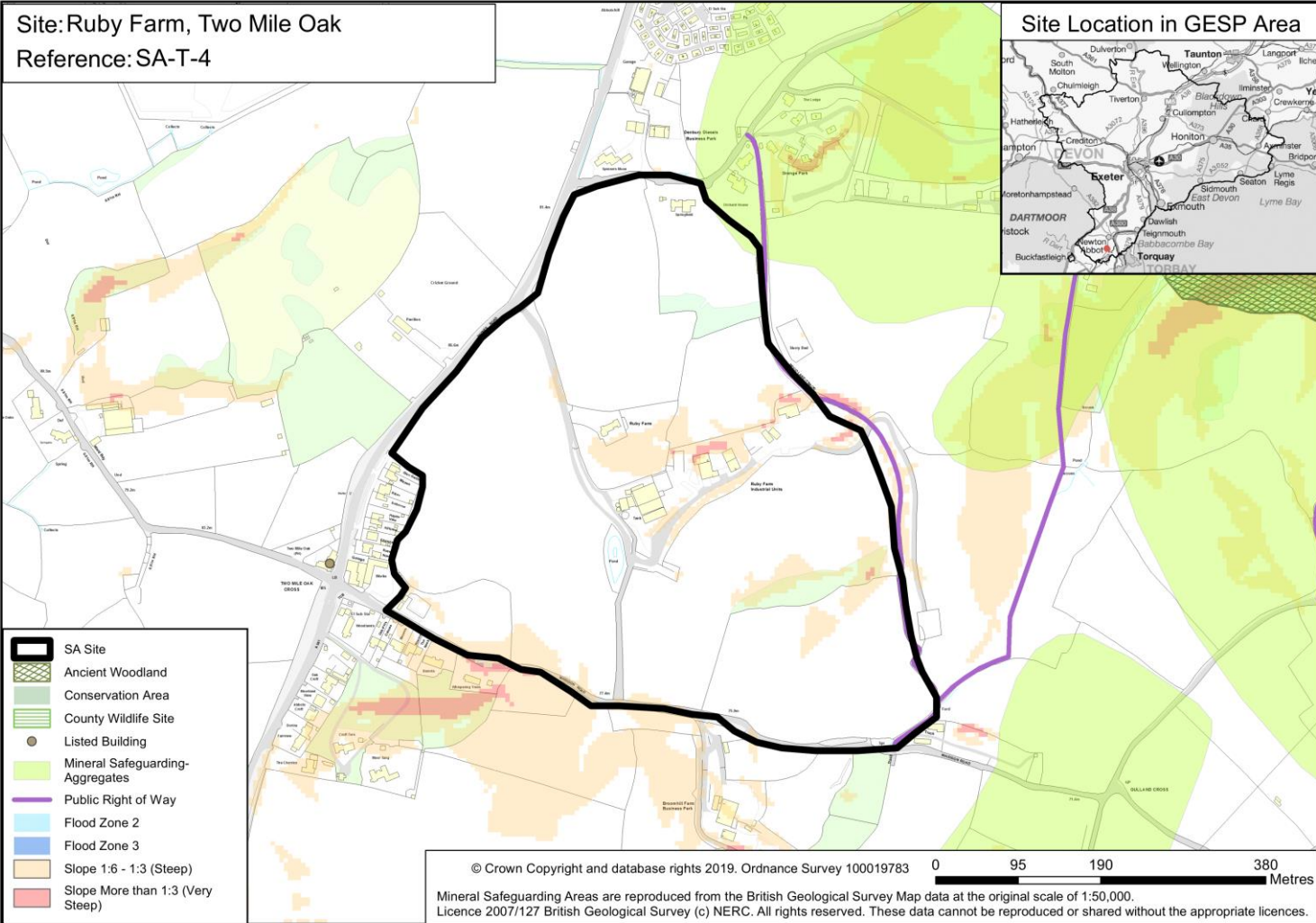
SA Objective	SA Score	Justification
accessibility in new build development.		<p>(Registered Park and Garden), which is around 1.5km to the north-east. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	-	<p>The site is located within 5km of the Main Towns of Newton Abbot and Kinnsteignton. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of a railway station or a cycle path. The site is located adjacent to a bus stop however this is not served by a frequent bus service. As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, parts of the site are on flood zone 2 and flood zone 3 to the south east and south west. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site is comprised of more than 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining land within the site is Grade 3 agricultural land but it is unclear if it Grade 3a or Grade 3b.</p> <p>The site does not contain any previously developed land.</p> <p>The site is not located within any Mineral Safeguarding Areas.</p> <p>Overall, significant negative effects are expected due to development on high quality agricultural land.</p>

SA Objective	SA Score	Justification
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	Development should ensure no deterioration in the water quality of the River Lemon, which runs along the site's southern boundary but does not run into the Exe Estuary SPA.  As such, uncertain minor negative effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	The site has the capacity to deliver around 1,550 – 2,000 homes. However this capacity may reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers, although the site is all in one ownership, which may reduce the opportunity for the diversification of housing supply including from small developers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery. The capacity may be reduced further due to other landscape constraints, particularly around the northwest of the site where the ridgelines and landscape may make development unsuitable. The site is adjacent to the existing NA1 allocation which includes a primary school.  As such, significant positive effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site is not within 800m of major open space, but does contain Public Rights of Way. As such, minor positive effects are expected.  However, as the site has the capacity to deliver 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	The site is within the 'south and west of Newton Abbot' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees average levels of deprivation than compared to Devon as a whole. It is likely that medium residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.  The site is within close proximity to the edge of existing residential development, Newton Abbot; however, it is not likely that the development will be affected by noise and light pollution from

SA Objective	SA Score	Justification
		<p>development of the site. In addition, the site is crossed by an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site is not within 1km of an AQMA. If the forthcoming new road linking Hele Park to Forches cross is delivered prior to this development and provided upgrades to the bus route and improved links are made to the nearest train station, then this would alleviate the impact of traffic generated by this site, meaning there would likely be no significant impact on the Newton Abbot AQMA. However, car movements from the site could end up negatively impacting Newton Abbot's AQMA. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any Main Towns or Defined Villages. The site currently has limited access to any services or facilities, with the nearest shops, cultural facilities and health services being located at Newton Abbot which is 3-4 km from the site. As such, significant negative effects are expected.</p> <p>The site is located within 1km of a primary school but it is not within 1km of a secondary school. Increased capacity may need to be planned for at schools in the area should development come forward. As such, uncertain minor positive effects are expected.</p> <p>The area within the site currently has access to standard broadband speeds (10Mbps-30Mbps). The site is not located directly adjacent to an area of superfast broadband. As such, negligible effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that the site would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is not adjacent to a main town but it is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected</p> <p>Jobs would be created during the construction phase of the site, and any additional homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver around 2,000 homes, the site will also deliver large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
		<p>The site is not likely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+/-	<p>The site is not located within 1km of a railway station or a cycle path. The site is located adjacent to a bus stop however this is not served by a frequent bus service. As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>

## SA-T-4: Ruby Farm, Two Mile Oak

SA-T-4	Ruby Farm, Two Mile Oak
<b>Authority Area:</b> Teignbridge	<div data-bbox="616 287 1153 375"> <p>Site: Ruby Farm, Two Mile Oak Reference: SA-T-4</p> </div>
<b>Site Area:</b> 26.8ha (Net 12.6ha)	
<b>Approximate total capacity:</b> 390 – 504 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> The site lies 3.5km from Newton Abbot town centre on the A381. The land is currently rolling agricultural fields and is likely to include protected species / habitats including Greater Horseshoe Bats. The site is relatively small and may not accommodate 500 dwellings. The site is not served by any existing services and facilities, meaning residents would have to travel for all their needs, such as access to schools.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is within 1km of six County Wildlife Sites, Conitor Copse, Ladywell Wood, Greater/Lower Shortleys, Whiddon Cross Fields, Ross Park and Stoneycombe Quarry and one County Geological Site Field nr Court Grange. The north western section of the site lies within Strategic Nature Area, woodland. The site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. Half of the site is within flightpaths of Greater Horseshoe Bats. The site is entirely within Greater Crested Newt and Cirl Bunting consultation zones. The site also has a number of mature hedgerows and other species such as Dormouse could be present. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland blocks, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is comprised of open rural countryside and so development would have an urbanisation effect on the environment. The site is of medium landscape sensitivity as development may erode the relative nucleated character of settlement in the area.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any designated heritage assets but there is a possibility of archaeological remains related to an unscheduled manor mentioned in a document of AD956 (Carswylee). The site is within 3km of multiple listed buildings including the Grade II listed Two Mile Oak Inn, which is to the immediate west. The nearest scheduled monuments are around 500m to the west and south-west (four barrows near Dornafeld Farm). Additionally, Abbotskerswell Conservation Area is located around 500m to the north-east and contains multiple listed buildings. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, uncertain minor negative and uncertain minor positive effects are expected.</p>



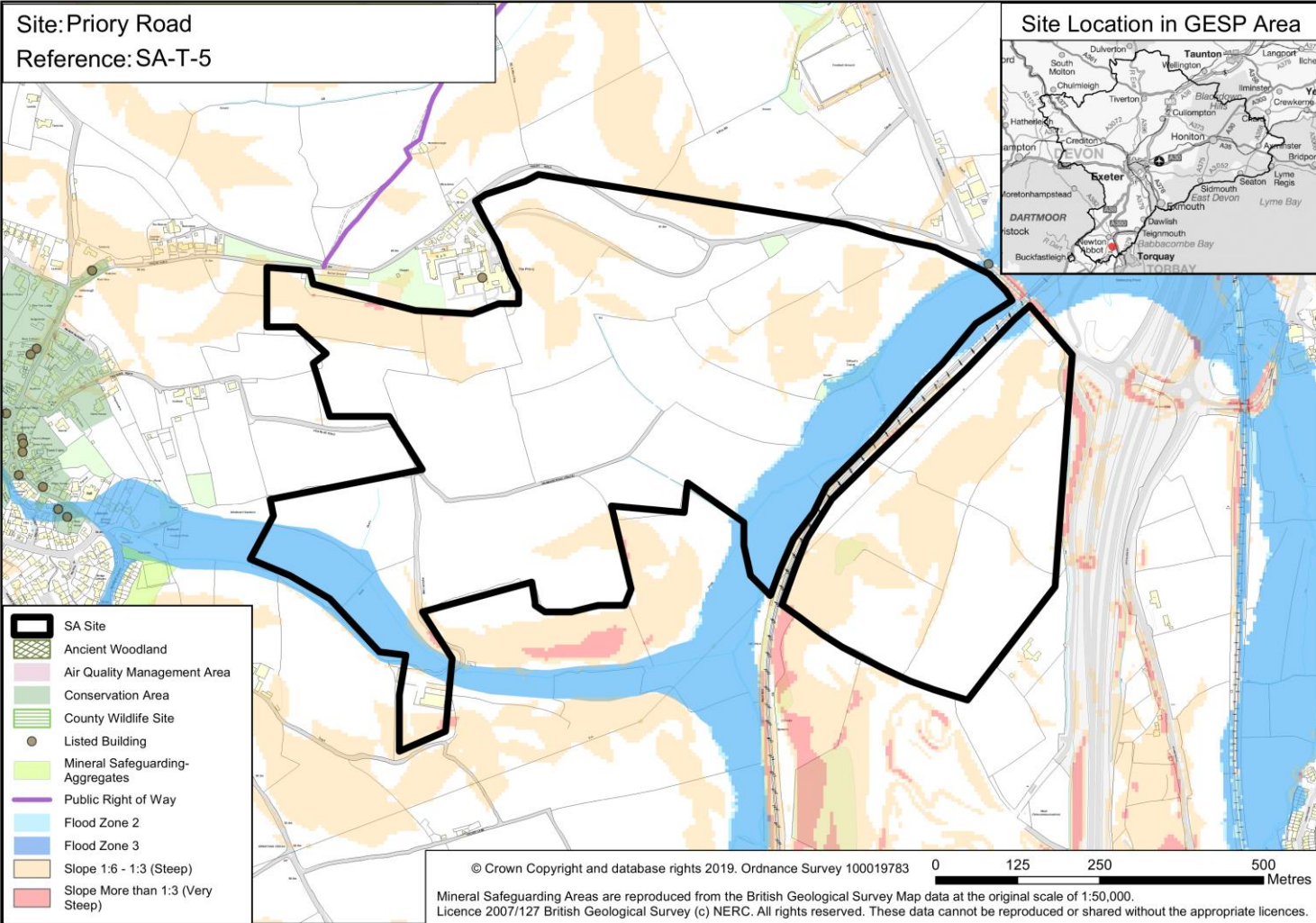
SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	--?	<p>The site is located within 5km of the Main Towns of Newton Abbot and Kinkerswell. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle paths or railway stations. The site is located adjacent to a bus stop however this is not served by a frequent bus service. As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p> <p>As the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects can be expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The site contains over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected to the potential loss of high quality agricultural land during development. The remaining 1.5ha of the site is comprised of Grade 3 agricultural land but it is unclear if it is Grade 3a or Grade 3b.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that the site contains some agricultural buildings.</p> <p>A small part of the northern area of the site is located on a Mineral Safeguarding Area for aggregates (e.g. sand, gravel and limestone) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. As such, uncertain minor negative effects are expected, as there could be an opportunity to extract minerals before development goes ahead.</p> <p>Overall, significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to deliver around 390 – 504 homes. However, this capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site may be of a sufficient size to be able to support a moderate number of housing starts / completions from more than one outlet around the site, which may support pace of delivery.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but lies adjacent to Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the 'Broadhempston/Abbotskerswell' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. As such, negligible effects are expected.</p> <p>The site is not within close proximity to existing residential developments, but the site lies adjacent to an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site is not within 1km of an AQMA. However, car movements from the site would negatively impact Newton Abbot's AQMA, especially since there are limited active travel options from the site. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive	--/+	<p>The site is not located adjacent to any Main Towns or Defined Villages. The site has poor existing access to area wide services such as schools and healthcare. The nearest healthcare services are in</p>

SA Objective	SA Score	Justification
services and community facilities for all ages and interests.		<p>Newton Abbot, which is accessible by car or bus. There is no safe segregated cycle route at present. There are limited community facilities nearby, with a pub at Two Mile Oak and a garden centre / Golf course 700m away, but these do not provide the essential services for a large residential development. Access to the community shop and hall at Abbotskerswell is 1km by road. As such, significant negative effects are expected.</p> <p>The site is located within 1km of a primary school but it is not within 1km of any secondary schools. As such, uncertain minor positive effects are expected.</p> <p>The area within the site currently has access to standard broadband download speeds (10-30Mbps) but it is not adjacent to any areas of superfast broadband. As such, negligible effects are expected.</p> <p>The site is medium sized, providing just over 500 homes, and therefore it is assumed that the site would be more likely to include a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is not adjacent to a main town but it is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and any additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver just over 500 homes, the site will deliver small scale mixed use employment opportunities with a small cluster of shops and services. As such, minor positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking,	-	<p>The site is not located within 1km of cycle paths or railway stations. The site is located adjacent to a bus stop however this is not served by a frequent bus service.</p> <p>As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		

## SA-T-5: South of Priory Road

SA-T-5	South of Priory Road
<b>Authority Area:</b> Teignbridge	<p>Site: Priory Road Reference: SA-T-5</p>
<b>Site Area:</b> 59ha	
<b>Approximate total capacity:</b> 706 – 912 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> Site south of Priory Road and NA3 allocation, 400m from the South Devon Link Road. The site has significant constraints, including the listed Priory, the railway line, wildlife corridors and access. The site may be capable of delivering strategic scale development if delivered to a sufficiently high quality.</p> <p>East part of the site - Steep island of land between Railway and South Devon Link Road. The area is severed from wider area, with access limited to the north only. Steep hillside is likely to limit capacity and increase build costs and landscape impact.</p>	

SA-T-5		South of Priory Road
SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is within 1km of Wolborough Fen, SSSI, Aller Sand Pit, SSSI, and Decoy, Country Park. The site is within 250m of Forde Fields County Wildlife Site and within 1km of three County Wildlife Sites, Decoy Country Park &amp; Stray Park Meadow, Yanndon Lane Fields and Ladywell Wood. The site is also within 1km of Field Court Grange County Geological Site. The site contains two priority habitats, good quality semi-improved grassland and deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. The site also contains strong hedgerows which include mature trees and is crossed by two Greater Horseshoe Bat strategic flyways. The site is within Greater Crested Newt and Cirl Bunting consultation zones. The site includes a tributary stream of the Aller Brook where Otter have been recorded. Other protected species may also be present such as Dormouse. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the stream and woodland blocks, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>The site has capacity for fewer than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of rural open countryside with landscape character that is considered to be Lower Rolling Farmed and Settled Valley Slopes. Development would have an urbanisation effect on the environment. The site is of medium-high landscape sensitivity as it is located in a 'strategic local break' identified in the Teignbridge Local Plan. The west of the site is within a visually self-contained valley, which reduces wider landscape impact, but it is adjacent to the mainline railway, with views into it from The Priory and Abbotskerswell. The east of the site is located on a prominent hill, which can be seen from the A380 and railway line, meaning that development in this location would have particularly harmful local landscape impacts. Development of too high a density will erode the character of development around Newton Abbot.</p> <p>As such, uncertain significant negative effects are expected. The sensitivity assessment for this site was based on a slightly different site boundary to that which has now been included in the SA, which contributes additional uncertainty to the potential effect identified.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b>	+?/-?	<p>There are no heritage assets contained within the site boundaries. There is an unscheduled 'ring ditch' in the north east of the site, which may make development not possible in this 0.14ha area. However,</p>



SA-T-5	South of Priory Road	
<p>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.</p>		<p>there are multiple designated assets within 3km including at the northern boundary of the site, which is adjacent to the Grade II* listed St Augustines Priory and Grade II listed Langford Bridge. Additionally, there is a further Grade II listed building (Barn Owl) 400m to the east. The site is within 3km of multiple Conservation Areas to the north (Newton Abbot), east (Coffinswell), south (Kinkerswell) and west (Abbotskerswell), which contain multiple listed buildings. Additionally, there are scheduled monuments within 3km to the south (Prehistoric field system), north-east (Milber Down camp) and north-west (Berry's Wood earthwork). It is possible residential development could cause disturbance to these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	--?/+?	<p>The site is located within 1km of the Main Towns of Newton Abbot and Kinkerswell. As such, uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of bus stops within Abbotskerswell, however these are not served by a frequent bus service. As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p> <p>As the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain significant negative and minor positive effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The site is predominantly greenfield and on flood zone 1. Areas to the south west and to the east of the site are on flood zone 2 and flood zone 3. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources</p>	--	<p>The site contains over 5ha of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining</p>

SA-T-5	South of Priory Road	
efficiently and minimise their loss or degradation.		<p>land within the site is Grade 3a, Grade 3b and Grade 4 agricultural land.</p> <p>The site does not contain any previously developed land and is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects due to development on high quality agricultural land.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	<p>Development should ensure no deterioration in the water quality of Aller Brook, which passes through the site boundaries but does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site has the capacity to deliver around 706 – 912 homes. However, the capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing completions from potentially more than one outlet, which in turn may increase pace of delivery.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Accessible Woodland, major open space, and is within 400m of Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The west of the site is within the 'Broadhempston/Abbotskerswell' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees below average levels of deprivation than compared to Devon as a whole and therefore new development is less likely to have a positive effect on wellbeing locally as a result of increased availability of homes in the area. The east of the site is located within the 'Kingerswell and surrounding areas' Middle Super Output Area which sees average levels of deprivation compared to the Devon as a whole and therefore the potential benefits of new homes are also limited. As such, negligible effects</p>

SA-T-5	South of Priory Road
	<p>are expected.</p> <p>The site is in close proximity to the edges of existing residential development, Abbotskerswell to the west, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. The site also lies adjacent to a railway line on its eastern border. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site is within 1km of Kingskerswell AQMA, so additional car movements from the site would negatively impact the poor air quality of the AQMA. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>11. ACCESS TO SERVICES</b></p> <p>To provide accessible and attractive services and community facilities for all ages and interests.</p>	<p>--/+</p> <p>The site is not located directly adjacent to any settlements. Abbotskerswell is located around 500m to the west and Kinkerswell is located within 1km to the south east. Improved cycling and walking access will be required to make the services located in these settlements accessible to the site. For a wider range of shops and facilities Newton Abbot is located within 3km to the north and is accessible by bus. As such, significant negative effects are expected.</p> <p>The site is within 500m of Abbotskerswell Primary School but it is not within 1km of any secondary schools. Additional primary school capacity is available in Newton Abbot and Kinkerswell as well as secondary schools being located in Newton Abbot. However, access to these schools is likely to be reliant upon transport by car or bus. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater</p>	<p>+</p> <p>The site is not directly adjacent to a Main Town but it is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site, and any additional homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 dwellings, the site will also provide small scale mixed use employment opportunities and small hub of</p>

SA-T-5	South of Priory Road	
Exeter.		shops and services. As such, minor positive effects are expected. The site is unlikely to have any negative impacts on tourism. Overall, minor positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located directly adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy. As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	-	The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of bus stops within Abbotskerswell, however these are not served by a frequent bus service. As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.

## SA-T-6: Land within Great Plantation

SA-T-6	Land within Great Plantation
<b>Authority Area:</b> Teignbridge	<p>Site: Land within Great Plantation</p> <p>Reference: SA-T-6</p>
<b>Site Area:</b> 24.5ha (Net 20ha)	
<b>Approximate total capacity:</b> 20ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Large flat site containing plantation forest and within the Ball Clay mineral safeguarding area. The site is promoted by Forestry Commission and contains a mix of coniferous and deciduous forest. The site borders the DNP to the west and the Heathfield industrial estate to the east.</p>	<p>Site Location in GESP Area</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site lies within 250m of Stover Park, SSSI and Stover, Local Nature Reserve and Country Park and within 1km of Bovey Heathfield, SSSI and Local Nature Reserve. The site lies entirely within Great Plantation County Wildlife Site (which contains remnant heath and acid grassland habitats which support dormice, breeding nightjar and for breeding pearl-bordered and dingy skipper butterflies) and within 1km of two County Wildlife Sites, Heathfield Pennyroyal Site and Heathfield Butterfly Reserve. The site contains priority habitat deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC and lies within South Hams SAC 4km buffer zone and partially within in the slight corridor of Greater Horseshoe Bats. The site is within Strategic Nature Area, coastal and floodplain grazing marsh. Bovey Heath SSSI is vulnerable to air pollution and to increased recreational use.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is considered to have landscape character of Lowland Plains and is flat and heavily forested. Development within the site would have an urbanisation effect on the environment. The impact of development could be mitigated by retaining strategic areas of woodland and green space. The site is low-medium landscape sensitivity as there is likely to be negligible impact on the setting of Dartmoor National Park.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>There are no heritage assets located within the site boundaries. There are heritage assets within close proximity to the site including a 15<sup>th</sup> century tin workings in the area known as Ilford Park to the south and Stover Park which forms part of a Registered Park and Garden to the south east (about 400m), both of which are the other side of the A38. There are multiple listed buildings within 3km of the site and Bovey Tracvey Conservation is around 2.5km to the north and contains multiple listed buildings. The nearest scheduled monument is around 1km to the north of the site (earthwork on Bovey Heath). It is possible that employment development could cause disturbance to these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE</b>	+	<p>The site is located within 5km of the Main Towns of Newton Abbot and Kingsteignton. As such,</p>

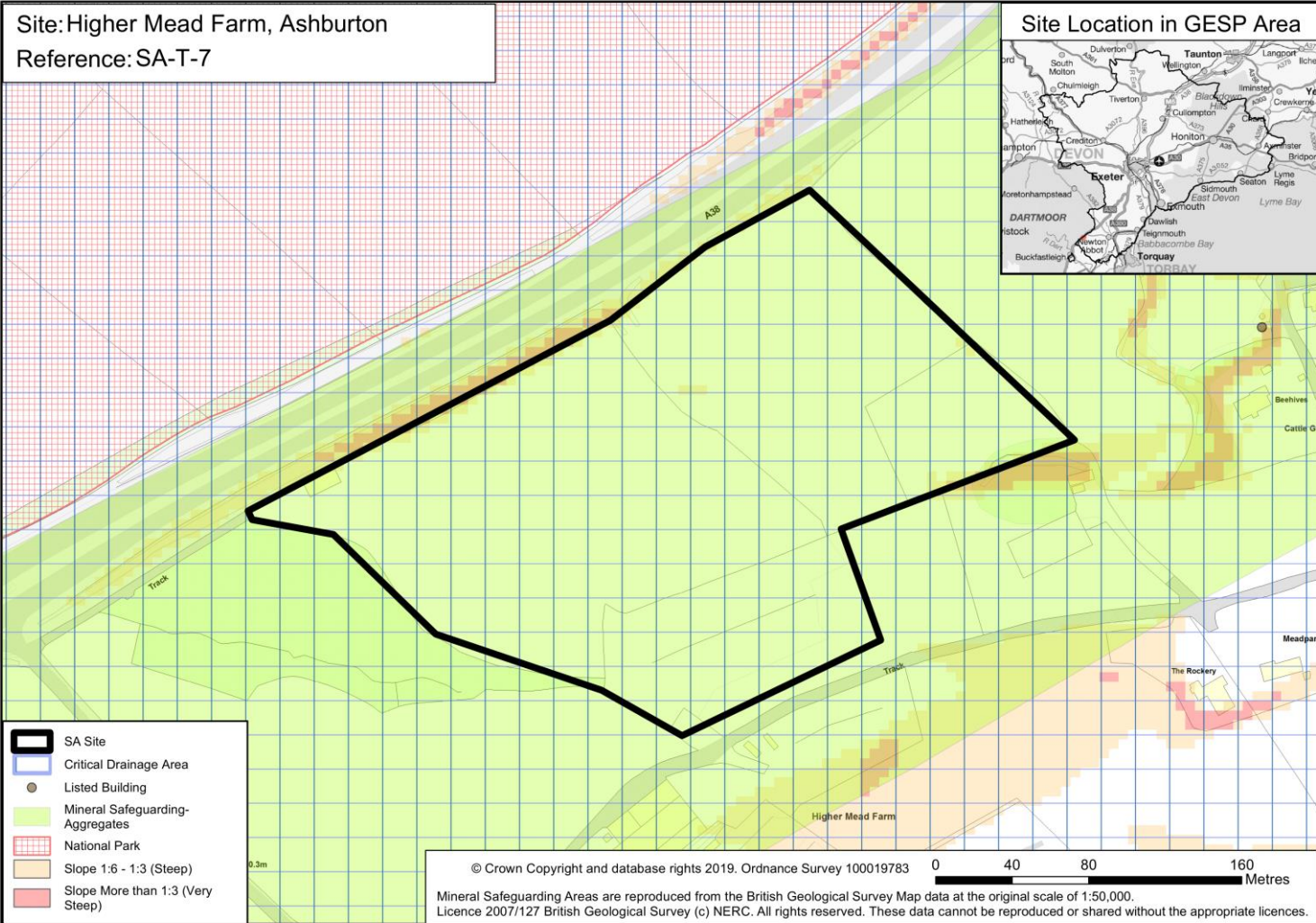
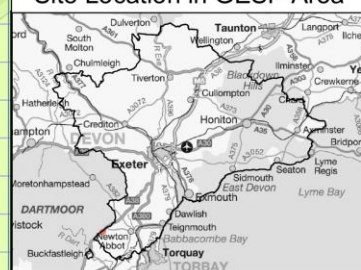


SA Objective	SA Score	Justification
<b>MITIGATION</b> To minimise greenhouse gas emissions.		<p>uncertain negligible effects are expected.</p> <p>This site is located within 1km of a cycle path and a railway station, however this railway station is not currently in operation. In addition, the site is located adjacent to a bus stop providing frequent bus services. As such, due to the proximity of the site to bus stops and cycle routes, minor positive effects are expected.</p> <p>As the site is expected to deliver 20ha of employment land, it is assumed that development of the site would provide sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>This site is located on land designated as 'non-agricultural'. It is presently assumed that the original presence of heathland (prior to the planting of conifers) would suggest the soil was of poor quality for agricultural purposes. As such, negligible effects are expected</p> <p>The site does not contain any previously developed land.</p> <p>The entirety of this site is located on an industrial Minerals Safeguarding Area (e.g. Ball Clay) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. As such, uncertain significant negative effects are expected, as there could be an opportunity to extract minerals before development goes ahead.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or	-?	<p>Development should ensure no deterioration of a small stream, which passes through the site boundaries and into Stover Country Park. However, it does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>

SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The presence of Ball Clay means achieving any residential development is very unlikely, and were parts of the site to be developed it would be for employment uses with a restricted lifespan.  As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site lies entirely within Accessible Woodland and open access land, both are major open spaces. Also, the site is within 400m of Public Rights of Way. As such, significant positive effects are expected.  In addition, as the site is expected to deliver 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected.  Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'Heathfield, Bickington, Ilsington' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees on average lower levels of deprivation than Devon as a whole. As such, development in this area is unlikely to be significantly affected by deprivation and is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.  The site is adjacent to existing employment site Heathfield industrial estate, which could provide additional benefits. However, the site is adjacent to existing residential development, including the village of Heathfield, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected.  Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	The site is located adjacent to Heathfield (an Undefined Village), which has poor access to services and facilities. Further facilities are available in Bovey Tracey, which is located around 3km to the north. As such, significant negative effects are expected.  The site is within 500m of a primary school (St Catherine's) but it is not within 1km of any secondary

SA Objective	SA Score	Justification
		<p>schools. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	+	<p>It is assumed that, as the site has the capacity to deliver 20ha of employment space, the site will also contain one small shop. Jobs would be created during the construction phase of the site.</p> <p>Overall, minor positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>This site is located within 1km of a cycle path and a railway station, however this railway station is not currently in operation. In addition, the site is located adjacent to a bus stop providing frequent bus services. As such, due to the proximity of the site to bus stops and cycle routes, minor positive effects are expected.</p> <p>The site has capacity for 20ha of employment land and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

### SA-T-7: Higher Mead Farm, Ashburton

SA-T-7	Higher Mead Farm, Ashburton
<b>Authority Area:</b> Teignbridge	<div data-bbox="616 287 1160 375"> <p>Site: Higher Mead Farm, Ashburton Reference: SA-T-7</p> </div>  <div data-bbox="616 1093 884 1316"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Critical Drainage Area</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>National Park</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1086 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>
<b>Site Area:</b> 5.9ha (Net 5.8ha)	
<b>Approximate total capacity:</b> 5.8ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Small site adjacent to A38, lying 2 km NE of Ashburton. Site is flat field with limited access onto A38. Site is otherwise isolated from other substantial development.</p>	<div data-bbox="1713 287 2072 590"> <p><b>Site Location in GESP Area</b></p>  </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site lies adjacent to Dartmoor, National Park. The site contains a small section of priority habitat deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC and Yellow with regard to Dartmoor SAC. The site is also within a South Hams SAC Greater Horseshoe Bat strategic flyway, and in a Greater Created Newt consultation zone. In addition, the hedgerows within the site may support other protected species.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in rural open countryside with landscape character considered to be Upper Farmed and Wooded Valley Slopes. Development within the site would have an urbanisation effect on the environment. The site is considered to be of high landscape sensitivity as it abuts the A38 and would be experienced by highway users, many of whom would be sensitive to the amenity of the landscape in close context to and on the approach to Dartmoor National Park. The site also has potential to erode the character and tranquillity of the Devon countryside for visitors and may also erode the nucleated character of Ashburton.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>There are no heritage assets contained within the site boundaries. There are multiple listed buildings within 3km of the site including a Grade II listed Limkiln around 100m to the east of the site. Additionally, there is Scheduled Monument around 2.7km west of the site (earthworks in Boro' Wood). It is possible that employment development may cause disturbance to these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?	<p>The site is not located within 5km of a Main Town or Exeter City. As such, uncertain significant negative effects are expected.</p> <p>The site is not located within 1km of cycle paths or railway stations. The site is located within 500m of bus stops however these are not served by frequent bus services. As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver less than 10 ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>

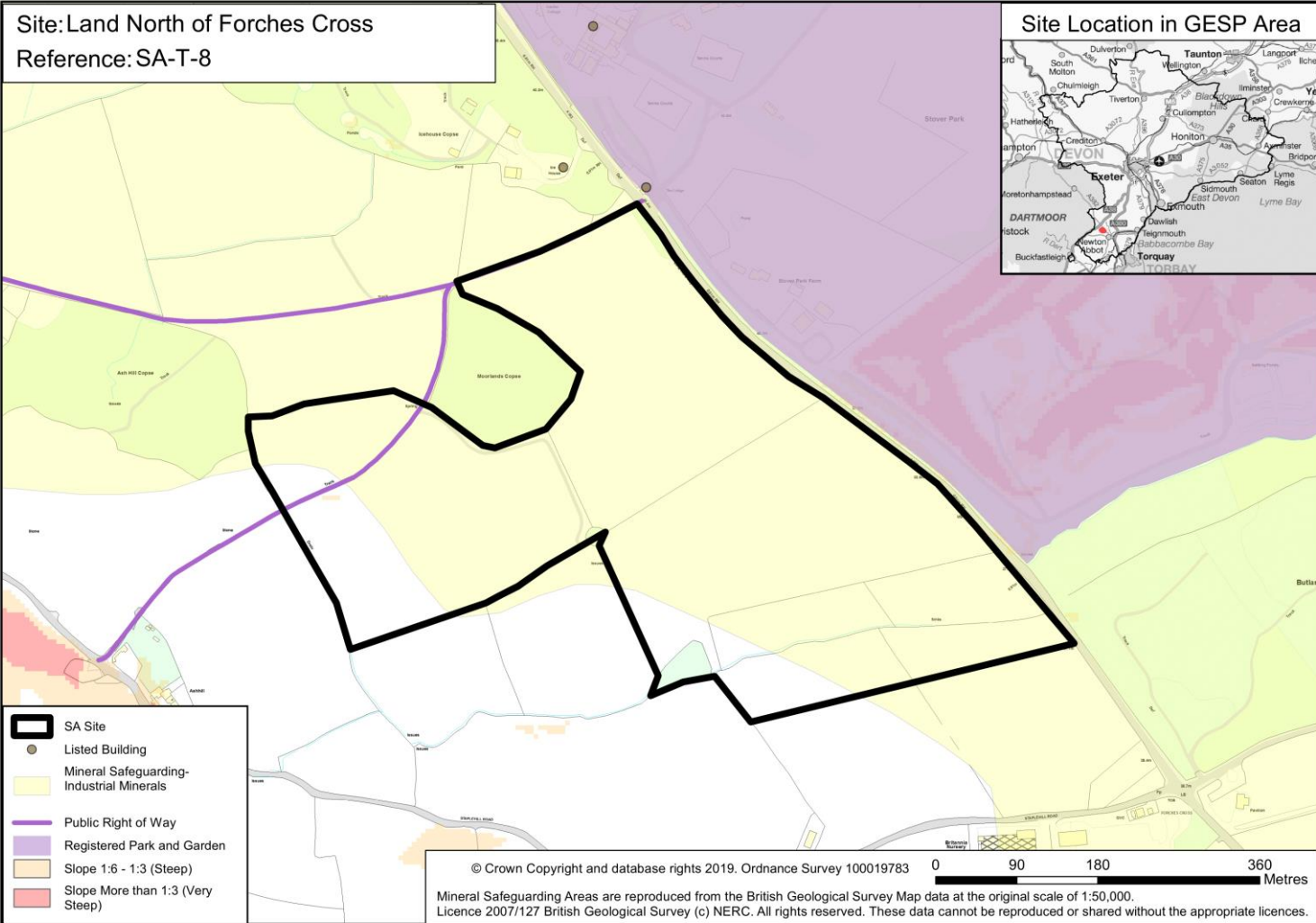
SA Objective	SA Score	Justification
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	-?	The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS). Therefore, uncertain minor negative effects are expected.
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	--?	The entirety of the site is comprised of Grade 3 agricultural land. As such, there is potential for development to cause significant negative effects due to the removal of high quality agricultural land. However, it this is uncertain as it cannot be ascertained whether it is Grade 3a or Grade 3b agricultural land. This site does not contain any previously developed land. The whole of the site area is within an aggregate Mineral Safeguarding Zone (eg. sand, gravel and limestone) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As this site is less than 10ha, uncertain minor negative effects are expected. Overall, uncertain significant negative effects are expected.
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	0	The site is not adjacent to and does not contain any watercourses. As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The site is proposed for employment purposes. As such, negligible effects are expected.



SA Objective	SA Score	Justification
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site is not within 800m of major open space, but is within 400m of Public Rights of Way. As such, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	0	The site is within the 'Ashburton and surrounding areas' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Devon and Mid Devon as a whole. As such, it is likely that a small employment development of this nature will provide potential improvements to the availability of employment in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected. The site is not in close proximity to an existing residential development. In addition, the site is not within 1km of an AQMA and has not been identified to have potential to result in increased traffic within an AQMA. Overall, negligible effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--	The site is not located adjacent to any settlements which could provide services to the site. People working in this location would most likely travel to Ashburton town centre for most of their basic requirements (2.9 km) by car or cycle. It may be possible to improve the safety of Gale Road/Dolbeare Road to make it more attractive to cycle. As such, significant negative effects are expected. Currently, the site only has access to standard broadband speeds (10-30Mbps). As such, negligible effects are expected. Overall, significant negative effects are expected.
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+?	It is assumed that, as the site has capacity to deliver less than 10ha of employment land, the site will contain no shops or services. Jobs would be created during the construction phase of the site. As the site has capacity to deliver less than 5ha of employment space, uncertain minor positive effects are expected.

SA Objective	SA Score	Justification
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	-	The site is not located within 1km of cycle paths or railway stations. The site is located within 500m of bus stops however these are not served by frequent bus services.  As such, due to the lack of accessible public transport links in proximity to the site, uncertain minor negative effects are expected.

## SA-T-8: North of Forches Cross

SA-T-8	North of Forches Cross
<b>Authority Area:</b> Teignbridge	<p>Site: Land North of Forches Cross Reference: SA-T-8</p>
<b>Site Area:</b> 23ha	
<b>Approximate total capacity:</b> 10ha employment	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> 23 ha of relatively flat fields on A382 1.7km north of Newton Abbot. Site could be well suited to providing strategic employment development for the Heart of Teignbridge area, subject to sensitive design and use of materials at this gateway location. In Mineral Safeguarding area for Ball Clay deposits.</p>	 <p>The map displays the SA-T-8 site area, which is outlined in black. The site is located north of Forches Cross, near Newton Abbot. The map shows various land use types, including agricultural fields (yellow), registered parks and gardens (purple), and mineral safeguarding areas (orange and red). A legend in the bottom left corner identifies the symbols used on the map. A scale bar in the bottom right corner indicates distances in metres (0, 90, 180, 360). An inset map in the top right corner shows the site's location within the Greater Exeter Strategic Plan (GESP) area.</p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site (Black outline)</li> <li>Listed Building (Brown dot)</li> <li>Mineral Safeguarding-Industrial Minerals (Orange)</li> <li>Public Right of Way (Purple line)</li> <li>Registered Park and Garden (Purple area)</li> <li>Slope 1:6 - 1:3 (Steep) (Light orange)</li> <li>Slope More than 1:3 (Very Steep) (Red)</li> </ul> <p><b>Scale:</b> 0 90 180 360 Metres</p> <p><b>Location Inset:</b> Site Location in GESP Area</p> <p><b>Copyright and Licence:</b> © Crown Copyright and database rights 2019. Ordnance Survey 100019783. Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site is located within 1km of Stover Park SSSI (also known as Stover Country Park and Local Nature Reserve) and two County Wildlife Sites, Ventiford Meadows and Gorse Blossom Copse. The site has been flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. The south eastern section of the site lies within Strategic Nature Area coastal and floodplain grazing marsh. The site borders the South Hams SAC sustenance zone for Greater Horseshoe Bats, and is within the Cirl Bunting consultation zone. The site also wraps around Moorland Copse (broadleaved woodland) which is an unconfirmed wildlife site.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is situated in rural open countryside with landscape character considered to be Lowland Plains. Development within the site would have an urbanisation effect on the environment. The north of the site is considered to be of low-medium landscape sensitivity as there would be negligible impact on the setting of Dartmoor National Park. The south of the site is of medium landscape sensitivity due to there being potential for the nucleated character of Newton Abbot to be eroded by development.</p> <p>As such, uncertain minor negative effects are expected. The sensitivity assessment for this site was based on a slightly different site boundary to that which has now been included in the SA, which contributes additional uncertainty to the potential effect identified.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. However, the site within 3km of multiple designated assets including Stover Park (Registered Park and Garden) immediately to the north, which contains multiple listed buildings including Grade II listed Stover School. The site is adjacent to and contains in part an unscheduled double ditched rectangular enclosure and linear cropmark shown on aerial photographs, which may require further archaeological investigation. Additionally, Castle Dyke (a Scheduled Monument) is around 1.8km to the south and Kingsteignton Conservation Area, which contains multiple listed buildings, is around 2.8km to the east. It is possible that employment development could cause disturbance to these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This is of particular importance for this site as it is located in a visually prominent entry point to Newton Abbot. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>

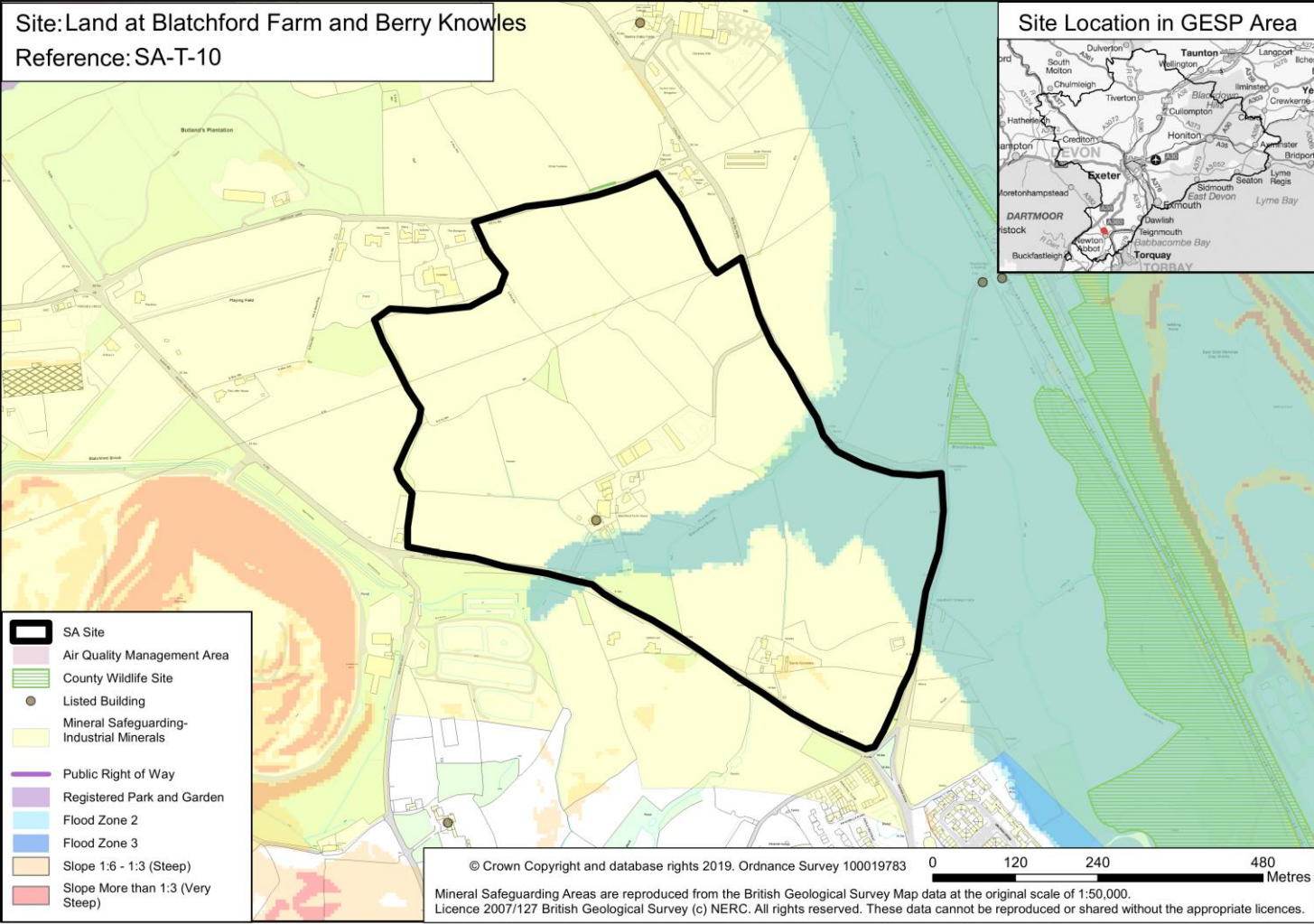
SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is located within 5km of the Main Towns of Newton Abbot and Kingsteignton. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of existing cycle routes or railway stations. The site is however located within 500m of bus stops that provide frequent bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver 10ha of employment land, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The entirety of this site (23ha) is comprised of Grade 3 agricultural land. As such, significant negative effects are expected as there is potential for development to result in the loss of high quality agricultural land. However, this effect is uncertain as it is unclear whether it is Grade 3a or Grade 3b agricultural land.</p> <p>The majority of this site is located within an industrial Minerals Safeguarding Area (e.g. Ball Clay) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. In addition, the site is in close proximity to two Clay Workings at Teigngrace and Ringslade. It is expected that development would only be acceptable if the mineral deposits demonstrated to be unviable or if the development was deemed 'temporary' with the option to extract the clay after the lifetime of the development. As such, uncertain significant negative effects are expected, as there could be an opportunity to extract the minerals before development goes ahead.</p> <p>The site does not contain any previously developed land.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>	0	<p>The site is not adjacent to and does not contain any watercourses.</p>

SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The presence of the Ball Clay resource means that residential development is unlikely to be suitable without satisfying Mineral Plan policies, and the site would instead be more appropriate for employment uses. The site has good access to the highway network, which is set to improve. As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	The site is not within 800m of major open space, but is within 400m of Public Rights of Way. As such, minor positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	The site is within the 'South West Newton Abbot and areas to the West of Newton Abbot' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Devon and Mid Devon as a whole. As such, it is likely that a large employment development of this nature will provide potential improvements to the availability of employment in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected. The site is not in close proximity to an existing residential development. Also, the site is not within 1km of an AQMA. However, car movements to and from the site are likely to increase traffic congestion to and from Newton Abbot which includes the Knowles Hill AQMA. As such, minor negative effects are also expected. Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	The site is not located adjacent to any settlements that could provide facilities to the site. If the site was developed for employment purposes it may benefit from the planned community hub allocation at NA1, which may include a small area of retail and other facilities, and is likely to be only a little over 1km away. Newton Abbot town centre is 2.8km away and includes a full range of services and



SA Objective	SA Score	Justification
		<p>facilities. As such, significant negative effects are expected.</p> <p>The site is adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<p><b>12. JOBS AND LOCAL ECONOMY</b></p> <p>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.</p>	+	<p>It is assumed that, as the site has the capacity to deliver 10ha of employment land, the site will also contain one small shop. Jobs would be created during the construction phase of the site.</p> <p>As the site has capacity to deliver over 5ha of employment space, minor positive effects are expected.</p>
<p><b>13. CITY AND TOWN CENTRES</b></p> <p>To safeguard and strengthen the vitality and viability of our city and town centres.</p>	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	+	<p>The site is not located within 1km of existing cycle routes or railway stations. The site is however located within 500m of bus stops that provide frequent bus services.</p> <p>As such, due to the proximity of bus stops, minor positive effects are expected.</p>

## SA-T-10: Land at Blatchford Farm and Berry Knowles

SA-T-10	Land at Blatchford Farm and Berry Knowles
<b>Authority Area:</b> Teignbridge	<div data-bbox="622 352 1167 443"> <p>Site: Land at Blatchford Farm and Berry Knowles Reference: SA-T-10</p> </div>  <div data-bbox="622 1034 898 1380"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Air Quality Management Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Industrial Minerals</li> <li>Public Right of Way</li> <li>Registered Park and Garden</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1093 1300 2072 1380"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div>
<b>Site Area:</b> 37.4ha (Net 25ha)	
<b>Approximate total capacity:</b> 25ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> c35ha of gently rolling land adjacent to A382, Whitehills allocation and 2km from Newton Abbot centre. Site likely to benefit from highway improvements linking to Jetty Marsh. 3 land ownerships capable of accommodating strategic employment growth if Ball Clay issues can be resolved.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	+/-?	<p>The site lies adjacent to Teigngrace Deptford Pink site County Wildlife Site and within 250m of West Golds &amp; Jetty Marshes County Wildlife Site. The site is also within 1km of Churchills County Wildlife Site and Local Nature Reserve and three County Wildlife Sites, Stover Canal, Teigngrace and Bovey/Teign Confluence. The site contains a small section of priority habitat, deciduous woodland and almost entirely lies within Strategic Nature Area coastal and floodplain grazing marsh. The site is within the Cirl Bunting and Greater Created Newt consultation zones and contains mature hedgerows and a small area of trees which may provide a habitat for other priority species. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 20ha of employment land, and therefore is expected to retain and provide local green infrastructure that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in rural open country side with some agricultural buildings and is considered to be predominantly Lowland Plains landscape character. Part of the site is of medium landscape sensitivity due to potential for eroding the nucleated character of Newton Abbot. As such, uncertain minor negative effects are expected.</p> <p>The remaining area within the site is of medium-high landscape sensitivity due to higher potential to erode the nucleated character of Newton Abbot and its rural, undeveloped setting. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains Blatchford Farmhouse, which is a Grade II listed building. The site also contains Berry Knowles Farmstead, which is a late 19<sup>th</sup> century, unscheduled monument. There are multiple designated assets within 3km of the site including Grade II listed buildings and Castle Dyke (a Scheduled Monument) is located around 1km to the south. Additionally, Stover Park (a Registered Park and Garden) is located around 500m north of the site. It is possible that employment development could cause disturbance to these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic</p>

SA Objective	SA Score	Justification
		<p>environment. This will involve ensuring there is a sufficient buffer zone around the listed building contained within the site. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative effects and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	+	<p>The site is located within 5km of the Main Towns of Newton Abbot and Kingsteignton. As such, uncertain negligible effects are expected.</p> <p>This site is located within 1km of a cycle path and a railway station, however this railway station is not currently in operation. In addition, the site is located within 500m of bus stops that are served by regular bus services. As such, due to the proximity of bus stops and cycle routes, minor positive effects are expected.</p> <p>As the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	--?	<p>The site is predominantly brownfield and there is no significant flood risk within the area. However, areas to the east and in the centre of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--?	<p>The southern area of the site contain under 5ha of Grade 3a agricultural land whilst the north of the site contains over 5ha of Grade 3 agricultural land. As such, uncertain significant negative effects are expected as it is not clear whether land in the north of the site is Grade 3a or Grade 3b. The remaining land within the site is Grade 3b, Grade 4 and a small area of non-agricultural land.</p> <p>The site contains over 5ha of Grade 3a agricultural land. As such, there is potential for a significant negative effect due to the loss of high quality agricultural land during development.</p> <p>The site does not contain any previously developed land apart from a farm.</p> <p>The entirety of this site is within an industrial Minerals Safeguarding Area (e.g. Ball Clay) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an</p>


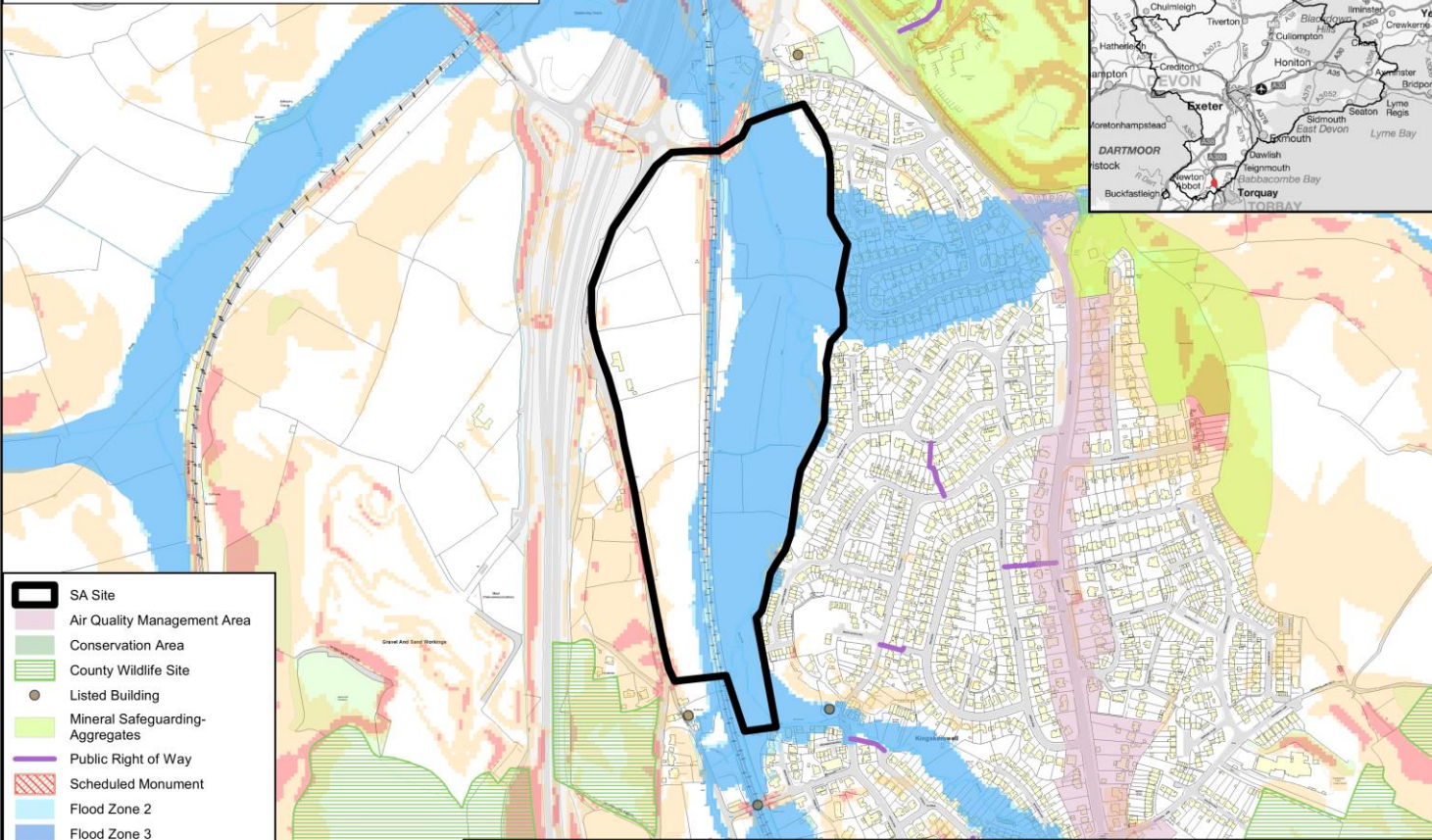
SA Objective	SA Score	Justification
		<p>opportunity to extract the mineral resource prior to development going ahead. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected, due to development on high quality agricultural land and development within a mineral safeguarding area.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	<p>Development should ensure no deterioration in the water quality of Blatchford Brook, which passes through the centre of the site but does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>The site is within the Ball Clay consultation zone, and therefore not suitable for residential development. However, the site may be suitable for employment purposes, subject to overcoming mineral concerns and other constraints.</p> <p>As such, negligible effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but is within 400m of the National Cycle Route. As such, minor positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'South West Newton Abbot and areas to the West of Newton Abbot' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Devon as a whole. It is likely that a large employment development of this nature will provide potential limited improvements to the availability of employment in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is not adjacent to existing residential development, but is in close proximity to Newton Abbot</p>

SA Objective	SA Score	Justification
		<p>to the south and Kingsteignton to the east, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected.</p> <p>The site is within 1km of Newton Abbot AQMA. While upgrades to the public transport system are expected which would alleviate the impact of traffic generated by the site, car movements to and from this site could potentially contribute to worsening air quality within the AQMA. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located directly adjacent to any settlements that could provide services to the site. Newton Abbot (to the south) and Kingsteignton (to the east) are both within 3km of the site and could provide a range of services. However, access is limited due to there being a lack of footways and cycle paths. As such, significant negative effects are expected.</p> <p>The site is located adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>It is assumed that, as the site has capacity to deliver over 20ha of employment space, the site will provide a limited number of shops other services. Jobs would also be created during the construction phase of the site.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town centre. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>	+	<p>This site is located within 1km of a cycle path and a railway station, however this railway station is not currently in operation. In addition, the site is located within 500m of bus stops that are served by regular bus services. As such, due to the proximity of bus stops and cycle routes, minor positive</p>



SA Objective	SA Score	Justification
To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		<p>effects are expected.</p> <p>The site has capacity for over 20ha of employment land and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-T-11: Land East of Old Newton Road, Kingskerswell

SA-T-11	Land East of Old Newton Road, Kingskerswell
<b>Authority Area:</b> Teignbridge	
<b>Site Area:</b> 19.5ha (Net 6ha)	
<b>Approximate total capacity:</b> 6ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> Flat land between Kingskerwell and A380 South Devon Highway. Over half the site (east of railway line) is in flood zone 3. A single dwelling with large 1.2ha curtilage occupies the western half of the site.</p>	<div data-bbox="616 287 2072 1316"> <div data-bbox="616 287 1153 375"> <p>Site: Land East of Old Newton Road, Kingskerswell</p> <p>Reference: SA-T-11</p> </div> <div data-bbox="1713 287 2072 590"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="616 375 2072 1236">  <div data-bbox="616 957 896 1316"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Air Quality Management Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1086 1236 2072 1316"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 125 250 500 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site is within 1km of Aller Sand Pit, SSSI. The site is also within 250m of Yanndon Lane Fields County Wildlife Site and within 1km of three additional County Wildlife Sites, Forde Fields, Kerswell Down &amp; Whilborough Common and Kerswell Hill. The site contains priority habitats, coastal and floodplain grazing marsh and traditional orchard. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. The entire site falls within the Strategic Flyways for Greater Horseshoe Bats and Cirl Bunting and Greater Crested Newt consultation zones. Otter (European protected species) are recorded on site (in the Aller Brook) as well.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is situated in rural open country side with a large residential area located to the east of the site. It is considered to be predominantly Settled Valley Floors in landscape character. Development within the site would have urbanisation effect on the environment. The site is of low-medium landscape sensitivity as the site is unlikely to have any significant landscape impacts.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any statutorily designated heritage assets within its boundaries. However, there are mult there are four unscheduled monuments (a Palaeolithic flint find, irregular earthworks from clay extraction, a millpond and a possible cemetery), which may require further archaeological investigation. The site also contains an old surviving orchard around the 'Trees' property. Avoiding development on the orchard would reduce the developable area by 1.2 ha. There are designated assets within 3km including Kingkerswell Conservation Area, which is located 200m to the south and contains multiple listed buildings. Additionally, there are scheduled monuments around 600m to the south-west (a Prehistoric field system) and around 1km to the north-east (Milber Down camp). It is possible that employment development could cause disturbance to these historic environment assets.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?/+	<p>The site is located adjacent to the Main Town of Kingskerwell. As such, uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of cycle paths or a railway station. However, the site is located within 500m of bus stops on Kingskerswell Road that are served by regular bus services. As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such,</p>

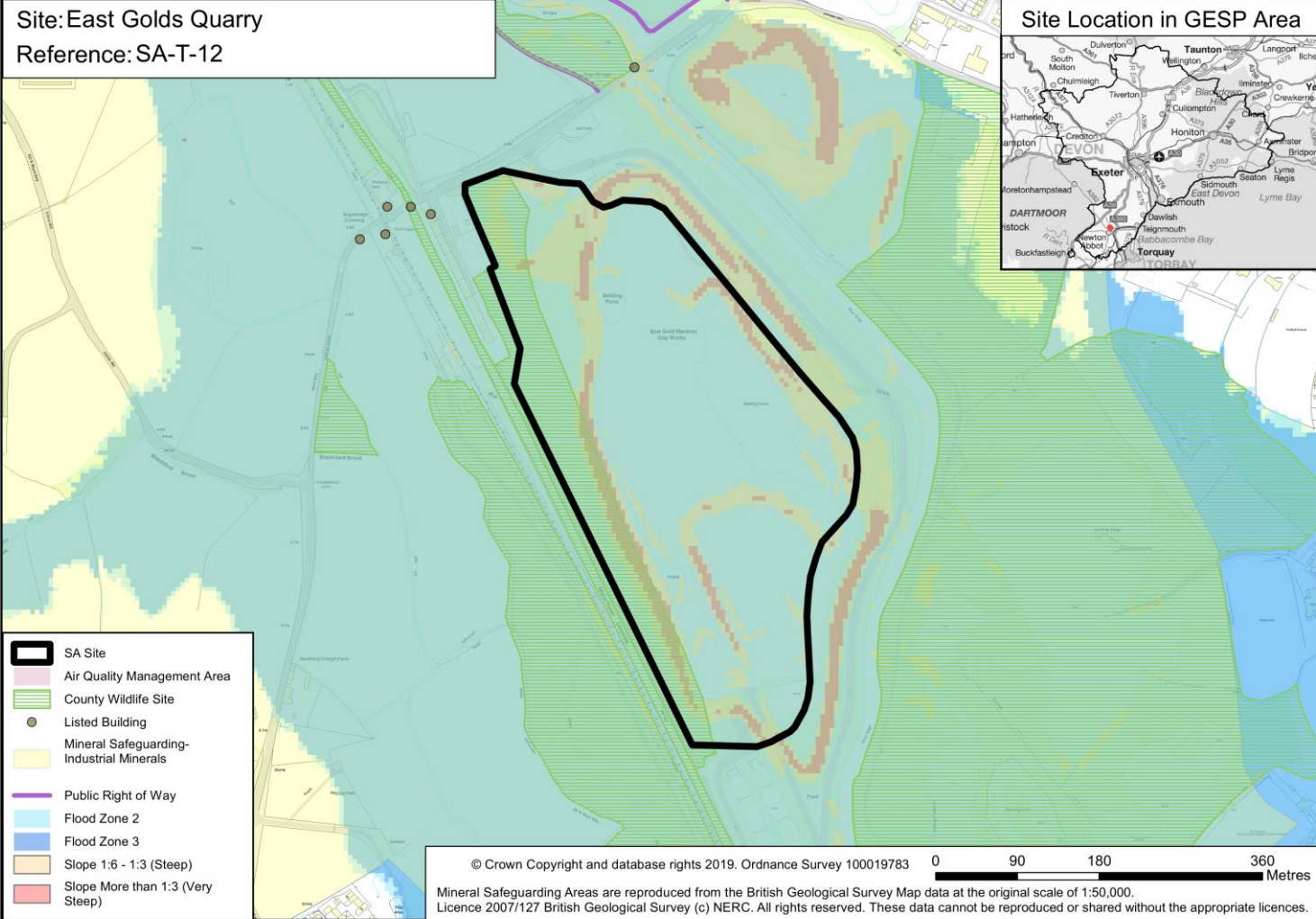
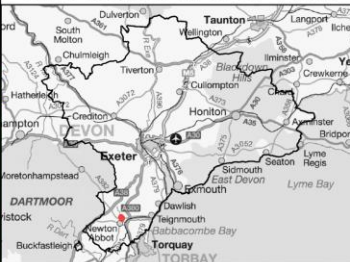
SA Objective	SA Score	Justification
		uncertain significant negative effects are also expected. Overall, mixed minor positive and uncertain significant negative effects are expected.
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	--?	The site is predominantly greenfield and on flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).  Therefore, uncertain significant negative effects are expected.
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	0	The majority of the site is located on Grade 4 agricultural land with patches of Grade 3b agricultural land in the west of the site as well as a strip of non-agricultural land that passes through the centre of the site. As such, negligible effects are expected.  Although the site does not contain any previously developed land that could be reused, it is noted that the site does contain a small area of agricultural development in the north west of the site.  The site is not located within any Minerals Safeguarding Areas.  Overall, negligible effects are expected.
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	-?	Development should ensure no deterioration in the water quality of Allier Brook, which passes through the boundaries of the site but does not flow into the Exe Estuary SPA.  As such, uncertain minor negative effects are expected.
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	Half the site is undevelopable for housing due to flood zone 3. The remaining 5.5ha area of land is too small to warrant being a GESP allocation, although it could be considered in the Local Plan process. The site is therefore being considered for employment land.  As such, negligible effects are expected.
<b>9. HEALTH</b>  To support healthy and active communities where people can enjoy healthy lives with access to attractive	++	The site is within 800m of Accessible Woodland and Open access land, both major open spaces. The site is also within 400m of Public Rights of Way.  As such, significant positive effects are expected.

SA Objective	SA Score	Justification
environments and opportunities to enjoy and experience them.		
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'Kingskerswell and surrounding areas' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees average levels of deprivation than Devon as a whole. It is likely that a small employment development of this nature will provide potential limited improvements to the availability of employment in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential development, the town of Kinkerswell, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. The site may experience additional localised noise and light pollution due to the proximity of the A380 and the railway line. The site is also adjacent to existing employment site, Aller Mill, Kingskerswell, which could have additional benefits. As such, minor negative effects are expected.</p> <p>The site is within 1km of Kingskerswell AQMA. Car movements to and from this site could potentially contribute to worsening air quality within the AQMA. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	+	<p>The site is located adjacent to Kinkerswell (a Main Town), which provides shops and facilities. Additionally, the site lies about 3.5km from Newton Abbot town centre, about 6km from Torquay town centre, and 3.5km from the Torbay 'Willows' shopping centre. Both settlements have a wide range of services and facilities accessible by car or by bus. As such, minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater	+	<p>It is assumed that, as the site has the capacity to deliver less than 10ha of employment space, the site will not deliver any shops or services. Jobs would be created during the construction phase the site.</p> <p>As the site has capacity to deliver over 5ha of employment space, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
Exeter.		
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	+	The site is located adjacent to Kingskerswell (a Main Town). A new employment site may support the vitality and viability of the existing town centres by increasing the number of day-to-day visitors and supporting businesses and services there. As such, minor positive effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle paths or a railway station. However, the site is located within 500m of bus stops on Kingskerswell Road that are served by regular bus services. As such, due to the proximity of bus stops, minor positive effects are expected.



## SA-T-12: East Golds Quarry

SA-T-12	East Golds Quarry
<b>Authority Area:</b> Teignbridge	<div data-bbox="616 308 909 379"> <p>Site: East Golds Quarry Reference: SA-T-12</p> </div>  <div data-bbox="1742 308 2072 339"> <p>Site Location in GESP Area</p> </div> 
<b>Site Area:</b> 15.1ha (Net 6.6ha)	
<b>Approximate total capacity:</b> 204 – 264 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> 15 ha of Land near Teign Bridge, Kingsteignton, lying between the river Teign and the disused Stover Canal / old Heathfield railway branch line. The land is currently being quarried and is entirely in flood zone 3. The site is identified by landowner/promoter as not being available for 15 years.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site lies within West Golds &amp; Jetty Marshes County Wildlife Site and adjacent to Stover Canal County Wildlife Site. The site is within 250m of two County Wildlife Sites, Rackerhayes Ponds and Bovey/Teign Confluence and within 1km of Churchills Local Nature Reserve and County Wildlife Site. The site contains priority habitat deciduous woodland and lies entirely within Strategic Nature Area coastal and floodplain grazing marsh. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC and as Yellow with regard to Dartmoor SAC. The site is also just outside the South Hams SAC 4km buffer zone, but is largely within a strategic flyway for Greater Horseshoe Bats which runs along the Teign. There are also many recordings of Otter in the area. The site also includes an unconfirmed wildlife site (Wetland habitat), and is in a Greater Crested newt consultation zone. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the canal and woodland patches, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of a previously used quarry with a wooded area in the west of the site. The landscape character of the site is considered to be Sparsely Settled Farmed Valley Floors. The site is of medium-high landscape sensitivity due to the potential for ground levels to be substantially raised during development which would increase the landscape impact, particularly given the site is in a largely undeveloped gap between two large settlements.</p> <p>As such, uncertain, significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any designated heritage assets within its boundaries. There are multiple designated assets within 3km including The Old Teign Bridge and Arched Causeway to the immediate north-east, which are both Grade II listed. The impact of additional traffic on these structures is unknown, but could be negative given the bridges are old and have limited capacity. Kingsteignton Conservation Area is located around 1km to the east and contains multiple listed buildings. Additionally, Castle Dyke (a Scheduled Monument) is located around 1.5km to the south-west and Stover Park (a Registered Park and Garden) is located around 1km to the north-west of the site. It is possible that residential development could cause disturbance to these historic environment assets.</p>

SA Objective	SA Score	Justification
		As such, uncertain minor negative effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	--?/+?	<p>The site is located within 1km of the Main Towns of Newton Abbot and Kingsteignton. As such, uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of railway stations. However, the site is located adjacent to the cycle path along the former Stover Canal, which provides good access south towards Jetty Marsh. The site is also located within 500m of the bus stop at Newton Abbot Hospital, which is served by a regular bus service between 9.35am and 3.30pm. However, the site is separated from the bus stop and cycle path by a railway line, which could prevent access in parts of the site. As such, due to the proximity to partially inaccessible bus and cycle links, uncertain minor positive effects are expected.</p> <p>As the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain minor positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly brownfield and on flood zone 3. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore uncertain minor negative effects are expected</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	0	<p>The entirety of the site is located on non-agricultural land. As such, negligible effects are expected.</p> <p>The site does not contain any previously developed land apart from mineral extraction sites which are excluded from the NPPF definition.</p> <p>The whole of the site is located within an industrial Minerals Safeguarding Area (e.g. Ball Clay). However, the operator has stated that minerals extraction will have already taken place before development and that development on the site will not impact other mineral extraction sites nearby. As such, negligible effects are expected.</p> <p>Overall, negligible effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or	-?	<p>Development should ensure no deterioration in the water quality of the River Teign, which runs adjacent to the sites eastern boundary but does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>

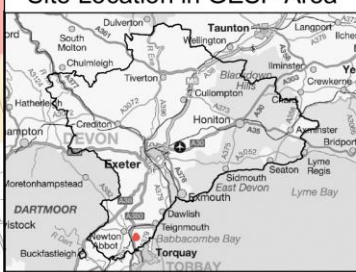
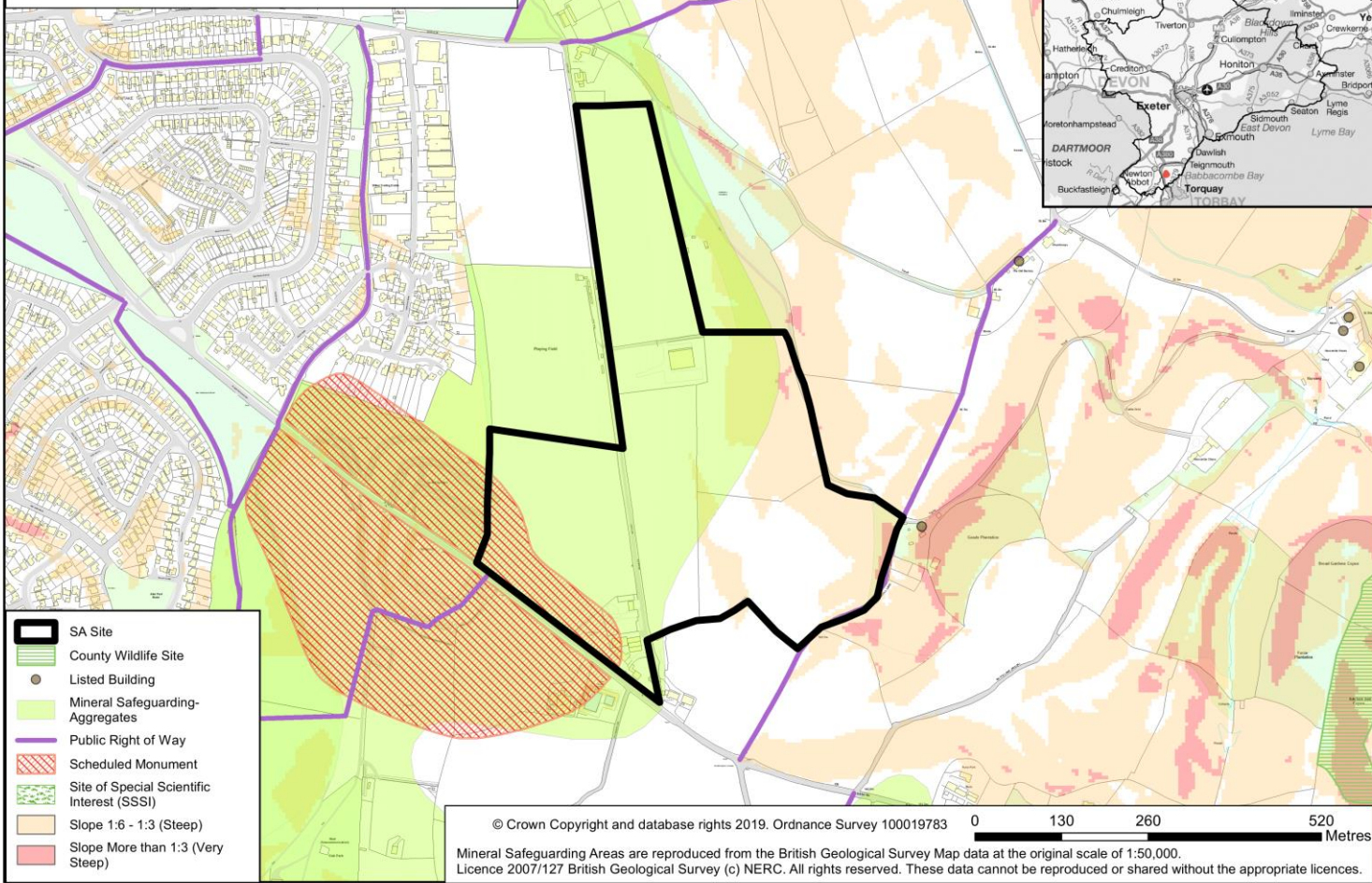
SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>The site has potential to accommodate 204 - 264 homes. However, given it is in flood zone 3, residential development would not be suitable here. The site is stated as not being available for 15 years, so is unlikely to come forward in the plan period.</p> <p>As such, negligible effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but is within 400m of the National Cycle Route and Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the 'South West Newton Abbot and areas to the West of Newton Abbot' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees average levels of deprivation than compared to Devon as a whole. It is likely that a large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is in close proximity to existing residential developments, Newton Abbot to the south and Kingsteignton to the east, both of which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is adjacent to a railway line. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are also expected.</p> <p>The site is within 1km of Newton Abbot AQMA. Car movements from the site would negatively impact the AQMA through the increase of increased traffic and air pollution. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive	--	<p>The site is not located directly adjacent to any settlements and therefore has limited access to services. As such, significant negative effects are expected.</p>

SA Objective	SA Score	Justification
services and community facilities for all ages and interests.		<p>The site is within 1km of two primary schools (St Michael's and Kingsteignton) and Coombeshead Academy and Newton Abbot College are just over 1km away. A new primary school is planned nearby at Newcross in Kingsteignton, which could provide additional capacity to the site if necessary. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate schools on site. As such, minor negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is not located adjacent to a Main Town but it is within 1km of existing or proposed employment sites which could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities and no shops or services. As such, negligible effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road	+?	<p>The site is not located within 1km of railway stations. However, the site is located adjacent to the cycle path along the former Stover Canal, which provides good access south towards Jetty Marsh. The site is also located within 500m of the bus stop at Newton Abbot Hospital, which is served by a regular bus service between 9.35am and 3.30pm. However, the site is separated from the bus stop and cycle path by a railway line, which could prevent access in parts of the site.</p> <p>As such, due to the proximity to partially inaccessible bus and cycle links, uncertain minor positive</p>

SA Objective	SA Score	Justification
networks and other transport infrastructure both within the Greater Exeter area and beyond.		effects are expected.



### SA-T-13: Land at Long Lane, Milber

SA-T-13	Land at Long Lane, Milber
<b>Authority Area:</b> Teignbridge	<div data-bbox="613 320 2074 1350"> <div data-bbox="613 320 1160 400"> <p>Site: Land at Long Lane, Milber Reference: SA-T-13</p> </div> <div data-bbox="1720 320 2074 624"> <p>Site Location in GESP Area</p>  </div> <div data-bbox="613 403 2074 1350">  <div data-bbox="613 1054 887 1350"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Mineral Safeguarding-Aggregates</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1093 1270 2074 1350"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div> </div>
<b>Site Area:</b> 25.1ha (Net 10.2ha)	
<b>Approximate total capacity:</b> 316 – 408 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> 24 ha of land on eastern side of Newton Abbot at top of Shaldon Road to the east of Milber. The site lies on top of the ridge in a prominent location, and includes a Scheduled Ancient Monument in the SW corner and a Roman Road. The fields on the eastern half of the site slope down towards the east.</p>	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	+/-?	<p>The site is within 1km of Aller Sand Pit, SSSI and four County Wildlife Sites, Netherton, Netherton Fields, Church Town Farm and Forde Fields. The site contains a small patch of priority habitat deciduous woodland. The site is entirely within the Cirl Bunting and Greater Crested Newt consultation zones and a Greater Horseshoe Bat strategic flyway lies 400m to the east. As such, uncertain minor negative effects are expected.</p> <p>Existing green infrastructure on the site, including woodland patches, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated on greenfield land with a large area of residential development to the west associated with Newton Abbot. The site's landscape character is considered to be Coastal Slopes with Combes with Settlement and development would cause an urbanisation effect in this environment. The site is of high landscape sensitivity as it is prominent in the landscape due to being positioned on the ridge of a hill. Therefore, it would be necessary to ensure appropriate landscaping and planting take place during development to minimise impacts.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	--?/+?	<p>The south west of the site contains part a Scheduled Monument within its boundaries (Milber Down Camp). There are further designated assets within 3km of the site including at the eastern boundary of the site, which is adjacent to Wren Cottage, a Grade II listed building. There are multiple listed buildings contained within Coffinswell Conservation Area around 800m to the south of this site. Additionally, there are listed buildings located around 600m east and around 800m to the north-east of the site. Development has the potential to compromise the setting and fabric of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This will involve ensuring there is a sufficient buffer zone around the Scheduled Monument contained within the site. As such, uncertain minor positive effects are expected.</p>

SA Objective	SA Score	Justification
		Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	--?/+?	<p>The site is located within 1km of the Main Town of Newton Abbot. As such, uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. Although the site is located within 500m of bus stops, these bus stops are only served by a frequent bus service between 9.35am and 3.30pm. As such, due to the proximity of partially frequent bus stops, uncertain minor positive effects are expected.</p> <p>As the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain minor positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>Over 5ha of the site is comprised of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. The remaining land within the site is consists of Grade 3 agricultural land.</p> <p>The site does not contain any previous development apart from agricultural buildings.</p> <p>Over 50% of the site is located within an aggregate Minerals Safeguarding Area and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As such, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>	-?	The site is not adjacent to and does not contain any watercourses.

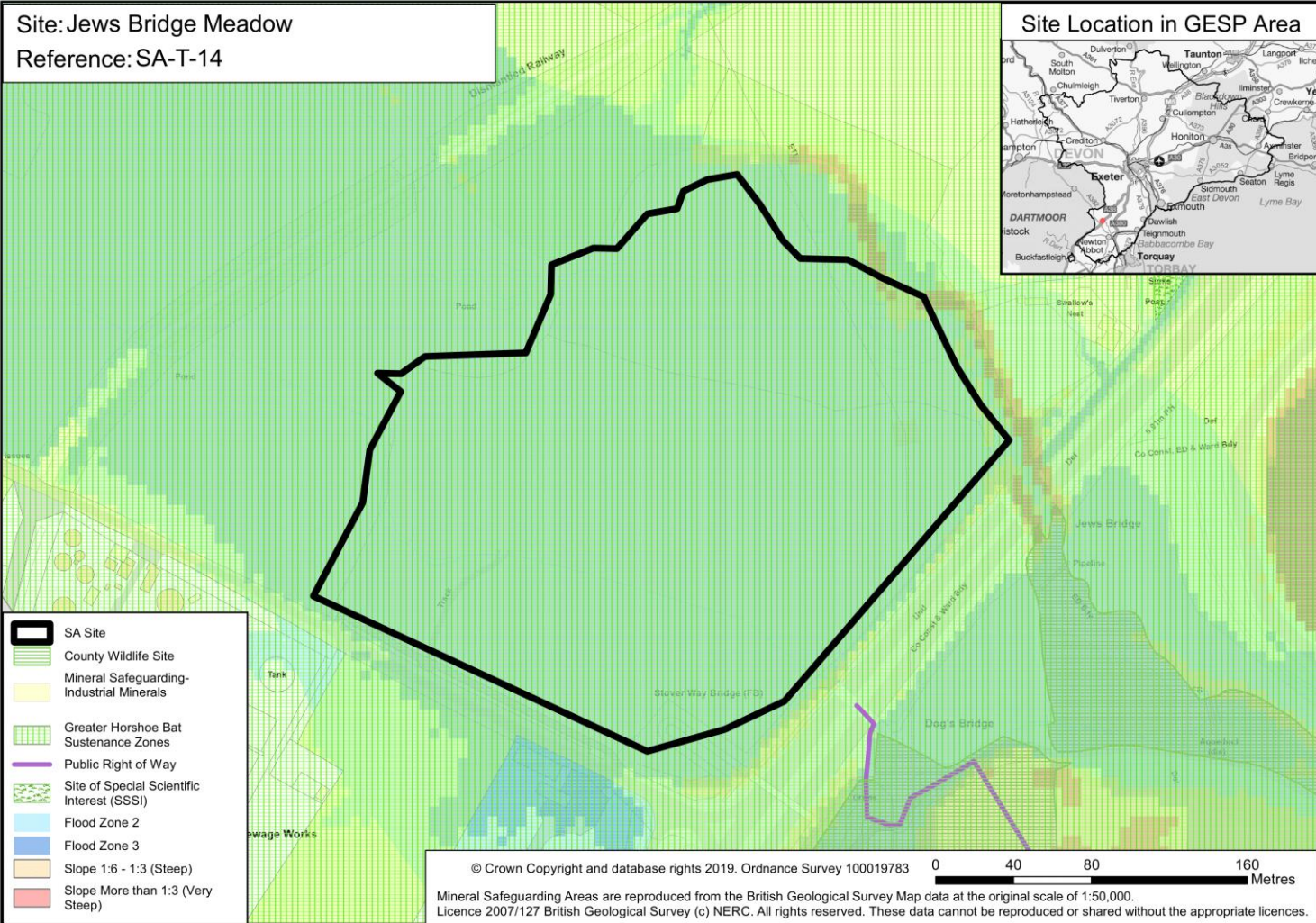
SA Objective	SA Score	Justification
To utilise our water resources efficiently and minimise their loss or degradation.		As such, negligible effects are expected.
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate about 316 – 408 homes. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. This range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Accessible Woodland, major open space, and lies adjacent to Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the 'South West Newton Abbot and areas to the West of Newton Abbot' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment reporting of index of multiple deprivation, sees average levels of deprivation than compared to Devon as a whole. It is likely that a large residential development of this nature will provide potential improvements to the availability of homes in the area, which will provide broad wellbeing benefits. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential developments, Newton Abbot to the west, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. As such, minor negative effects are also expected.</p> <p>The site is within 1km of Kingskerswell AQMA. Car movements from the site would negatively impact the AQMA through the increase of increased traffic and air pollution. In addition, the nearby Milber employment estate may be an additional significant source of noise, light and air pollution. As such, significant negative effects are expected.</p>

SA Objective	SA Score	Justification
		Overall, significant negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--	<p>The site is not located directly adjacent to any settlements. Newton Abbot is located to the west; however, limited services are available in this part of the town. The site lies 3.5km from Newton Abbot town centre which provides a wide range of services and community services. Exeter is accessible by road or rail and includes higher education and secondary health services as well as additional cultural facilities. As such, significant negative effects are expected.</p> <p>The site is not within 1km of any primary schools or secondary schools. Haytor View Primary School is the closest school to the site at around 2km away. Other schools are further away in Newton Abbot. As such, uncertain minor negative effects are expected.</p> <p>Currently, the site only has access broadband speeds of less than 10Mbps. As such, minor negative effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate any schools on site. As such, minor negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is not directly adjacent to a Main Town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities with no shops or services. As such, negligible effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located directly adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND</b>	+?	<p>The site is not located within 1km of cycle routes or railway stations. Although the site is located</p>

SA Objective	SA Score	Justification
<p><b>TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>		<p>within 500m of bus stops, these bus stops are only served by a frequent bus service between 9.35am and 3.30pm.</p> <p>As such, due to the proximity of partially frequent bus stops, uncertain minor positive effects are expected.</p>



## SA-T-14: Jews Bridge Meadow

SA-T-14	Jews Bridge Meadow
<b>Authority Area:</b> Teignbridge	<div> <div>Site: Jews Bridge Meadow</div> <div>Reference: SA-T-14</div> </div>
<b>Site Area:</b> 6.2ha (Net 5.5ha)	
<b>Approximate total capacity:</b> 5.5ha employment	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> The site is made up of flat fields with mature hedgerows adjacent to the A38, the Heathfield industrial estate, with a national cycle route and bridge to the south. It is entirely within FZ 3 and crossed by a number of pylons. The site is within an area that is currently a pinchpoint for greater horseshoe bats, is within the minerals Safeguarding area for ball clay, and is generally unsuitable and likely to be unviable for most forms of development.</p>	 <p>The map displays the site boundaries of Jews Bridge Meadow, outlined in black. The site is situated in a rural area with flat fields and mature hedgerows. It is adjacent to the A38 road and the Heathfield industrial estate. The map shows various flood zones (FZ 2 and FZ 3) and areas of mineral safeguarding (Industrial Minerals). The site is also within the Greater Horseshoe Bat Sustenance Zones. The map includes a legend, a scale bar (0 to 160 metres), and an inset map showing the site location in the GESP area.</p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>County Wildlife Site</li> <li>Mineral Safeguarding-Industrial Minerals</li> <li>Greater Horseshoe Bat Sustenance Zones</li> <li>Public Right of Way</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> <p><b>Scale:</b> 0 40 80 160 Metres</p> <p><b>Inset Map:</b> Site Location in GESP Area</p> <p><b>Copyright:</b> © Crown Copyright and database rights 2019. Ordnance Survey 100019783. Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site is within 250m of Chudleigh Knighton Heath SSSI and within 1km of three additional SSSIs, Brocks Farm, Bovey Heathfield (also a Local Nature Reserve) and Stover Park (also known as Stover Country Park and Local Nature Reserve). The site is also within 250m of Teigngrace Meadows and Bovey/Teign Confluence, both County Wildlife Sites. In addition, there are a few County Wildlife Sites within 1km of the site. The site lies entirely within priority habitat coastal and floodplain grazing marsh with small sections also within deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. The site is within the 500m buffer zone for bats (including greater horseshoe bats), with significant radio-tracking evidence of bat flight routes through the site. Other European protected species recorded on or near the site include Dormouse, Greater Crested Newt and Otter.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated on greenfield land with industrial development to the south and the A38 immediately due to east. The majority of the site is considered to be Sparsely Settled Farmed Valley Floors and development would have an urbanisation effect on this environment. The site is of medium-high landscape sensitivity due to it containing woodland that may be lost to development.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including New Bridge, a Grade II listed building around 1km to the east and Brocks Farmhouse, which is located around 850m to the south-east. There are also five further Grade II listed buildings located in Chudleigh Knighton, which is around 1.2km north-east of the site. The nearest Scheduled Monument is an earthwork on Bovey Heath located around 1.4km to the west of the site. Additionally, Stover Park, (a Registered Park and Garden) is located 600m to the south of the site. Development has the potential to compromise these historic environment assets. Bovey Tracey Conservation Area, which contains multiple listed buildings, is located within 3km of the site to the north-west but there is less potential for intervisibility with the site due to this area already being surrounded by development.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	--?/+	<p>The site is located within 5km of the Main Towns of Newton Abbot, Kingsteignton, Bovey Tracey and Chudleigh. As such, uncertain negligible effects are expected.</p> <p>The site is located within 1km of a railway station and the site is adjacent to a cycle path. However the site is not located within 500m of bus stops. As such, minor positive effects are expected.</p>

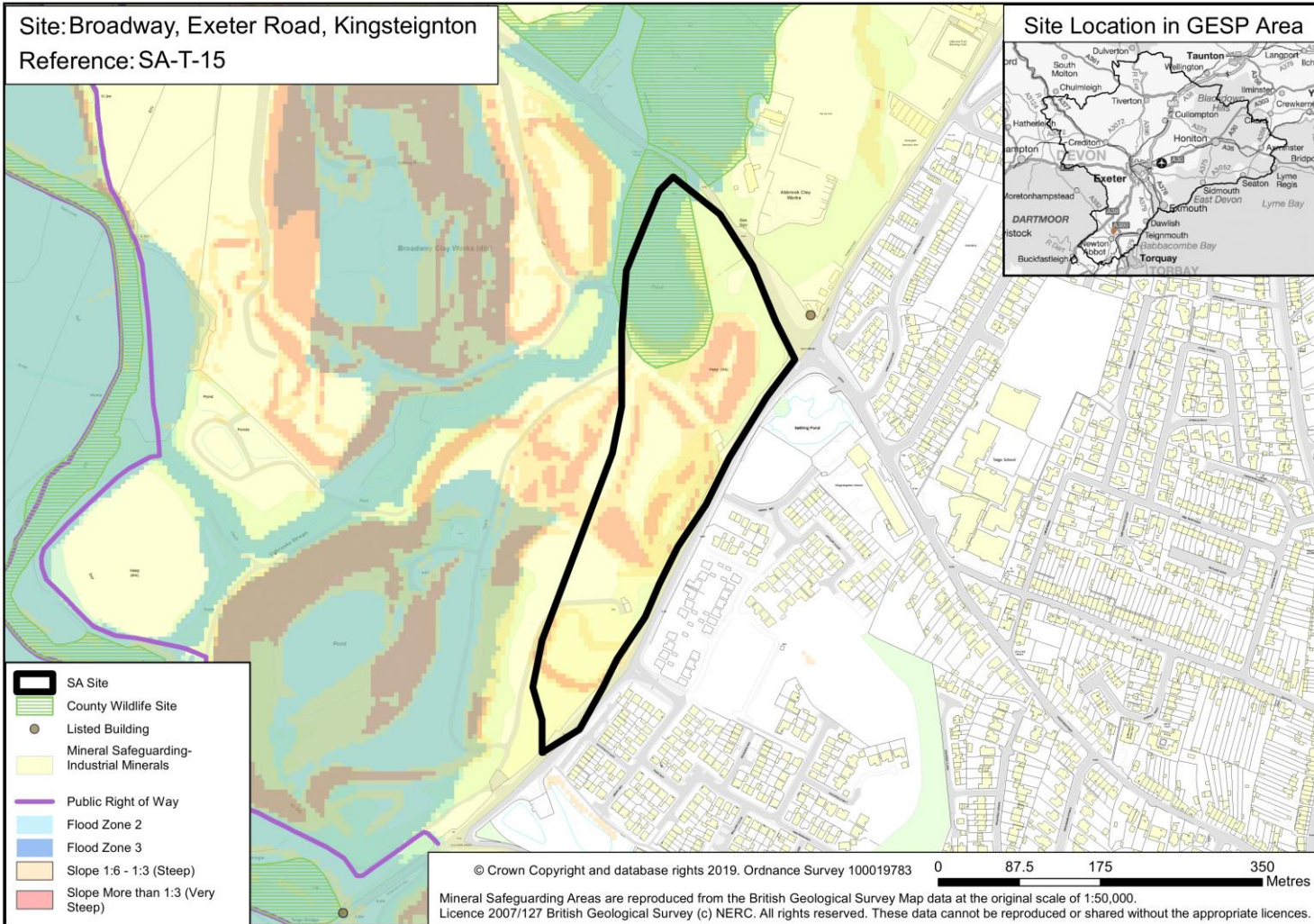
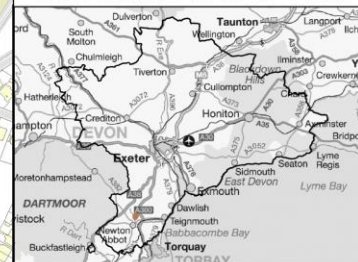
SA Objective	SA Score	Justification
		<p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	--?	<p>The site is predominantly greenfield and on flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain significant negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--?	<p>The entirety of the site (6.2ha) is comprised of Grade 3 agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. However, the effect is uncertain as it is unclear if it is Grade 3a or Grade 3b agricultural land.</p> <p>The site does not contain any previously developed land.</p> <p>The whole of the site is located in an industrial Mineral Safeguarding Area (e.g. Ball Clay) and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As this site is less than 10ha, uncertain minor negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	-?	<p>Development should ensure no deterioration in the water quality of the River Bovey, which flows adjacent to the northern boundary of the site and also pass across a small section of the site boundaries. However, it does not flow into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>The site is proposed for employment uses. The site is not proposed for housing as it would be unsuitable due to being located in flood zone 3.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Accessible Woodland and Open access land, both major open spaces. The site is also within 400m of the National Cycle Route and Public Rights of Way.</p> <p>As such, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>While providing new jobs will have a positive impact on the health and wellbeing of workers, the site is within the 'Heathfield/Bickington/Ilsington' Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees below average levels of deprivation than Devon as a whole. As such, development in this area is unlikely to be significantly affected by deprivation and is less likely to have a positive effect on wellbeing locally as a result of increased investment in the area. As such, negligible effects are expected.</p> <p>The site is adjacent to existing residential development, Heathfield, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. The site is adjacent to existing employment development, Heathfield, which could provide additional benefits. As such, minor negative effects are expected due to the potential for adverse effects on existing residential development.</p> <p>The site has not been identified to have potential to result in increased traffic within an AQMA. As such, negligible effects are expected.</p> <p>Overall, minor negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is located next to Heathfield (an Undefined Village) where there is limited access to services. The nearest shop is 1.4km away with wider range of services being provided 3.6km away in Bovey Tracey. As such, significant negative effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to	+	<p>The site has capacity for over 5ha of employment land. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.		
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is located within 1km of a railway station and the site is adjacent to a cycle path. However the site is not located within 500m of bus stops.  As such, minor positive effects are expected.



## SA-T-15: Broadway, Exeter Road, Kingsteignton

SA-T-15 Broadway, Exeter Road, Kingsteignton	
<b>Authority Area:</b> Teignbridge	<div><div>Site: Broadway, Exeter Road, Kingsteignton Reference: SA-T-15</div><div><div>Site Location in GESP Area</div></div></div>
<b>Site Area:</b> 6.9ha (Net 6ha)	
<b>Approximate total capacity:</b> 6ha employment	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> Small linear site coming to end of its life as a mineral extraction / dumping site near Newcross, Kingsteignton. The site contains some areas of flood zone 3 and is close to the secondary site. A high pressure gas pipeline runs under the B3193 which may require consideration. The landowner is proposing leisure and retail uses. The site is being assessed for employment uses.	



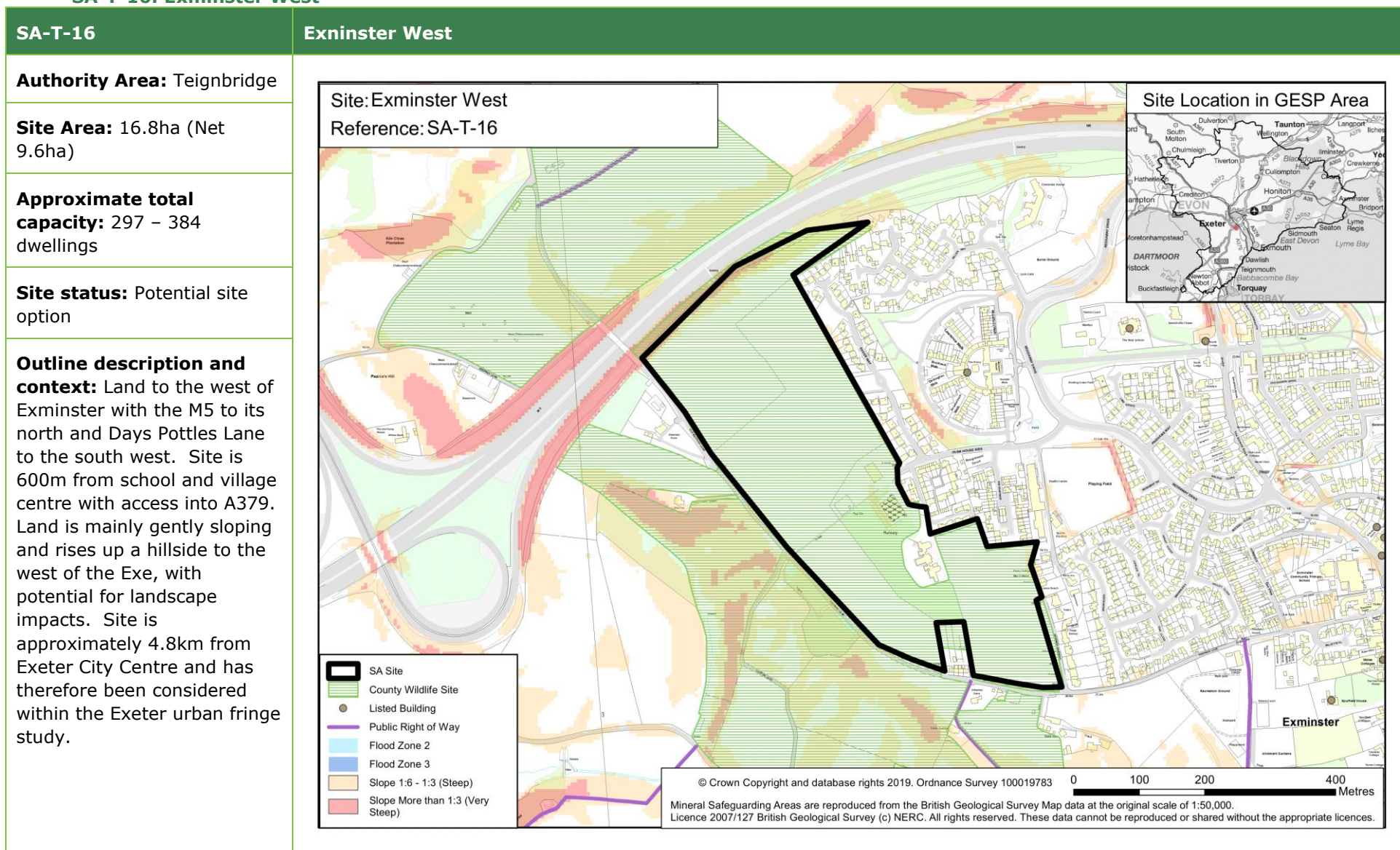
SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?	<p>The site is within 1km of Southacre Clay Pits SSSI. The site lies within Netherex County Wildlife Site and adjacent to Abbrook Pond and Woodland. The site is also within 250m of Rackerhayes Ponds County Wildlife Site and within 1km of four additional County Wildlife Sites, Bovey/Teign Confluence, Stover Canal, West Golds &amp; Jetty Marshes and Teigngrace. The site contains priority habitat deciduous woodland and lies entirely within Strategic Nature Area coastal and floodplain grazing marsh. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC. The site is also within a Greater Crested Newt consultation zone and Otter have been recorded in close proximity. The site lies outside of the Greater Horseshoe Bat strategic flyway (along the Teign), but within the South Hams SAC 4km buffer.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is comprised of a quarry area situated on land considered to be Sparsely Settled Farmed Valley Floors with urban development to the east. Due to its proximity to Kingsteignton, the site is considered to be of medium-high landscape sensitivity.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including a Grade II listed building on the north-eastern boundary (New Cross Cottage). There are further Grade II listed buildings located around 400 to the south-west, 1km to the east and 600m to the north west. Stover Park (a Registered Park and Garden) is located around 1.3km to the west of the site. There is potential for development to compromise the setting of these historic environment assets. There is also a Conservation Area (Kingsteignton) located around 1km to the south-east and a Scheduled Monument (Castle Dyke) located around 2.2km to the south-west of the site. However, there is less potential for development to cause disturbance to these heritage assets due to them already being surrounded by development.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b> To minimise greenhouse gas emissions.	++?/--?	<p>The site is adjacent to the Main Town of Kingsteignton. As such, uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of a railway station, however the site is located within 1km of a cycle route. The site is also located within 500m of bus stops, however these are not served by frequent bus services. As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p> <p>As the site is expected to deliver under 10ha of employment land, it is assumed that development of</p>

SA Objective	SA Score	Justification
		<p>the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed uncertain significant positive and uncertain significant negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b> To adapt to the possible effects of climate change.	0?	<p>The site is predominantly brownfield and there is no significant flood risk within the area. Areas of the site to the north are on flood zone 3 and 2. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain negligible effects are expected.</p>
<b>6. LAND RESOURCES</b> To utilise our land resources efficiently and minimise their loss or degradation.	0	<p>The entirety of the site is comprised of non-agricultural land. In addition, this site does not contain any previously developed land as former quarry sites with restoration conditions are excluded from this.</p> <p>As such, negligible effects are expected.</p> <p>The whole of this site is located within an industrial Minerals Safeguarding Area (e.g. Ball Clay). However, it is thought that mineral deposits have already been extracted. As such, negligible effects are expected.</p> <p>Overall, negligible effects are expected.</p>
<b>7. WATER RESOURCES</b> To utilise our water resources efficiently and minimise their loss or degradation.	-?	<p>Development should ensure no deterioration in the water quality of Ugbrooke Stream, which flows adjacent to the north western boundary of the site but does not run into the Exe Estuary SPA.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	<p>Housing development is not proposed.</p> <p>As such, negligible effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy	+	<p>The site is not within 800m of major open space, but is within 400m of Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
healthy lives with access to attractive environments and opportunities to enjoy and experience them.		
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is located within the south-west and north-west Newton Abbot Middle Super Output Area, which according to the Devon joint Strategic Needs Assessment index of multiple deprivation, sees lower than average levels of deprivation than compared to Devon as a whole.</p> <p>The site is adjacent to existing residential development, Kingsteignton the east of the site, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected.</p> <p>The site is within 1km of Newton Abbot's AQMA. Car movements to and from this site could potentially contribute to worsening air quality in the Newton Abbot AQMA by increasing traffic congestion. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	++	<p>The site is adjacent to the Main Town of Kingsteignton, which provides access to a range of services and facilities including shops within the town centre. As such, significant positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (30-300 Mbps), which it is assumed could be extended to support the site. Therefore, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected due to the site's close proximity to existing services.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>It is assumed that, as the site has capacity to deliver less than 10ha of employment space, the site will deliver no shops or services. Jobs would be created during the construction phase of the site.</p> <p>As the site has the capacity to deliver over 5ha of employment space, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	+	<p>The site is located adjacent to Kingsteignton (a Main Town). A new employment site may support the vitality and viability of the existing town centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<p><b>14. CONNECTIVITY AND TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>	-	<p>The site is not located within 1km of a railway station, however the site is located within 1km of a cycle route. The site is also located within 500m of bus stops, however these are not served by frequent bus services.</p> <p>As such, due to the lack of accessible public transport links in proximity to the site, minor negative effects are expected.</p>

## SA-T-16: Exminster West





SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site is within 1km of Exe Estuary (SSSI, SPA and Ramsar site). The site lies entirely within The Farm (Exminster) County Wildlife Site and is within 1km of two County Wildlife Sites, Wracombe Farm and Matford Marshes and Exminster Quarry County Geological Site. The site contains a small patch of priority habitat deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to Dawlish Warren SAC and Exe Estuary SPA and is within the Recreational Zone for Exe Estuary SPA and Dawlish Warren SAC; mitigation would be required (likely to include a requirement for 4ha of SANGS). The site is also within the Cirl Bunting and Greater Crested Newt Consultation zones. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for less than 1,000 homes, and therefore is expected to provide local public open space on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	-?	<p>The site is located greenfield land with some agricultural buildings present and residential development to the east. The landscape character of land within the site is considered to be Lower Rolling Farmed and Settled Valley Slopes. Development within site would have an urbanisation effect on the environment. The site is of medium landscape sensitivity due to it being located within a 'Strategic and Local Break' as allocated in the Teignbridge Local Plan. Planting and consideration of density, building heights and how far up the hill development goes would be required to minimise the potential for landscape impacts within the Exe Estuary and on Haldon.</p> <p>As such, uncertain minor negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including Grade II listed buildings located within Exminster, which is adjacent to the eastern boundary of the site. There are also four further Grade II listed buildings in close proximity (400m) to the southern boundary of the site. (Blackalls, Spurway Farmhouse, Damerosehay Cottage and Towsington). There are Scheduled Monuments located around 500m north and south of the site (earthwork enclosure, NE of Church Path Hill Plantation and earthwork enclosure south of Blackall's Copse) as well as two further scheduled monuments located to the 1km to the east and 1.7km to the north-east (enclosures NE of Peamore Cottage and linear round barrow cemetery at Castle Park). Powderham Castle (a Registered Park and Garden is located just within 3km to the south east of the site. Additionally, Topsham and Alphington Conservation Areas lie within 3km of the site, but there is less potential for intervisibility due to there being existing development between the site and these assets. There is greater potential for intervisibility between the site and Kenn Conservation Area, which</p>



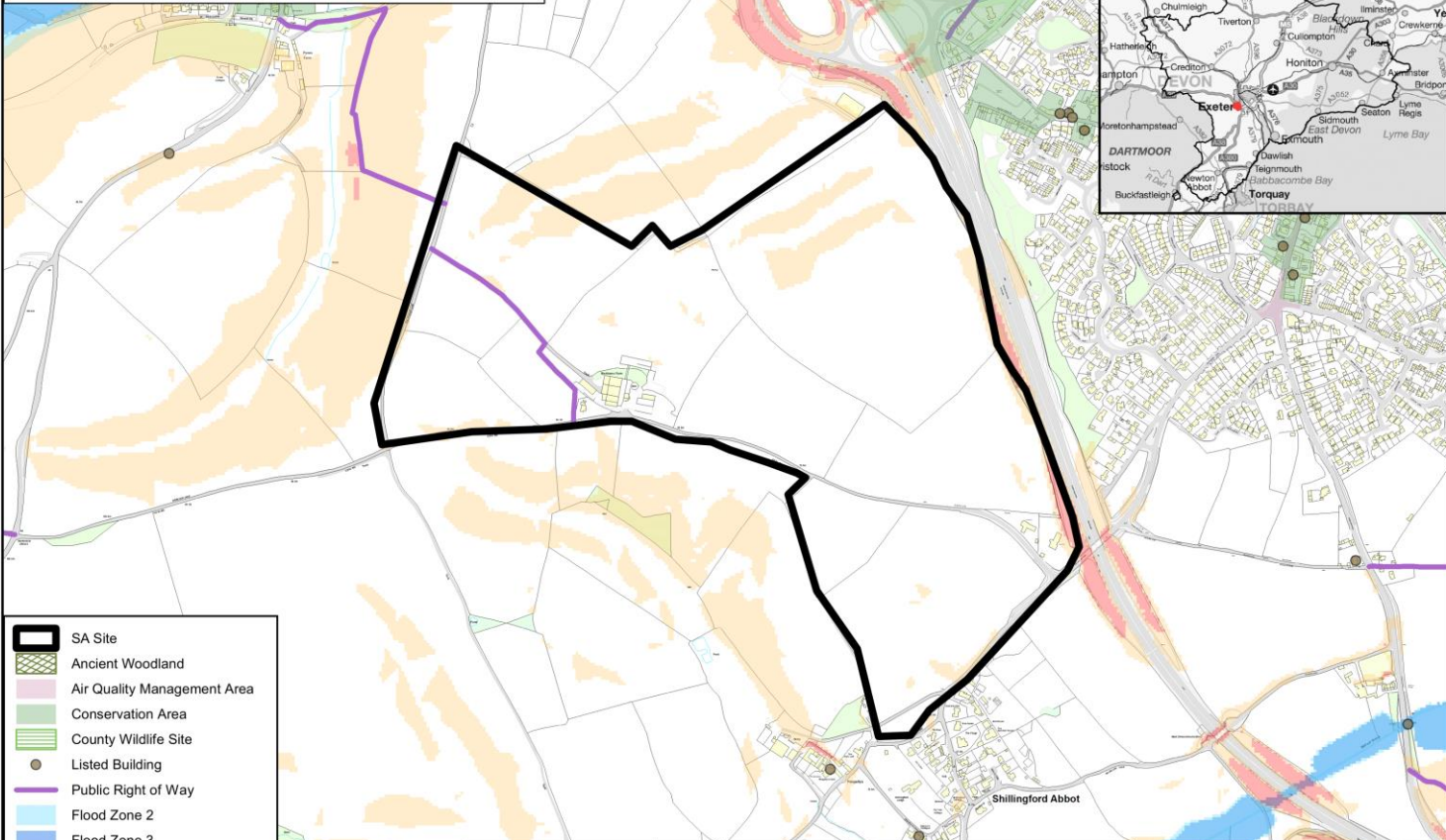
SA Objective	SA Score	Justification
		<p>is around 2.5km to the south-west and contains multiple Grade II listed buildings.</p> <p>As such, uncertain minor negative effects are expected due to the potential for development to compromise the setting of these historic environment assets.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	--?/+	<p>The site is located within 5km of Exeter City. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. The site is however located within 500m of bus stops that provide regular bus services into Exeter (and towards Dawlish/Teignmouth). As such, due to the proximity of bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver less than 1,000 homes, it is assumed that development of the site would provide fewer sustainable transport, walking and cycle links, and services. As such, uncertain significant negative effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--	<p>Over 5ha of the site is comprised of Grade 3a agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining land within the site is designated as non-agricultural land.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that the site contains horticultural use land and a previous hospital building which is now used for B1 uses.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or</p>	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
degradation.		
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	+	<p>The site is likely to be able to accommodate around 297-384 homes in this edge of village location on the fringes of Exeter. However the capacity is likely to reduce once account has been taken of the likely mitigation requirements. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The site has limited infrastructure demands and favourable topography, meaning a policy compliant proportion of affordable housing should be delivered. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This relatively small site would have limited enabling infrastructure and so more likely to come forward early in the plan period, helping early delivery.</p> <p>As such, minor positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but is with 400m of Public Rights of Way.</p> <p>As such, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the Exminster, Kennford and Kenton Middle Super Output Area, which according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower than average levels of deprivation than compared to Devon as a whole.</p> <p>Development of homes benefits the people who are housed. The site is adjacent to existing residential development, Exminster to the east of the site, which contains the Exminster Community Primary School, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is adjacent to the motorway. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of traffic congestion. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	+/-	<p>The site is located adjacent to Exminster (a Defined Village), which provides a range of services and facilities. Larger cultural and leisure facilities are available relatively close in Exeter (less than 5km). As such, minor positive effects are expected.</p> <p>The site is within 500m of Exminster Community Primary School but it is not within 1km of any secondary schools. The planned nearby South West Exeter (Matford Barton) development will include a new all through school also (within 2km). As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is small, providing less than 500 homes, and therefore it is assumed that development would be less likely to accommodate any schools on site. As such, minor negative effects are expected.</p> <p>Overall, mixed minor positive and minor negative effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	+	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites that would provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver less than 500 homes, the site will provide limited employment opportunities and no shops or services. As such, negligible effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking,	+	<p>The site is not located within 1km of cycle routes or railway stations. The site is however located within 500m of bus stops that provide regular bus services into Exeter (and towards Dawlish/Teignmouth).</p> <p>As such, due to the proximity of bus stops, minor positive effects are expected.</p>

SA Objective	SA Score	Justification
cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		

## SA-T-17: Markham Lane

SA-T-17	Markham Lane
<b>Authority Area:</b> Teignbridge	
<b>Site Area:</b> 66.1ha (Net 32ha)	
<b>Approximate total capacity:</b> 1,004 – 1,280 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> This site lies on a steep hill on the south-western fringe of Exeter. The hill may form part of the landscape setting of the city, although it has not been established from where in the city it can be seen. The site is currently served by country lanes, but benefits from a nearby junction onto the A30 and a road bridge over the A30 into Alphington. The site is just 3.5km from the City Centre, making it highly accessible by non-car means. The gradients of the site may mean a significant proportion of the value of the scheme is likely to be spent on engineering works and abnormal build costs.</p>	<div data-bbox="616 287 2072 1316"> <div data-bbox="627 295 1153 375"> <p>Site: Markham Lane Reference: SA-T-17</p> </div> <div data-bbox="1724 295 2060 327"> <p>Site Location in GESP Area</p> </div>  <div data-bbox="616 997 896 1308"> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>Air Quality Management Area</li> <li>Conservation Area</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> </div> <div data-bbox="1086 1236 2072 1308"> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 162.5 325 650 Metres</p> <p>Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p> </div> </div>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is within 1km of Alphinbrook County Wildlife Site. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to Exe Estuary SPA and is within the Recreational Zone for Exe Estuary SPA; mitigation would be required (likely to include a requirement for 20ha of SANGS depending upon the estimated housing/population). The site is within a Greater Crested Newt consultation zone. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in rural open countryside with residential development to the east associated with Exeter. The landscape character of the site is considered to be predominantly Upper Farmed and Wooded Valley Slopes and sod development would have an urbanisation effect on the environment. The site is of high landscape sensitivity as the western part of the site is located on a ridge and will be visually prominent forming part of the skyline when seen from Exeter.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including at the southern boundary of the site where there are two Grade II listed buildings (No. 1,2 and 3 Hamlyn Cottages and Pengelly's Farmhouse) within 200m. Additionally, the northern boundary of the site is around 300m away from Alphinbrook Conservation Area and 500m away from Ide Conservation Area which contains multiple Grade II listed buildings. The nearest Scheduled Monuments are located around 700m to the east (linear round barrow cemetery at Castle Park) and around 1km to the south-east (enclosures NE of Peamore Cottage). There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>



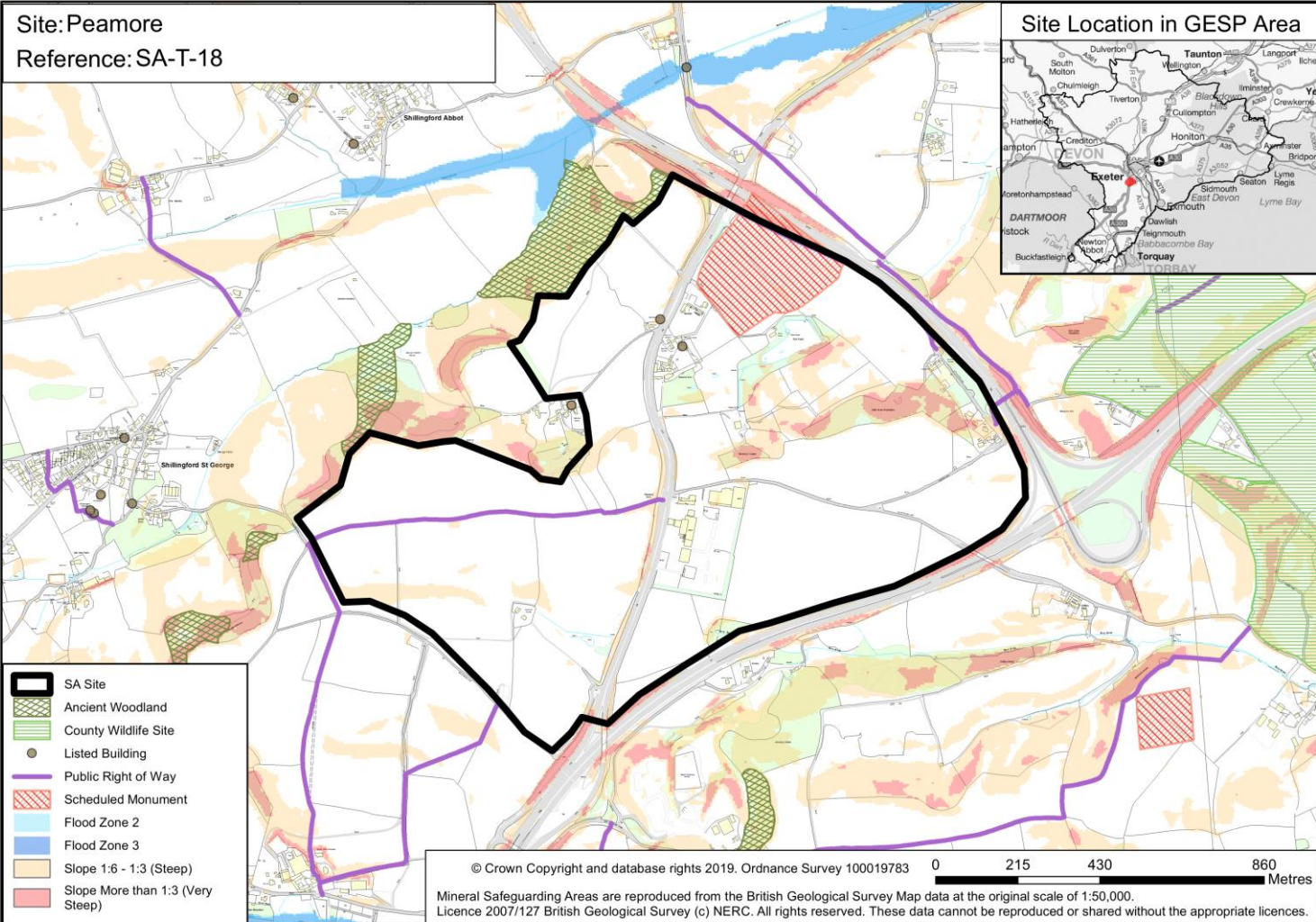
SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	++?/-?	<p>The site is adjacent to Exeter City. As such, uncertain significant positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of bus stops within Ide, however these are not served by frequent bus services. The site is also within 500m of bus stops within Alphington, which are served by regular bus services. However, these bus stops are located beyond the A30 adjacent to site, and as such access to these bus stops may be limited. As such, due to the proximity to partially inaccessible bus links, uncertain minor negative effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, mixed uncertain significant positive and uncertain minor negative effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The entirety of the site is comprised of Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development.</p> <p>Although the site does not contain any previously developed land that could be reused, it is noted that it does contain some agricultural use buildings.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>
<b>8. HOMES</b>  To provide and maintain a sufficient supply of good quality, financially	++	<p>The site is likely to be able to accommodate around 1,004 – 1,280 homes. However this capacity is likely to reduce once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment. The net developable area may also vary subject to further</p>

SA Objective	SA Score	Justification
accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.		<p>information regarding engineering works to ensure access and build platforms within the topography, the need to minimise landscape impacts and other requirements such as SANGS.</p> <p>The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area.</p> <p>A range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. This site is of a sufficient size to be able to support a high number of housing starts / completions from a number of outlets around the site, which in turn could raise the pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site is within 800m of Alphington Whitestone Valley Park, major open space. The site also contains and lies adjacent to Public Rights of Way. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver between 1,000 – 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	--	<p>The site is within the Tedburn St Mary, Shillingford St George and West of Exeter Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower than average levels of deprivation than compared to Devon as a whole.</p> <p>The site is adjacent to existing residential developments, Alphington and Exeter City to the east and north east of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is adjacent to an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>The site is within 1km of the Exeter AQMA. Car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion on the A30 and in the Exeter AQMA. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive	++	<p>The site is located adjacent to Exeter City, which provides an extensive range of services and cultural/leisure facilities. The site is also within 2km of a large supermarket. As such significant positive</p>

SA Objective	SA Score	Justification
services and community facilities for all ages and interests.		<p>effects are expected.</p> <p>The site is within 500m of a Alphington Primary School and it is within 1km of West Exe Secondary School. There is likely to be a greater need for secondary school capacity in this region of Exeter. A new all-through school is planned a Matford Barton (2.5km), although presently there is no safe or direct walking route. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to an area that has access to superfast broadband (80-300Mbps), which it is expected could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is adjacent Exeter city and is within 1km of existing or proposed employment sites that would provide employment opportunities. As such, significant positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 500 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	++	<p>The site is located adjacent to Exeter City and will deliver less than 4,000 homes, which is a scale not expected to detract visitors from the current town centre. A new residential site may support the vitality and viability of the existing city centre by increasing the number of day-to-day visitors and supporting businesses and services there.</p> <p>As such, significant positive effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses	+/-?	<p>The site is not located within 1km of cycle routes or railway stations. The site is located within 500m of bus stops within Ide, however these are not served by frequent bus services. The site is also within 500m of bus stops within Alphington, which are served by regular bus services. However, these bus stops are located beyond the A30 adjacent to site, and as such access to these bus stops may be</p>

SA Objective	SA Score	Justification
digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.		<p>limited. As such, due to the proximity to partially inaccessible bus links, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, mixed minor positive and uncertain minor negative effects are expected.</p>

## SA-T-18: Peamore

SA-T-18	Peamore
<b>Authority Area:</b> Teignbridge	<div> <div>Site: Peamore</div> <div>Reference: SA-T-18</div> </div>
<b>Site Area:</b> 146ha (Net 52ha)	
<b>Approximate total capacity:</b> 1,612 – 2,080 dwellings	
<b>Site status:</b> Potential site option	
<p><b>Outline description and context:</b> This SA area is severed from the city and surrounding countryside and dissected by main roads (A30 / A38 / A379). The remaining land has a significant number of further constraints including listed buildings/monument, scheduled monument and steep topography. However, the overall location is only 4 – 5 km from the city centre meaning a good proportion of trips by bus and cycle are possible. The site is adjacent to the South West Exeter urban extension, which will include a new all-through school and SANGS. The SA area includes a substantial permitted employment estate.</p>	 <p>Site: Peamore Reference: SA-T-18</p> <p>Site Location in GESP Area</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>SA Site</li> <li>Ancient Woodland</li> <li>County Wildlife Site</li> <li>Listed Building</li> <li>Public Right of Way</li> <li>Scheduled Monument</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Slope 1:6 - 1:3 (Steep)</li> <li>Slope More than 1:3 (Very Steep)</li> </ul> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site is not located within 1km of an internationally or nationally designated biodiversity or geodiversity site, but is adjacent to Wobbly wheel Road Cutting County Geological Site. The site is also within 250m of The Farm (Exminster). The site contains patches of priority habitat deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to Dawlish Warren SAC and Exe Estuary SPA. The area is within the Recreational Zone for Exe Estuary SPA and borders the 10km buffer zone for the Dawlish Warren SAC; mitigation would be required (likely to include a requirement for SANGS on or adjacent to the site). The site is within a Cirl Bunting consultation zone and partially within a Greater Crested Newt consultation zone. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including the pond and woodland blocks, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in rural open countryside aside from a plantation and wooded area around fishpond. The landscape character of the site is considered to be Lower Rolling Farmed and Settled Valley Slopes and development would cause an urbanisation effect on the environment. Land at Peamore Farm and Little Silver is of medium landscape sensitivity as there is likely to be less impact on the surrounding landscape due to development at these locations. As such, uncertain minor negative effects are expected.</p> <p>Despite the presence of the A379, the area around Peamore House is considered to be of high landscape sensitivity as the setting has importance to the historic landscape. Therefore, uncertain significant negative effects are expected.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and	--?/+?	<p>The northern half of the site contains two Grade II listed buildings (Peamore Cottage and Peamore War Memorial) and a Scheduled Monument (Enclosures NE of Peamore Cottage) within its boundaries. There are also further designated assets within 3km of the site including at the western boundary of the site, which is adjacent to Peamore House, a Grade II listed building. Further Grade II listed buildings within 3km are located in Shillingford St George around 500m to the west, Kennford around</p>



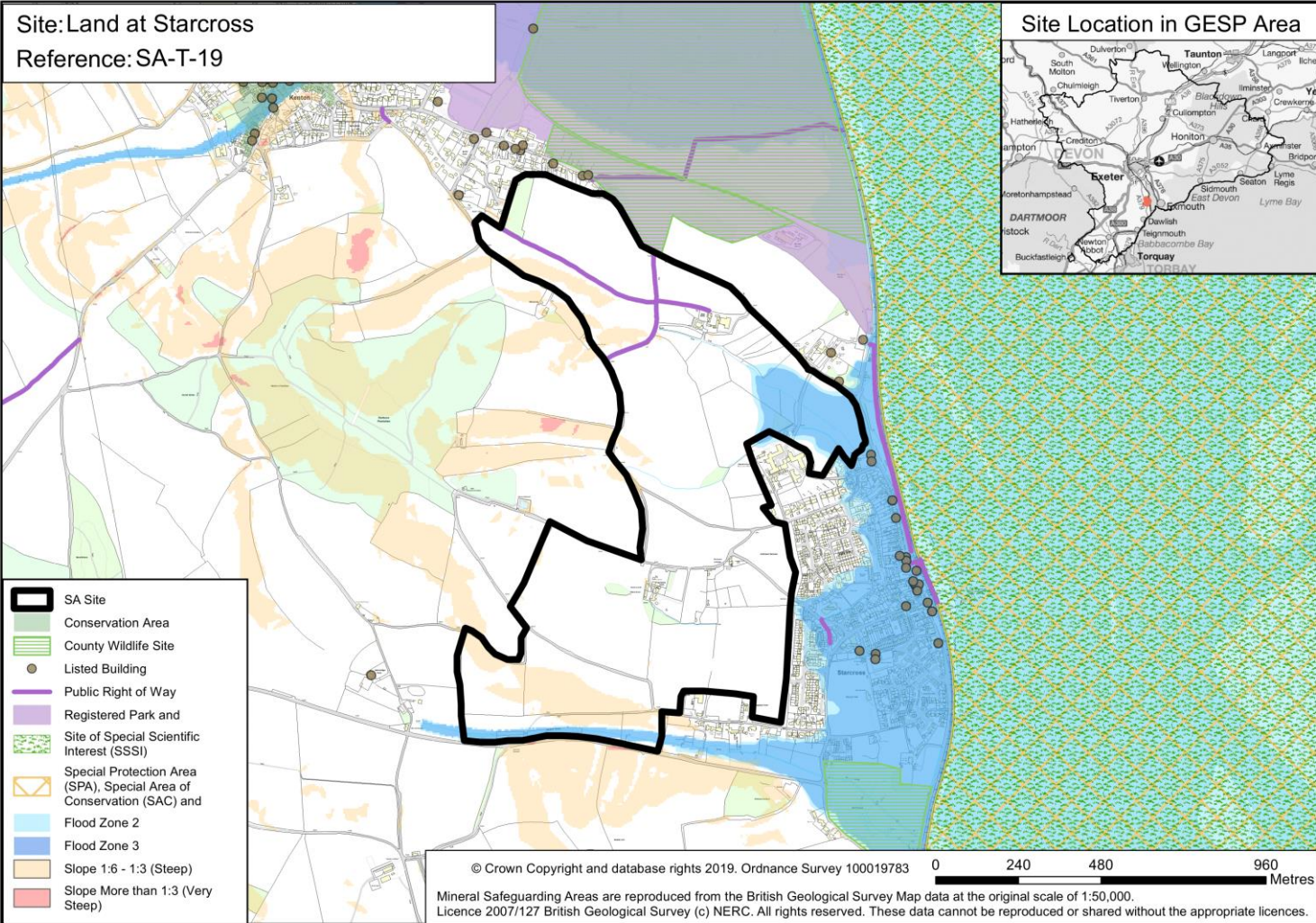
SA Objective	SA Score	Justification
accessibility in new build development.		<p>600m to the south and Kenn Conservation Area around 1.5km to the south. There is potential for residential development to significantly compromise the setting and fabric (for heritage assets onsite) of these historic environment assets. As such, uncertain significant negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This will require buffering regions around heritage assets contained within and adjacent to the site. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain significant negative and uncertain minor positive effects are expected.</p>
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is located within 1km of Exeter City. As such, uncertain minor positive effects are expected.</p> <p>The site is not located within 1km of cycle routes or railway stations. The site does however contain bus stops that provide frequent bus services. As such, due to the presence of bus stops on site, minor positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects can be expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	<p>The majority of this site (&gt;5ha) is located on Grade 2 agricultural land. As such, significant negative effects are expected due to the potential loss of high quality agricultural land during development. The remaining land within the site is comprised of Grade 3 agricultural land as well as small patches of Grade 4 agricultural land located on the western boundary of the site.</p> <p>The site contains over 5ha of employment land that would be retained in its existing use with an extension of further employment land permitted. There is some other developed land but this is mainly residential or associated with farming.</p>

SA Objective	SA Score	Justification
		<p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of Matford Brook which passes through the north eastern boundary of the site and flows into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>
<p><b>8. HOMES</b></p> <p>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.</p>	+	<p>The site is likely to be able to accommodate 1,612 – 2,080 homes. The site would also need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>The number of homes is unlikely to be sufficient to support significant new services beyond small convenience retail and possibly a primary school (which would further reduce the sites housing capacity, although a new community hub and school is being constructed close by at SWE1).</p> <p>The existing site / constraints do not offer a contiguous, integrated or easy to develop area. Much of the land is either adjacent to significant busy roads or elevated above the A38 and may be visible from Haldon Ridge. Significant severance issues are likely.</p> <p>As such, minor positive effects are expected.</p>
<p><b>9. HEALTH</b></p> <p>To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.</p>	++	<p>The site is within 800m of Accessible Woodland, major open space, and contains and lies adjacent to Public Rights of Way. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>10. WELLBEING</b></p> <p>To support positive, safe and healthy</p>	--	<p>The site is within the Exminster, Kennford and Kenton Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower than average levels of deprivation than compared to Devon as a whole.</p>

SA Objective	SA Score	Justification
communities.		<p>The site is not adjacent to existing residential development. However, the site is crossed by three 'A' roads, A38, A30 and A379. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>The site is within 1km of the Exeter AQMA. Car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion on the A30 and in the Exeter AQMA. In addition, the area is not very accessible by public transport. As such, significant negative effects are expected.</p> <p>Overall, significant negative effects are expected.</p>
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements. Overall the site is not within walking distance of most services, even though it is close to Exeter and Exminster (a Defined Village). As such, significant negative effects are expected.</p> <p>The site is within 1km of Kenn Primary School but it is not within 1km of any secondary schools. Additional primary school capacity is located in Exminster (within 2km) and secondary school capacity is located in Exeter (within 5km). As such, uncertain minor positive effects are expected.</p> <p>Currently the site only has access to standard broadband speeds (10-30Mbps). As such, negligible effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	<p>The site is not adjacent to a Main Town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that as the site has the capacity to deliver over 2000 homes, the site will provide large scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops, services and community building. As such, significant positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, significant positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle routes or railway stations. The site does however contain bus stops that provide frequent bus services. As such, due to the presence of bus stops on site, minor positive effects are expected.  In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## SA-T-19: Land at Starcross

SA-T-19	Land at Starcross
<b>Authority Area:</b> Teignbridge	
<b>Site Area:</b> 97.4ha (Net 43ha)	<p>Site: Land at Starcross Reference: SA-T-19</p>
<b>Approximate total capacity:</b> 1,339-1,720 dwellings	
<b>Site status:</b> Reasonable alternative site	
<p><b>Outline description and context:</b> This large area of land is adjacent to Starcross and its mainline railway station with direct services to Exeter. Whilst Starcross is only about 12km from the centre of Exeter and benefits from excellent existing public transport services and cycling infrastructure, it lies adjacent to the Exe Estuary SPA. Any potential development would have to come with appropriate mitigation measures to ensure no impact on the protected wildlife.</p>	 <p>The map displays the Land at Starcross site, outlined in black. It is situated adjacent to the Exe Estuary and the Exe Estuary SPA. The map includes various designations and features:</p> <ul style="list-style-type: none"> <li><b>SA Site:</b> Indicated by a black outline.</li> <li><b>Conservation Area:</b> Shaded in light green.</li> <li><b>County Wildlife Site:</b> Shaded in light blue.</li> <li><b>Listed Building:</b> Represented by a brown dot.</li> <li><b>Public Right of Way:</b> Represented by a purple line.</li> <li><b>Registered Park and Site of Special Scientific Interest (SSSI):</b> Shaded in light purple.</li> <li><b>Special Protection Area (SPA), Special Area of Conservation (SAC) and Flood Zone 2:</b> Shaded in light blue.</li> <li><b>Flood Zone 3:</b> Shaded in dark blue.</li> <li><b>Slope 1:6 - 1:3 (Steep):</b> Shaded in light orange.</li> <li><b>Slope More than 1:3 (Very Steep):</b> Shaded in red.</li> </ul> <p>An inset map titled 'Site Location in GESP Area' shows the location of the site within the Greater Exeter Strategic Plan area, highlighting the Exe Estuary and the surrounding region.</p> <p>© Crown Copyright and database rights 2019. Ordnance Survey 100019783 0 240 480 960 Metres Mineral Safeguarding Areas are reproduced from the British Geological Survey Map data at the original scale of 1:50,000. Licence 2007/127 British Geological Survey (c) NERC. All rights reserved. These data cannot be reproduced or shared without the appropriate licences.</p>



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site lies adjacent to the Exe Estuary (SSSI, SPA and Ramsar site) and Powderham County Wildlife Site. The site is within 1km of Starcross Golf Range and Cockwood Harbour, both County Wildlife Sites. The site is also partly within Strategic Nature Area, mudflats. In addition, the site is flagged as Red in the HRA sensitivity work with regard to Exe Estuary SPA and as Amber with regard to Dawlish Warren SAC. The area is within the Recreational Zone for Exe Estuary SPA and Dawlish Warren SAC; mitigation would likely be required (likely to include a requirement for SANGS). The site supports an area of semi-improved grassland and a number of mature hedgerows. The site could potentially also include areas of land which are functionally linked to the Exe Estuary, such as high tide roosts. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including hedgerows and copses, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in rural open country side with residential development to the south east and north west. The landscape character of the site is considered to be Lower Rolling Farmed and Settled Valley Slopes and so development would have an urbanisation effect on the environment. The site is of high landscape sensitivity as it is in close proximity to the Grade II* listed Registered Park and Garden of Powderham Castle. The site is on higher land than that of the park, which means that development would be visible and likely to have an adverse impact on the setting of the park.</p> <p>As such, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any designated heritage assets within its boundaries. However, there are various unconfirmed historic monuments within the site including ponds, quarries and clay pits, which may require attention. There are multiple designated assets within 3km including at the eastern boundary of the site, where there are Grade II listed buildings and the northern boundary where there are multiple Grade II listed buildings and one Grade II* listed building (Leslie House) contained within Kenton Conservation Area. The northern boundary of the site is also adjacent to Powderham Castle Registered Park and Garden, which contains multiple Grade II* listed buildings. There is potential development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and</p>



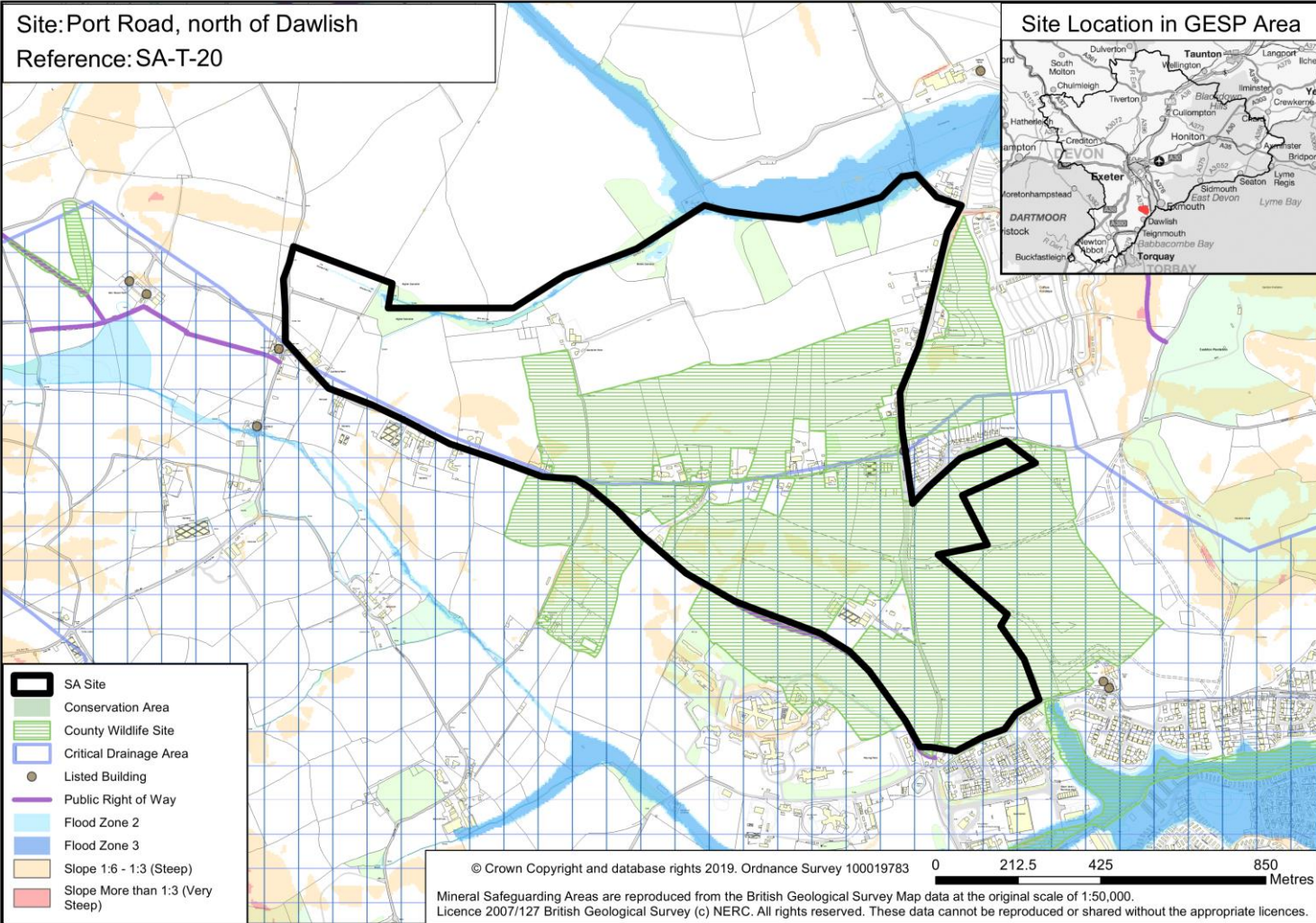
SA Objective	SA Score	Justification
		<p>create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>
<p><b>4. CLIMATE CHANGE MITIGATION</b></p> <p>To minimise greenhouse gas emissions.</p>	++	<p>The site is within 5km of the Main Town of Dawlish. As such, uncertain negligible effects are expected.</p> <p>The site is located within 1km of Starcross railway station and Exe Estuary cycle path which goes to Exeter and Dawlish. The site is also adjacent to bus stops that are served by frequent bus services. As such, significant positive effects are expected.</p> <p>As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<p><b>5. CLIMATE CHANGE ADAPTATION</b></p> <p>To adapt to the possible effects of climate change.</p>	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However to the east and south areas of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<p><b>6. LAND RESOURCES</b></p> <p>To utilise our land resources efficiently and minimise their loss or degradation.</p>	--	<p>The site comprised of over 5ha of Grade 1 and Grade 2 agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. Remaining land within the site is comprised of Grade 3a, Grade 3b, Grade 4 and non-agricultural land.</p> <p>The site does not contain any previously developed land.</p> <p>The site is not located within any Minerals Safeguarding Areas.</p> <p>Overall, significant negative effects are expected.</p>
<p><b>7. WATER RESOURCES</b></p> <p>To utilise our water resources efficiently and minimise their loss or degradation.</p>	--?	<p>Development should ensure no deterioration in the water quality of the River Exe which is located adjacent to the eastern boundary of the site and flows directly into the Exe Estuary SPA.</p> <p>As such, uncertain significant negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site has the potential to accommodate 1,339-1,720 homes. However the capacity is likely to be at the lower end of the scale once account has been taken of the likely mitigation requirements, including those highlighted elsewhere in this assessment.</p> <p>The site would need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers.</p> <p>The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	+	<p>The site is not within 800m of major open space, but contains Public Rights of Way. The site is also within 400m of the National Cycle Route, the National Trail (South West Coast Path) and additional Public Rights of Way. As such, minor positive effects are expected.</p> <p>In addition, as the site is expected to deliver between 1,000 – 1,999 homes, it is assumed that development of the site would provide some open space and active transport links. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	<p>The site is within the Exminster, Kennford and Kenton Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower than average levels of deprivation than compared to Devon as a whole</p> <p>The site is adjacent to existing residential developments, Starcross to the east and Kenton to the north of the site, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is adjacent to an 'A' road and in close proximity to a railway line. These features may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion on the A379 and on the Dawlish and Exeter AQMAs. As such, minor negative effects are expected.</p> <p>Overall, minor negative effects are expected.</p>

SA Objective	SA Score	Justification
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	+	<p>The site is located adjacent to Starcross and Kenton (both Defined Villages), which have limited access to services and facilities. Further services and facilities are available in Exeter and Dawlish, which can be accessed through good public transport links in the area. As such, minor positive effects are expected.</p> <p>The site is within 500m of Starcross Primary School to the east but it is not within 1km of any secondary schools. The site is also within 1km of Kenton Primary School to the north-east. Secondary School access would require travelling to Dawlish or Exeter. As such, uncertain minor positive effects are expected.</p> <p>The site is adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is medium sized, providing over 500 homes, and therefore it is assumed that development would be more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	--/+	<p>The site is not adjacent to a Main Town and is not within 1km of any existing or proposed employment sites that could provide employment opportunities. As such, significant negative effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has capacity to deliver over 500 homes, the site will provide medium scale mixed use employment opportunities and a business park or employment estate as well as a neighbourhood hub with shops and services. As such, minor positive effects are expected.</p> <p>The site is unlikely to have any negative impacts on tourism.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND</b>	++	<p>The site is located within 1km of Starcross railway station and Exe Estuary cycle path which goes to</p>

SA Objective	SA Score	Justification
<p><b>TRANSPORT</b></p> <p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>		<p>Exeter and Dawlish. The site is also adjacent to bus stops that are served by frequent bus services. As such, significant positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>

## SA-T-20: Port Road, north of Dawlish

SA-T-20	Port Road, north of Dawlish
<b>Authority Area:</b> Teignbridge	<div data-bbox="616 287 1160 375"> <p>Site: Port Road, north of Dawlish</p> <p>Reference: SA-T-20</p> </div>
<b>Site Area:</b> 129ha (Net 66ha)	
<b>Approximate total capacity:</b> 2,046 – 2,640 dwellings	
<b>Site status:</b> Reasonable alternative site	
<b>Outline description and context:</b> Large area of gently rolling mixed agricultural, horticultural and residential land to the north west of Dawlish Warren. The site has the capacity to accommodate a new community subject to provision of suitable infrastructure provision including mitigation measures to avoid harm to the designated Exe Estuary and Dawlish Warren areas. The site is close to the DA2 allocation and the Dawlish County Park (SANGS), as well as the railway station, Exe Estuary cycle trail and A379.	

SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	++/--?	<p>The site lies within Port Road County Wildlife Site and adjacent to Shutterton Brook County Wildlife Site. The site is also within 1km of New House Farm County Wildlife Site. The site contains patches of priority habitat deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to Dawlish Warren SAC and Exe Estuary SPA. The eastern edge of the site is less than 2km from the Exe Estuary SPA and Dawlish Warren SAC; mitigation would likely be required however, a SANGS already exists adjacent to the site. The area is within a Cirl Bunting consultation zone with breeding pairs in the area. As such, uncertain significant negative effects are expected.</p> <p>Existing green infrastructure on the site, including patches of woodland, could also be lost to development. As such, uncertain minor negative effects are expected.</p> <p>However, the site has capacity for more than 1,000 homes, and therefore is expected to provide strategic and local public open space and playing pitches on site that could mitigate the biodiversity impact of development. As such, significant positive effects are also expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	--?	<p>The site is situated in rural open countryside and so development would have an urbanisation effect on the environment. The site's landscape character is considered to be Lower Rolling Farmed and Settled Valley Slopes with the site on lower ground being designated as medium-high landscape sensitivity due to less potential for intervisibility with Mamhead Park, a Grade II* Registered Park and Garden. The parts of the site on higher ground are designated as high landscape sensitivity due to the increased potential for intervisibility with the park and the adverse impacts this could have on its setting. There could be potential to mitigate this with woodland planting.</p> <p>Overall, uncertain significant negative effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site contains one Grade II listed building (Milestone at Junction with Port Road) onsite located on the eastern perimeter. There are multiple designated assets within 3km including a Grade II listed building on the western boundary (Basket Lodge). Additionally, Cockwood Sod Conservation Area is located around 1km to the north-east of the site and Mamhead Park (a Registered Park and Garden) is around 1km to the north-west. There is potential for residential development to compromise the setting of these historic environment assets. As such, uncertain minor positive effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. This may involve accommodating buffering regions around heritage assets contained</p>



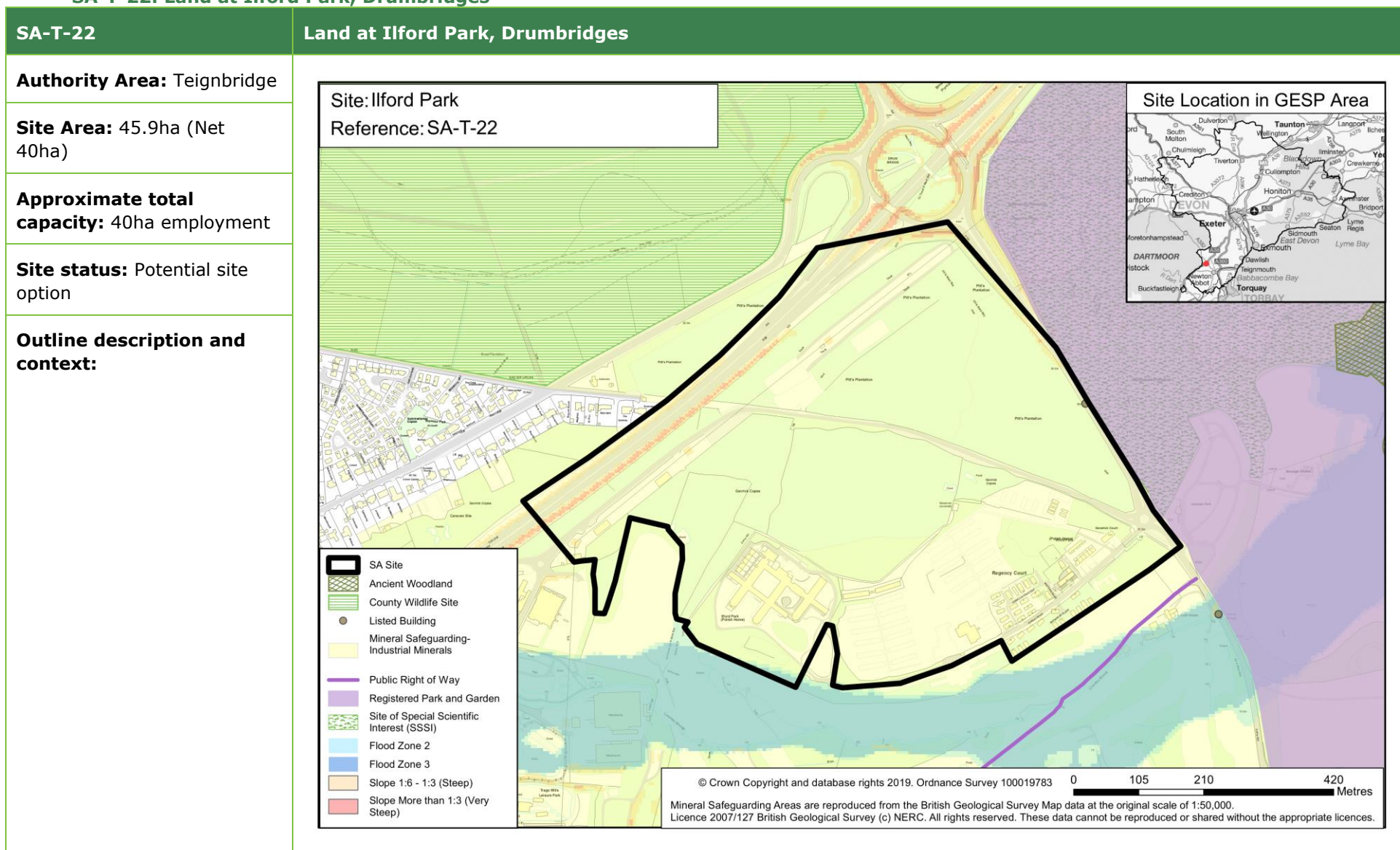
SA Objective	SA Score	Justification
		onsite. As such, uncertain minor positive effects are expected. Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	The site is within 1km of the Main Town of Dawlish. As such, uncertain minor positive effects are expected.  The site is not located within 1km of a railways station however the site is within 1km of cycle routes and adjacent to bus stops served by regular bus services towards Exeter and Newton Abbot. As such, due to the proximity of bus stops and cycle routes, minor positive effects are expected.  As the site is expected to deliver over 1,000 homes, it is assumed that development of the site would provide some sustainable transport, walking and cycle links and services. As such, uncertain negligible effects are expected.  Overall, uncertain minor positive effects are expected.
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	--?	The site is predominantly greenfield and there is no significant flood risk within the area. However, the south of the site contains a critical drainage area. Areas in the north of the site are on flood zone 2 and flood zone 3. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).  Overall, uncertain significant negative effects are expected.
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	--	Around half of the site (>5ha) is comprised of Grade 1 agricultural land. As such, significant negative effects are expected due to the potential for loss of high quality agricultural land during development. Remaining land within the site is comprised of Grade 2, Grade 3a, Grade 3b and non-agricultural land.  Existing developed land areas within the site are agricultural, horticultural or residential in nature with no brownfield sites present.  The site is not located within any Minerals Safeguarding Areas.  Overall, significant negative effects are expected.
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	--?	Development should ensure no deterioration in the water quality of a stream which passes along the northern boundary of the site and flows directly into the Exe Estuary SPA.  As such, uncertain significant negative effects are expected.

SA Objective	SA Score	Justification
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	++	<p>The site is likely to be able to accommodate about 2,046 – 2,640 homes. The capacity may change once account has been taken of the likely mitigation requirements.</p> <p>The site would need to ensure a viable mix of homes (tenure and sizes) including a proportion of affordable housing to contribute towards meeting needs within the area. The range of homes may be provided by a diverse range of providers including SME house building companies, housing associations and custom and self-build providers. The site is of a sufficient size to be able to support a high number of housing starts / completions from a number of different outlets around the site, which in turn will ensure a good pace of delivery.</p> <p>As such, significant positive effects are expected.</p>
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	<p>The site contains a small section of and lies adjacent to Dawlish SANGS, major open space. The site is also within 400m of Public Rights of Way. As such, significant positive effects are expected.</p> <p>In addition, as the site is expected to deliver over 2,000 homes, it is assumed that development of the site would provide significant open space and active transport links. As such, significant positive effects are expected.</p> <p>Overall, significant positive effects are expected.</p>
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	+/-	<p>The site is within the north and east Dawlish and Dawlish Warren Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees higher than average levels of deprivation than compared to Devon as a whole. As such, minor positive effects are expected as development at the site could result in increased investment in the area and new services and facilities.</p> <p>The site is in close proximity to existing residential development, Dawlish Warren to the south of the site and existing employment site Shutterton, Dawlish to the south, which could be adversely affected as a result of noise and light pollution from development of the site, particularly during the construction phase. In addition, the site is crossed by an 'A' road. This feature may result in noise pollution affecting residents of the site in the longer term. As such, minor negative effects are expected.</p> <p>The site is not within 1km of an AQMA. However, car movements emanating from the site could potentially contribute to worsening air quality as a result of congestion on the A379 and on the Dawlish and Exeter AQMAs. As such, minor negative effects are expected.</p> <p>Overall, mixed minor negative and minor positive effects are expected.</p>

SA Objective	SA Score	Justification
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	<p>The site is not located adjacent to any settlements and access to services would require travelling to Dawlish centre (2km south). As such, significant negative effects are expected.</p> <p>The site is not within 1km of any primary or secondary schools. Gatehouse primary school is located around 1.5km to the south, which already has growth commitments and so further primary school capacity will be required. Secondary school provision is located in Dawlish Community College to the south but capacity is likely to be an issue. As such, uncertain minor negative effects are expected.</p> <p>Parts of the site are adjacent to areas that have access to superfast broadband (80-300Mbps), which it is assumed could be extended to support the site if development came forward. As such, minor positive effects are expected.</p> <p>The site is large, providing over 500 homes, and therefore it is assumed that development would more likely to accommodate a primary school on site. As such, minor positive effects are expected.</p> <p>Overall, mixed significant negative and minor positive effects are expected.</p>
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++/-	<p>The site not adjacent to Exeter or a Main Town but it is within 1km of existing or proposed employment sites that could provide employment opportunities. As such, minor positive effects are expected.</p> <p>Jobs would be created during the construction phase of the site and any new homes would create expenditure in the area. It is assumed that, as the site has the capacity to deliver over 2000 homes, the site will provide large scale mixed use employment and a business park or employment estate as well as a neighbourhood hub with shops, services and community buildings. As such, significant positive effects are expected.</p> <p>The site may potentially have a small negative impact on existing tourist businesses such as the nearby holiday lodge / caravan businesses, particularly during construction. As such, minor negative effects are expected.</p> <p>Overall, significant positive and minor negative effects are expected.</p>
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	<p>The site is not located adjacent to Exeter or Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.</p> <p>As such, minor negative effects are expected.</p>
<b>14. CONNECTIVITY AND TRANSPORT</b>	+	<p>The site is not located within 1km of a railways station however the site is within 1km of cycle routes and adjacent to bus stops served by regular bus services towards Exeter and Newton Abbot. As such,</p>

SA Objective	SA Score	Justification
<p>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.</p>		<p>due to the proximity of bus stops and cycle routes, minor positive effects are expected.</p> <p>In addition, the site has capacity for more than 1,000 homes and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>

## SA-T-22: Land at Ilford Park, Drumbridges



SA Objective	SA Score	Justification
<b>1. NATURAL ENVIRONMENT</b> To conserve and enhance the habitat and wildlife of our natural environment.	--?/+	<p>The site lies adjacent to Stover Park SSSI (also known as Stover Country Park and Local Nature Reserve) and is within 250m of Great Plantation County Wildlife Site. The site is also within 1km of two County Wildlife Sites Ventiford Meadows and Gorse Blossom Copse. The site contains patches of priority habitat deciduous woodland. In addition, the site is flagged as Amber in the HRA sensitivity work with regard to South Hams SAC and is almost entirely within the South Hams SAC buffer zone for Greater Horseshoe Bats. As such, uncertain significant negative effects are expected.</p> <p>However, the site has capacity for more than 20ha of employment land, and therefore is expected to retain and provide local green infrastructure that could mitigate the biodiversity impact of development. As such, minor positive effects are also expected.</p> <p>Overall, mixed minor positive and uncertain significant negative effects are expected.</p>
<b>2. LANDSCAPE</b> To conserve and enhance the landscapes/seascapes of our natural environment.	0?	<p>The site is considered to be Lowland Plains in landscape character with low landscape sensitivity. The site lies on the approach to, and what forms the perceived setting of, Dartmoor National Park as well as lying in close proximity to Stover Park (Registered Park and Garden). These considerations would suggest that the relative sensitivity of the site should be increased from low to medium. However, the presence of the A38 highway, neighbouring large scale development, existing consent for employment development and the 420KV overhead powerlines, collectively erode the character of the area and counters the sense in increasing the level of sensitivity.</p> <p>As such, uncertain negligible effects are expected.</p>
<b>3. HISTORIC AND BUILT ENVIRONMENT</b> To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.	+?/-?	<p>The site does not contain any heritage assets within its boundaries. There are multiple designated assets within 3km including Stover Park (a Registered Park and Garden), which contains multiple listed buildings including three Grade II* designated assets (Stover House, Clock House and Former Stables to Stover House) and is within 500m of the site. There are Scheduled Monuments around 1.5km to the north-west of the site (earthwork on Bovey Heath) and around 2.9km south-east of the site (Castle Dyke). There is potential for development to compromise the setting of these historic environment assets. As such, uncertain minor negative effects are expected.</p> <p>It is likely that the site is of sufficient size (&gt;10ha) to accommodate a well-designed development and create a new high quality built environment. It should be possible for development to respond appropriately to existing heritage assets in the area and minimise any disturbance to the historic environment. As such, uncertain minor positive effects are expected.</p> <p>Overall, mixed uncertain minor negative and uncertain minor positive effects are expected.</p>



SA Objective	SA Score	Justification
<b>4. CLIMATE CHANGE MITIGATION</b>  To minimise greenhouse gas emissions.	+	<p>The site is within 5km of the Main Towns of Newton Abbot and Kingsteignton. As such, uncertain negligible effects are expected.</p> <p>The site is not located within 1km of cycle paths or railway stations. The site contains bus stops providing infrequent bus services and the site is adjacent to bus stops providing frequent bus services. As such, due to the proximity of the site to bus stops, minor positive effects are expected.</p> <p>As the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide sustainable transport, walking and cycle links and services. As such, uncertain minor positive effects are expected.</p> <p>Overall, minor positive effects are expected.</p>
<b>5. CLIMATE CHANGE ADAPTATION</b>  To adapt to the possible effects of climate change.	-?	<p>The site is predominantly greenfield and there is no significant flood risk within the area. However, there are areas to the south of the site which are on flood zone 2. Development of any scale is assumed to provide appropriate flood risk management, such as sustainable drainage systems (SuDS).</p> <p>Therefore, uncertain minor negative effects are expected.</p>
<b>6. LAND RESOURCES</b>  To utilise our land resources efficiently and minimise their loss or degradation.	++/--?	<p>The vast majority of the site is located on non-agricultural land, with only a small (&lt;1ha) area of Grade 3 agricultural land located in the south-western corner of the site. As such, negligible effects are expected.</p> <p>The southern half of the site contains over 5ha of previously developed land that offers opportunity for regeneration if employment development came forward. As such, significant positive effects are expected.</p> <p>The entirety of the site is located within Bovey Basin Minerals Safeguarding Area and without appropriate evidence there may be objection under Policy M2 of the Devon Minerals Plan to development that would sterilise or constrain this mineral resource. However, there could be an opportunity to extract the mineral resource prior to development going ahead. As such, uncertain significant negative effects are expected.</p> <p>Overall, mixed significant positive and uncertain significant negative effects are expected.</p>
<b>7. WATER RESOURCES</b>  To utilise our water resources efficiently and minimise their loss or degradation.	0	<p>The site is not adjacent to and does not contain any watercourses.</p> <p>As such, negligible effects are expected.</p>

SA Objective	SA Score	Justification
<b>8. HOMES</b> To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Greater Exeter.	0	The site has been allocated from employment uses. As such, negligible effects are expected.
<b>9. HEALTH</b> To support healthy and active communities where people can enjoy healthy lives with access to attractive environments and opportunities to enjoy and experience them.	++	The site lies adjacent to Accessible Woodland and is within 800m of Open access land, both major open spaces. The site is also within 400m of Public Rights of Way. As such, significant positive effects are expected. In addition, as the site is expected to deliver over 20ha of employment land, it is assumed that development of the site would provide local green infrastructure and active transport links. As such, minor positive effects are also expected. Overall, significant positive effects are expected.
<b>10. WELLBEING</b> To support positive, safe and healthy communities.	-	The site is within the south-west and north-west Newton Abbot Middle Super Output Area which, according to the Devon Joint Strategic Needs Assessment index of multiple deprivation, sees lower than average levels of deprivation than compared to Devon as a whole. The site is adjacent to existing employment site Heathfield industrial estate, which could provide additional benefits. However, the site is in close proximity to existing residential development, including the village of Heathfield, which could be adversely affected as a result of noise and light pollution from development of the site during the construction and operational phases. As such, minor negative effects are expected. The site is not within 1km of an AQMA. However, car movements to and from this site could potentially contribute to worsening air quality at the Newton Abbot AQMA. As such, minor negative effects are expected. Overall, minor negative effects are expected.
<b>11. ACCESS TO SERVICES</b> To provide accessible and attractive services and community facilities for all ages and interests.	--/+	The site is not located adjacent to any settlements and therefore does not have direct access to services. As such, significant negative effects are expected. The site is located adjacent to an area that has access to superfast broadband (80-300Mbps), which it is assumed could be extended to support the site if development came forward. As such, minor

SA Objective	SA Score	Justification
		positive effects are expected. Overall, mixed significant negative effects and minor positive effects are expected.
<b>12. JOBS AND LOCAL ECONOMY</b> To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Greater Exeter.	++	It is assumed that, as the site has capacity to deliver over 20ha of employment space, the site would provide a limited number of shops and services. Jobs would be created during the construction phase of the site.  As the site has capacity to deliver over 20ha of employment space, significant positive effects are expected.
<b>13. CITY AND TOWN CENTRES</b> To safeguard and strengthen the vitality and viability of our city and town centres.	-	The site is not located adjacent to Exeter or a Main Town. Therefore, development will not impact directly upon diversity of a town or city centre economy.  As such, minor negative effects are expected.
<b>14. CONNECTIVITY AND TRANSPORT</b> To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within the Greater Exeter area and beyond.	+	The site is not located within 1km of cycle paths or railway stations. The site contains bus stops providing infrequent bus services and the site is adjacent to bus stops providing frequent bus services. As such, due to the proximity of the site to bus stops, minor positive effects are expected.  The site has capacity for more than 20ha of employment land and therefore is assumed to provide sustainable transport links, including a new bus route. As such, minor positive effects are expected.  Overall, minor positive effects are expected.

## Appendix 7

### Audit trail of decision making for site options and policy options

**Table A7.1: Audit trail of Greater Exeter Authorities' decision making for site options considered for inclusion in the GESP Draft Policies and Site Options Consultation document**

*Green highlighting denotes those sites taken forward for inclusion in the Draft Policies and Site Options Consultation document, while those sites marked with an 'X' have been discounted given that they have been judged by the Councils as failing to meet the highlighted criteria. The SA findings have also contributed to decision-making.*

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
SA-ED-1 Venn's Farm, Sowton								The site is well located in relation to Exeter and in accordance with the spatial development strategy and existing employment. It has the potential to deliver high tech transformational employment and wage rises in line with the overarching GESP Vision.
SA-ED-2 Oil Mill Lane								The location of the site is in accordance with the spatial development strategy on a swathe of relatively flat and constraint free land in close proximity to existing employment. It is of a potential scale to deliver services and facilities alongside green space to mitigate its impact on European Protected sites.
SA-ED-3 Hill Barton								The location of the site is in accordance with the spatial development strategy on a swathe of relatively flat and constraint free land in close proximity to existing employment, and of a potential scale to deliver services and facilities alongside green space to mitigate its impact on European Protected sites.
SA-ED-4 North East Lymptone	X			X			The site does not accord with the spatial development strategy in light of its proximity to the Exe Estuary and concerns over its high landscape impact.	
SA-ED-5 North of Exeter Airport (Employment)								The location of the site is in accordance with the spatial development strategy near to existing employment at an accessible location and Exeter Airport. It has the potential to deliver high tech transformational employment and wage rises in line with the overarching GESP Vision.
SA-ED-6 Cranbrook South-East					X		Detailed consideration of the majority of the site is currently being undertaken through the Cranbrook development plan document so the	

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
							site is excluded on this basis.	
SA-ED-7 Higher Greendale								The location of the site is in accordance with the spatial development strategy on a swathe of relatively flat and constraint free land in close proximity to existing employment. It is of a potential scale (alongside other sites) to deliver services and facilities alongside green space to mitigate its impact on European Protected sites.
SA-ED-8 Airport Business Park								The location of the site is in accordance with the spatial development strategy near to existing employment at an accessible location and Exeter Airport. It has the potential to deliver high tech transformational employment and wage rises in line with the overarching GESP Vision.
SA-ED-9 Greendale Business Park	X						Not considered to be to be able to deliver GESP vision objectives to expand in key transformational sectors. The site also currently has poor accessibility and is not well served by public transport.	
SA-ED-10 Exmouth East	X		X	X			The site does not accord with the spatial development strategy in light of its proximity to the East Devon Pebblebed Heaths and concerns over its high landscape impact. There are also significant concerns over access for a site of this scale.	
SA-ED-11 Rockbeare Hill	X			X			The site is not in accordance with the spatial development strategy in an isolated location. The site could have an unacceptable impact upon the East Devon AONB and heritage assets.	
SA-ED-12 Whimple								The location of the site is in accordance with the spatial development strategy on a swathe of relatively flat land in close proximity to an existing settlement with services and facilities including a railway station. It is of a potential capacity to deliver sufficient homes plus services and facilities alongside green space to mitigate its impact on European Protected sites. The site has infrastructure challenges in terms of access and flooding but these may be able to be overcome through masterplanning.
SA-ED-13 Daisymount	X			X			The site is not in accordance with the spatial development strategy in an isolated location likely to lead to car dominant travel patterns and	



Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
							would likely have an unacceptable landscape impact.	
SA-ED-14 Bicton College	X	X		X			The site is not in accordance with the spatial development strategy in an isolated location and situated within the AONB. Impact on landscape, ecology and heritage would be unacceptable. Unlikely to be of a capacity / scale to deliver sufficient infrastructure to serve a new community.	
SA-ED-15 Feniton								The location of the site is in accordance with the spatial development strategy, situated on a swathe of relatively flat and constraint free land in close proximity to an existing settlement with services and facilities including a railway station. It is of a potential scale to deliver services and facilities alongside green space to mitigate its impact on European Protected sites. Development contributions could also seek to address existing flooding issues in the village.
SA-ED-16 Fairmile	X			X			The site is not in accordance with the spatial development strategy in an isolated location likely to lead to car dominant travel patterns and would likely have unacceptable landscape and heritage impacts.	
SA-ED-17 Ottery St Mary South/East	X			X			The site is not in accordance with the spatial development strategy away from the main public transport corridors. The site is likely to have significant landscape and AONB impacts.	
SA-ED-18 Honiton East								The location of the site is in accordance with the spatial development strategy, adjacent to an existing Town with services and facilities including a railway station.
SA-ED-19 Axminster South								The location of the site is in accordance with the spatial development strategy adjacent to an existing Town with services and facilities including a railway station. If impact was established on the River Axe SAC it is considered that mitigation would be possible.
SA-ED-20 Axminster North-East					X		Detailed consideration of majority of site is currently being undertaken through the Axminster Masterplan relating to the existing adjacent Local Plan allocation. The area of the site not likely to be covered under the masterplan	

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
							is too small to be considered as a strategic GESP allocation.	
SA-ED-21 Ottery St Mary West	X			X			The location of the site is not in accordance with the spatial development strategy away from the main public transport corridors. Site is likely to have significant landscape and AONB impacts.	
SA-ED-22 Adjacent Newcourt Barton	X	X		X			The location of the site is not in accordance with the spatial development strategy. The site is small with no strategic development potential. Much of the site is within and the Clyst Marshes County Wildlife Site.	
SA-ED-23 Adjoining Woodbury Business Park	X						Not considered to be to be able to deliver GESP vision objectives to expand in key transformational sectors. The site would also fail to satisfy the vision because of its poor accessibility with limited scope for being well served by public transport.	
SA-ED-24 Broadclyst South	X	X		X			The site has flooding concerns, which also limits its capacity. The site lies to the east of the Clyst meaning it is on the periphery of the spatial development strategy.	
SA-ED-25 Westclyst & Mosshayne Farms								The location of the site is in accordance with the spatial development strategy being well located to Exeter, key transport routes and existing employment.
SA-ED-26 Cowley								The location of the site is in accordance with the spatial development strategy lying on the north-west fringe of Exeter, with the potential to deliver homes close to the city. The A377 corridor would benefit from a park and ride facility, which would ensure high quality public transport to the new and existing homes. It is anticipated that impacts on the Exe Estuary SPA can be mitigated.
SA-ED-27 Javishayes and Politmore								The site's location provides one of the few opportunities for providing a replacement Motorway Service Station near Exeter, relieving congestion particularly at Junction 30.
SA-ED-28 Hand and Pen	X			X			The site is not in accordance with the spatial development strategy in an isolated location	

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
							likely to lead to car dominant travel patterns and lacks strategic location and scale.	
SA-EX-1 Atwells Farm, Exwick								The site accords with the spatial development strategy, being adjacent to the north-west fringe of Exeter. It provides an opportunity to deliver homes within cycling distance of the city centre, supported by publically accessible GI. Improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is anticipated that impacts on the Exe Estuary SPA can be mitigated.
SA-EX-2 Oaklands Riding School				X			Greenfield site largely within Flood Zone 3 and Conservation Area.	
SA-EX-3 Land between M5 and Topsham								The location of the site accords with the spatial development strategy, providing an opportunity to deliver homes with good existing and potential for improved access to facilities in Topsham and Exeter. Low car parking provision and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and East Devon Pebblebed Heaths SPA/SAC can be mitigated, with an existing built up barrier between the site and the estuary to the south.
SA-EX-4 North of Stoke Hill								The location of the site accords with the spatial development strategy, being adjacent to the northern fringe of Exeter, with the potential for relatively short commuting trips to key employment areas and services. The site could provide opportunities for publically accessible GI. Improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and flooding can be mitigated.
SA-EX-5 Exeter St David's Station								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with excellent access to jobs/facilities by sustainable modes of transport. Development provides an opportunity to make more efficient use of brownfield land and significantly improve the quality of the build environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and flooding can be mitigated.
SA-EX-6 Water Lane Regeneration								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
Area								jobs/facilities by sustainable modes of transport. Development provides an opportunity to make more efficient use of brownfield land and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and flooding can be mitigated.
SA-EX-7 North Gate								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA can be mitigated.
SA-EX-8 South Gate								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA can be mitigated.
SA-EX-9 Howell Road Car Park								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA can be mitigated.
SA-EX-10 Marsh Barton								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and is likely to improve the quality of the built environment. Improvements to sustainable transport infrastructure will help to mitigate the impact

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
								on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and flooding can be mitigated.
SA-EX-18 Pinhoe Trading Estate								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Low car parking provision and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA, East Devon Pebblebed Heaths SPA/SAC and flooding can be mitigated.
SA-EX-19 East Gate								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA can be mitigated.
SA-EX-22 West Gate								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and flooding can be mitigated.
SA-EX-23 Land between South Street, Market Street and Fore Street								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site and significantly improve the quality of the built environment. Car-free development and improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA can be mitigated.
SA-EX-26 Sandy Gate								The location of the site accords with the spatial development strategy, being within the built-up area of Exeter and with good access to

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
								jobs/facilities by sustainable transport modes. Development provides an opportunity to make more efficient use of a brownfield site. Improvements to sustainable transport infrastructure will help to mitigate the impact on the Exeter AQMA. It is expected that impacts on the Exe Estuary SPA and East Devon Pebblebed Heaths SPA/SAC can be mitigated.
SA-MD-1 Copplestone				X			Site is not in accordance with spatial development strategy and distant from significant employment, services and facilities. Potential impact on Crediton AQMA from significant car use.	
SA-MD-2 West of Crediton				X			The location of the site on the western edge of the town is likely to generate an increase in car dependency and negatively affect the Crediton AQMA. Due to the sloping topography of the site, parts of the site have high landscape sensitivity.	
SA-MD-3 South of Crediton								The location of the site is in accordance with the spatial development strategy. It is strategic in scale and located next to the southern boundary of Crediton. This site is well connected by public rights of way and close to the train station. The location should avoid negative impacts on the AQMA.
SA-MD-4 Newton St Cyres and Sweetham								The location of the site is in accordance with the spatial development strategy. It is significant in scale with the opportunity for a new village development on the key transport corridor of the Tarka Line railway, close to the A377, and the proposed strategic cycle route between Crediton and Exeter.
SA-MD-5 Land East of Tiverton				X			Combination of environmental constraints including landscape sensitivity and impacts on heritage assets. The location of the site also has accessibility and connectivity constraints to access services, employment and the strategic road network.	
SA-MD-6 West of Cullompton				X			Site is on periphery of spatial development strategy. With existing allocations in Cullompton and at Culm Garden Village there is the potential limited demand. The site is also likely to have traffic impacts on Cullompton and air quality	



Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
							impacts on the Cullompton AQMA.	
SA-MD-7 Land North West of Cullompton				X			Site is on periphery of spatial development strategy. With existing allocations in Cullompton and Culm Garden Village there is the potentially limited demand. The site also has topographic and landscape sensitivity constraints and is likely to have traffic impacts on Cullompton and air quality impacts on the Cullompton AQMA.	
SA-MD-8 Land South of Hartnoll Farm				X			The site has areas of high landscape sensitivity. It is also relatively isolated from Tiverton and would require significant infrastructure, and generate significant trips by car.	
SA-MD-9 Culm Garden Village, east of Cullompton								The location of the site is in accordance with the spatial development strategy and has been granted Garden Village status by the government and part is allocated in the Mid Devon Local Plan Review (in the post-hearing stages of examination). The site is located close to the market town of Cullompton adjacent to the M5 and there are ambitions to re-open the Cullompton train station.
SA-MD-10 Hartnoll Farm								The location of the site is in accordance with the spatial development strategy, located to the east of Tiverton adjacent to the Tiverton Eastern Urban Extension (EUE) allocation. It is well connected to Tiverton by road and public rights of way, including a national cycle route. Accessibility to the A361 and M5 will improve as the EUE junction to the A361 is completed to provide the northern phase of the junction.
SA-MD-11 Land off Crown Hill		X		X			The site is unlikely to be of a scale to deliver strategic growth and there is the risk of coalescence between Tiverton and Halberton. Potential impact on designated heritage assets.	
SA-MD-12 South of Sampford Peverell								The location of the site is in accordance with the spatial development strategy and is located to the south of an existing settlement and adjacent to the Tiverton Parkway train station on the Great Western main railway line. It is also close to the A361 and J27 of the M5. The site is relatively unconstrained, in an accessible location, subject to infrastructure requirements to improve accessibility to the A361 and M5.

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
SA-MD-13 North of Willand	X						Site is not in accordance with spatial development strategy and unlikely to make a positive contribution to meeting GESP Vision.	
SA-MD-14 Junction 27 Area	X						Site is not in accordance with spatial development strategy and unlikely to make a positive contribution to meeting GESP Vision. The site is isolated and likely to generate a fairly significant need to travel by car to access employment, services and facilities.	
SA-MD-15 Great Southdown Farm	X			X			Site is not in accordance with spatial development strategy and unlikely to make a positive contribution to meeting GESP Vision. The site is isolated and is not considered to be of a scale or strategically located to deliver a new community. It is also within the setting of the Blackdown Hills AONB.	
SA-T-1 South east of Ipplepen	X						Site is not in accordance with spatial development strategy and is fairly remote from main towns or service centres.	
SA-T-2 Dolbeare Road, Ashburton	X	X					Site sits outside southern growth area identified in spatial strategy. Located near Ashburton (Dartmoor). Capacity may be fewer than 500.	
SA-T-3 West of Houghton Barton								The location of the site is in accordance with the spatial development strategy and lies adjacent to existing growth area (Local Plan NA1 allocation) west of Newton Abbot, which is delivering significantly improved infrastructure including transport and education. The site contains a hilltop which offers opportunity for green infrastructure. It is expected that impacts on the South Hams SAC can be mitigated.
SA-T-4 Ruby Farm, Two Mile Oak		X		X			Site on periphery of spatial development strategy, is slightly isolated and too small to deliver strategic growth or the necessary infrastructure (especially education), creating vehicle trips to schools. May impact AQMA on A381 into Newton Abbot.	
SA-T-5 Priory Road south								The location of the site is broadly in accordance with the spatial development strategy being approximately 3km to the south of

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
								Newton Abbot with potential for active travel and shared infrastructure with nearby local plan allocation. It is expected that impacts on the South Hams SAC can be mitigated.
SA-T-6 Great Plantation, Drumbridges (Employment)	X			X			Site sits outside of southern growth area as identified in spatial strategy. Existing forest with wildlife and amenity value.	
SA-T-7 Higher Mead Farm, Ashburton (Employment)	X						Site is not in accordance with spatial development strategy. Isolated small site with poor junction access. Potential impact on Dartmoor National Park.	
SA-T-8 North of Forches Cross (Employment)								The location of the site is in accordance with the spatial development strategy. It is recommended for inclusion because the site is adjacent to the A382 (currently being improved) and the site is proposed for employment development meaning that the minerals are a manageable constraint, with potential for development to be considered as 'temporary' with the option to extract clay after the lifetime of the development. It is expected that impacts on the South Hams SAC can be mitigated.
SA-T-10 Blatchford Farm and Berry Knowles (Employment)				X			Site contains 5 ha of flood zone 3.	
SA-T-11 East of Old Newton Road, Kingskerswell (Employment)	X			X			Site is not in accordance with spatial development strategy. Small site with 50% flood zone 3 and railway line through middle.	
SA-T-12 East Golds Quarry	X	X		X		X	Site is not in accordance with spatial development strategy. Small site in middle of Flood zone 3 area. Land owner states it is not available for 15 years. Minerals Safeguarding Area for Ball Clay. The river Teign and railway line cause severance issues.	
SA-T-13 Long Lane, Milber	X	X		X			Site is not in accordance with spatial development strategy. Small site containing	

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
							scheduled ancient monument.	
T-14 Jews Bridge, Heathfield (Employment)	X		X	X			Site is not in accordance with spatial development strategy. Small site in flood zone 3 with significant environmental and infrastructure constraints. The sites access is constrained by a poor A38 junction and a narrow railway bridge which causes severance issues. Within South Hams SAC sustenance zone, with radio-tracked GHB flightpaths within site.	
SA-T-15 Broadway, Exeter Road, Kingsteignton (Employment)	X						Site is not in accordance with spatial development strategy.	
SA-T-16 West of Exminster								The location of the site is in accordance with the spatial development strategy. It lies on the southern fringe of Exeter with good access to the city and facilities within the village. It is expected that impacts on the Exe Estuary SPA and Dawlish Warren SAC can be mitigated (also close to south west Exeter SANG). Would need to provide new primary school.
SA-T-17 Markham Lane								The location of the site is in accordance with the spatial development strategy as it borders the city. Would need to overcome potential severance concerns relating to A30. It is expected that impacts on the Exe Estuary SPA can be mitigated
SA-T-18 Peamore								The location of the site is in accordance with the spatial development strategy and lies on western fringe of Exeter with potential for improved active travel access into the city. It is expected that impacts on the Exe Estuary SPA can be mitigated
SA-T-19 Starcross	X		X				The site does not accord with the spatial development strategy and is close to the Exe Estuary	
SA-T-20 Port Road, north of Dawlish	X						Site is not consistent with growth locations of spatial strategy.	
SA-T-22 Ilford Park,								The location of the site is in accordance with the spatial development strategy. Recommended for inclusion as there is good road access and

Site Reference / Name	1 Strategy	2 Capacity	3 Euro sites	4 Environment	5 Process	6 Minerals	Reasons for discounting as Potential Site Option in the GESP Consultation document	Reasons for the inclusion as Potential Site Option in the GESP Consultation document
Drumbridges (Employment)								a large area of the site is already permitted for employment development. Potentially considered as 'temporary' with the option to extract clay after the lifetime of the development.

**Table A7.2: Audit trail of policy development for the GESP Draft Policies and Site Options Consultation**

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>GESP1: Sustainable Development</b></p> <p>In planning for the future of the Greater Exeter area, Local Planning Authorities and Neighbourhood Planning bodies will deliver sustainable development and resilience through the preparation and implementation of development plan documents which:</p> <ul style="list-style-type: none"> <li>A. Help build a strong, responsive, competitive economy across the Greater Exeter area;</li> <li>B. Support strong, vibrant and healthy communities; and</li> <li>C. Protect and enhance our natural, built and historic environment.</li> </ul> <p>Policies in Local Plans and Neighbourhood Development Plans should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p>	<p><b>None.</b></p>	<p>No alternative to be considered by SEA. The policy reiterates national policy objectives, setting out high level and non-specific objectives to be considered during the production of localised development plan policies.</p>
<p><b>GESP2: Climate Emergency</b></p> <p>To accord with the advice of the Intergovernmental Panel on Climate Change (IPCC), carbon emissions from the Greater Exeter area will need to decrease to net-zero by 2040 at the latest. Decisions on infrastructure investment and development applications will consider their impact on achieving this target.</p>	<ol style="list-style-type: none"> <li><b>1. Target below 100%</b></li> <li><b>2. Target earlier than 2040</b></li> </ol>	<p>The policy proposes an evidenced 100% reduction in carbon emissions in order to meet the Climate Change Act 2008 (as amended) target by 2040. This should be met by all sectors, some of which can be achieved through the GESP.</p> <p>The alternative of a target below 100% may be more deliverable. However, this would seem unambitious and conflict with the part that the Greater Exeter area needs to play in meeting the UK Climate Change Act (as amended) carbon reduction requirements.</p> <p>The alternative of bringing forward the target earlier than 2040 across the GESP area as a whole appears to potentially be undeliverable given that new housing and planning decisions will only play a small role in delivering on this target.</p>
<p><b>GESP3: Net-zero Carbon Development</b></p> <p>To ensure that developments within Greater Exeter contribute towards meeting the overarching net-zero target set out in policy GESP1, applicants for all developments which propose the construction of new home(s) or non-residential floorspace or change of use will be required to submit to the local planning authority a carbon statement for approval and implementation. The Carbon Statement will demonstrate that proposals are designed, constructed and will perform to deliver net-zero carbon emissions, taking account of emissions from primary energy use and transport, broadly in compliance with the energy hierarchy.</p> <p>In meeting the above requirement, proposals will demonstrate that they meet the sustainable and active transport targets which apply to the site</p>	<ol style="list-style-type: none"> <li><b>1. Be more demanding</b></li> <li><b>2. Only "major" development</b></li> </ol>	<p>This proposed policy sets a trajectory for reducing carbon emissions from new residential and non-residential buildings to achieve net-zero carbon buildings. This is an ambitious policy approach which is designed to be achieved through an energy hierarchy of interventions. This advocates a fabric first approach to minimise energy demand, but there is flexibility as to how the carbon reduction target is met. This will help to meet the GESP vision and priorities.</p> <p>The alternative of being more demanding (i.e. energy positive development) is likely to present more significant deliverability and viability challenges.</p> <p>The alternative of only applying the policy to major developments would</p>



Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>and:</p> <p>A. Minimise energy demand across the development and avoid temperature discomfort through:</p> <ul style="list-style-type: none"> <li>a) Passive design, solar masterplanning and effective use of on-site landscaping and Green Infrastructure</li> <li>b) The “fabric first” approach to reduce energy demand and minimise carbon emissions necessary for the operation of the building</li> <li>c) Low carbon solutions where additional energy is required for building services such as heating, ventilation and air conditioning.</li> </ul> <p>B. Maximise the proportion of energy from renewable or low carbon sources through:</p> <ul style="list-style-type: none"> <li>a) Ensuring that opportunities for on-site or nearby renewable energy generation or connection to a local decentralised energy scheme are exploited</li> <li>b) Ensuring that the ability to install future solar PV or vehicle-to-grid connections is not precluded</li> <li>c) Storage of on-site renewable energy generation.</li> </ul> <p>C. Ensure in-use performance is as close as possible to designed intent through:</p> <ul style="list-style-type: none"> <li>a) Use of a recognised building quality regime and consistent approach to calculating both, the designed and in-use performance</li> <li>b) Ensuring that at least 10% of buildings on major developments deliver in-use energy performance and generation and carbon emissions data to home owners, occupiers, developers and the local authority for a period of 5 years, clearly identifying regulated and unregulated energy use and any performance gap. Where a performance gap is identified in the regulated use, appropriate remedial action will be required.</li> </ul> <p>Where it is not feasible or viable to deliver carbon reduction requirements on-site, methods such as off-site provision will be considered. This will need to be through a specific deliverable proposal or financial contributions to an accredited carbon offsetting fund.</p> <p>Development proposals should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.</p>		<p>focus the policy on developments which are more likely to be able to viably deliver the necessary carbon reductions. However, all developments contribute to carbon emissions and action is needed across the board. Small developments have contributed a significant number of completions across the Greater Exeter area in the past and will likely continue to do so in the future. This could have a big impact on the carbon reduction that could be achieved in the area. The flexibility of the policy helps to ensure viability where reasonable.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP4: Low Carbon Energy</b></p> <p>Development of low carbon and renewable energy schemes, and smart energy networks will be supported in principle. Community owned low/zero carbon energy projects, which maximise the use of the resource, will, in particular be considered favourably, and are encouraged to be included in neighbourhood plans. Proposals should avoid, or where reasonable, minimise and mitigate impacts upon local amenity and the and natural and historic environment. Proposals will need to demonstrate no likely significant effect on the integrity of Natura 2000 sites.</p>	<p><b>1. Be more prescriptive</b></p>	<p>The policy proposes to support the development of low carbon and renewable energy schemes in principle, particularly community owned schemes. This provides a flexible approach to enable further detail or site allocations for such schemes to come forward through Local Plans or Neighbourhood Plans. It is also sufficiently flexible to allow for a range of renewable and low carbon technologies available which may be appropriate depending on their individual opportunities, whilst ensuring that adverse impacts are addressed satisfactorily.</p> <p>The alternative of a more prescriptive policy might entail consideration for specific technologies and more specific smart energy development types under certain criteria. This would require a more focused evidence base to assess specific sites and areas. It may improve certainty for applicants and therefore their willingness to make applications, and may result in a higher level of renewable energy generation across the area. However, it may also stifle innovation in a fast changing policy area which needs an element of flexibility. It may be difficult to gain political and community support, the latter of which is required for wind development.</p>
<p><b>POLICY GESP5 Heat Networks</b></p> <p>Opportunities to connect to or deploy heat networks and utilise waste heat will be taken where viable and feasible. In particular:</p> <p>A. If a heat network exists or is proposed within a 1km radius, connection will be required from:</p> <p>a. Major development</p> <p>b. Development proposals that produce more than 1 Megawatt thermal of waste heat</p> <p>B. If no heat network currently exists or is proposed:</p> <p>a. New heat networks or combined heat and power (CHP) plants utilising low carbon energy sources should be deployed where developments (either alone or in combination) propose at least 1,200 homes or 10 hectares of commercial</p> <p>b. Development proposals that produce more than 1 Megawatt thermal of waste heat will incorporate measures to enable future connection to a heat network</p> <p>A project level HRA will be required if there is potential for a proposal to affect a Natura 2000 site.</p>	<p><b>1. Be more prescriptive</b></p> <p><b>2. Be less prescriptive</b></p>	<p>The policy proposes the key parameters for the deployment or connection to heat networks. This evidence based approach sets a reasonable quantum of development where the potential for such systems should be evaluated.</p> <p>The alternative of a more prescriptive policy might require deployment/connection to a heat network for smaller developments of fewer than 1,200 homes or 10 hectares of commercial floor space. This would however be contrary to the evidence base which recommends that sites (either individually or combined) over 1,200 homes or 10ha commercial should be required to evaluate the use of heat networks and CHP where economically viable.</p> <p>The alternative of a less prescriptive policy might require developments to consider deployment / connection to heat networks but not necessarily require. This may result in opportunities to enable the use of waste heat from new or existing industrial sources being lost.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP6 Suitable Areas for Solar PV Development</b></p> <p>Proposals for solar photovoltaic (PV) development will be supported where, taking account of the carbon emission benefits of the proposal:</p> <p>A: The proposal lies within the 'areas identified as suitable for solar PV development' as shown on the Policies Map</p> <p>B: There is no unacceptable landscape and visual impact, including cumulative impact</p> <p>C: there is no unacceptable harm to the significance of heritage assets and their settings</p> <p>D: There is no likely significant effect or no adverse effect on the integrity of Natura 2000 sites</p> <p>E: Provision is made to ensure that the installation are removed when no longer in use and the land is restored to its previous use.</p>	<p><b>1. Allocate specific sites</b></p>	<p>The proposed policy seeks to identify suitable areas for solar PV development in the GESP area based on solar resource evidence. Identified areas are based on resource mapping which models a wide range of constraints.</p> <p>The alternative of allocating sites would be complex and require detailed work in association with landowners, western power distribution and other relevant stakeholders. Following this detailed process it is likely provide greater certainty of delivery on a specific allocated sites in the short term but would not provide an overarching proactive strategic policy across the GESP area.</p>
<p><b>POLICY GESP7: Suitable Areas for Onshore Wind Development</b></p> <p>Proposals for onshore wind development will be supported where, taking account of the climate change benefits of the proposal:</p> <p>A: The proposal lies within the 'areas identified as suitable for onshore wind development' as shown on the Policies Map</p> <p>B: There is no unacceptable impact on residential amenity from noise, vibration, visual intrusion and shadow flicker effects</p> <p>C: There is no unacceptable landscape and visual impact, including cumulative impact</p> <p>D: There is no unacceptable harm to the significance of heritage assets and their settings</p> <p>E: There is no likely significant effect or no adverse impact on the integrity of Natura 2000 sites.</p> <p>F: There are no significant adverse impacts on air traffic operations, radar and air navigational installations</p> <p>G: Provision has been made for the removal of the facilities and reinstatement of the site when it has ceased to be operational.</p>	<p><b>1. Allocate specific sites</b></p>	<p>The proposed policy seeks to identify suitable areas for onshore wind development in the GESP area. Identified areas are based on resources mapping which models a wide range of constraints.</p> <p>The alternative of allocating sites would likely provide greater certainty of delivery on a specific allocated site in the short term but would not provide an overarching proactive strategic approach to onshore wind based on wind resource evidence across the GESP area.</p>
<p><b>POLICY GESP8: Energy Storage</b></p> <p>Proposals for renewable and low carbon energy storage will be supported in principle. Development should be sited:</p> <p>A. At a suitable distance from residential areas and avoid, or where reasonable, minimise and mitigate impacts upon local amenity</p>	<p><b>1. Be more prescriptive</b></p>	<p>The proposed policy provides a flexible approach to energy storage, in recognition that this is crucial to increasing the proportion of renewable and low carbon energy.</p> <p>The alternative of a more prescriptive approach that identifies specific sites for energy storage would provide a level of certainty in the short term. However, this would be more inflexible when considering the</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>B. Where an acceptable standard of road safety can be achieved</p> <p>C. Where landscape and visual impacts can be satisfactorily managed</p> <p>D. Where there is no unacceptable harm to the significance of heritage assets</p> <p>E. Where they do not have an adverse impact on the integrity of European sites.</p> <p>In addition, applicants will need to demonstrate that there are no excessive noise impacts resulting from the proposal, including from heating, ventilation, and air conditioning systems and cumulative noise.</p>		<p>evolving nature of this technology, the planning issues that are prevalent and opportunities that may arise across the GESP area as a whole.</p>
<p><b>POLICY GESP9: Economic Targets</b></p> <p>In order to improve wellbeing and raise the standard of living in the Greater Exeter area the following targets are set for the economy by 2040:</p> <p>A. Double the size of the economy to £20 billion</p> <p>B. Increase average earnings to above the national average (median)</p> <p>C. Increase the number of jobs by 35,000</p>	None	<p>The proposed policy would be in line with the GESP vision, while being suitably ambitious but still achievable.</p> <p>The alternative of a higher more ambitious economic target is not considered to be achievable. Equally, lower targets would undermine the GESP vision priorities and would not accord with the Local Enterprise Partnership strategies and evidence.</p>
<p><b>POLICY GESP10: Transformational Sectors</b></p> <p>To enhance the ability of the Greater Exeter area to expand in key transformational sectors and deliver productivity improvements with high quality well-paid jobs:</p> <p>A. Significant weight in planning decisions will be given to the positive economic impact of investment in the following transformational sectors, including use of a gateway policy to control future uses in appropriate situations:</p> <ol style="list-style-type: none"> <li>Data analytics</li> <li>Environmental futures</li> <li>Smart transport</li> <li>Health Innovation</li> <li>Other digital future businesses</li> <li>Other sectors defined in a local plan</li> </ol> <p>B. The GESP allocates about 70 hectares of employment land to meet the development needs of the transformational sectors</p> <p>C. Provision of one or more Digital Exchanges will be supported</p> <p>D. The Greater Exeter councils will work together to support the expansion of these sectors through appropriate reform of planning processes, improvements to digital and other infrastructure, improved education and training and “soft landing” packages</p> <p>E. Continued investigations will be undertaken into potential barriers to investment and appropriate further actions taken</p>	<p><b>1. Encourage Different Sectors</b> (The identified sectors accord broadly with those advanced in the emerging Local Enterprise Partnership local industrial strategy.)</p> <p><b>2. Limit to specific allocations</b> (Limit allocations to specific areas/locations, likely to be principally in and around Exeter).</p>	<p>The proposed policy supports the allocation of land and provides policy support for employment uses, particularly those in identified transformational sectors which is key to delivering the overall GESP vision.</p> <p>The alternative of encouraging different sectors may not deliver against the GESP vision to improve productivity and increase average earnings. The evidence indicates that shifts away from traditional manufacturing towards digital focussed sectors is more likely to be consistent with likely changes in the economy. Exeter may struggle to attract other high productivity sectors such as finance.</p> <p>The alternative of limiting allocations for economic growth to specific locations would reduce the impact of the policy overall. –This would underplay the Greater Exeter area’s economic potential as indicated by the distribution of existing tech businesses</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP11: Employment Land</b></p> <p>To ensure the potential for growth in jobs and incomes and for improved economic prosperity are not constrained, the GESP target is to develop about 150 hectares of land for B1, B2 and B8 uses in the Greater Exeter area by 2040.</p> <p>Delivery to meet this target is proposed from the following sources (which allow for a headroom of approximately 200% against the overall target):</p> <ul style="list-style-type: none"> <li>A. Approximately 130 hectares on GESP allocations, providing for transformational sectors or strategic scale employment growth or to develop self-contained new neighbourhoods within GESP allocations</li> <li>B. Approximately 330 hectares on existing planning commitments, subject to further assessment and review in local plan preparation</li> <li>C. Further sites allocated in future local and neighbourhood plans which achieve an appropriate combination of the following objectives: <ul style="list-style-type: none"> <li>a. Improve the choice of sites and buildings available for employment uses</li> <li>b. Rebalance local or sub-regional economies</li> <li>c. Maintain a flexible and competitive market in employment land and buildings</li> <li>d. Support viability and deliverability</li> <li>e. Take advantage of local economic potential</li> <li>f. Meet other local needs or objectives</li> <li>g. Take advantage of existing or proposed heat networks</li> </ul> </li> </ul>	<p><b>1. Higher targets</b> (Uncertain need. The demand is based on evidence)</p> <p><b>2. Lower targets</b> (Since much of the total is existing commitments, this would leave limited amounts of land to allocate via GESP strategic sites, including specifically for transformational sectors.)</p>	<p>The proposed policy would allocate sufficient employment land with appropriate headroom to maximise the likelihood that sufficient employment land is delivered.</p> <p>The alternative of higher targets would provide greater headroom beyond 200%, which is unlikely to be necessary, even if the conversion rate from allocation site to real delivery is relatively low.</p> <p>The alternative of lower targets would potentially provide insufficient employment allocations headroom (below 200%) to allow for flexibility, with some risk that insufficient employment sites will be available to meet need.</p>
<p><b>POLICY GESP12: Economic Delivery</b></p> <p>The Greater Exeter Councils will work together with other delivery bodies to encourage new economic investment and development in the area. Planning will be one of the tools in an integrated delivery to include:</p> <ul style="list-style-type: none"> <li>A. Keeping the Exeter and Heart of Devon Shared Economic Strategy or equivalent document under review and up to date as a material consideration in the consideration of planning applications</li> <li>B. Prioritising and coordinating strategic, site specific and local plan infrastructure investment to start or speed up economic development sites which contribute to the targets in this plan</li> <li>C. Using planning obligations or other planning controls to ensure that the economic elements of mixed use developments occur in a timely fashion, including cross subsidy from housing and a backstop of land transfer to enable public sector direct delivery</li> <li>D. Monitoring existing policies and site allocations, and if they are not delivering against GESP's economic targets, the extent to which planning applications for economic development uses support the delivery of the targets will be given significant weight</li> </ul>	<p><b>None</b></p>	<p>GESP12 contains statements of broad objectives and sets out the potential approaches to be taken by the Greater Exeter Councils to support economic investment and development in the area. These are aimed at supporting the delivery of the GESP Vision and no particular appropriate alternatives in approach were identified.</p>
<p><b>POLICY GESP13: Strategic Economic Assets</b></p> <p>To protect key strategic economic assets from loss to other uses the following assets will be retained and proposals for enhancement</p>	<p><b>1. Shorter list of assets</b> (Fewer assets listed, concentrating investment</p>	<p>The proposed policy would protect key identified economic assets helping to encourage investment, and protect these areas from unsuitable redevelopment.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>supported:</p> <p>A. Established, allocated and permitted employment areas:</p> <ul style="list-style-type: none"> <li>a. Heathfield, Bovey Tracey</li> <li>b. Brunel Road, Newton Abbot</li> <li>c. Exeter Airport Business Park extended</li> <li>d. Heathpark, Honiton</li> <li>e. Greendale, Woodbury Salterton</li> <li>f. Hill Barton, Cat and Fiddle</li> <li>g. Matford/Matford Green, Exeter</li> <li>h. Marsh Barton , Exeter (subject to specific development proposals in this plan)</li> <li>i. Sowton, Exeter</li> <li>j. Exeter Business Park</li> <li>k. Pynes Hill, Exeter</li> <li>l. Tiverton Business Park</li> <li>m. Kingsmill/Stoneyford, Cullompton</li> <li>n. Lords Meadow, Crediton</li> <li>o. Mid Devon Business Park, Willand</li> <li>p. Hitchcocks Business Park, Willand</li> <li>q. Houghton Barton , Newton Abbot</li> <li>r. Peamore, Exeter</li> <li>s. Sands Copse, Kingsteignton</li> <li>t. Milber, Newton Abbot</li> <li>u. Intermodal interchange, Cranbrook</li> <li>v. Skypark Business Park</li> <li>w. Exeter Science Park</li> </ul> <p>B. GESP employment allocations [to be defined in Draft GESP]</p> <p>C. Allocated leisure destination at Junction 27, M5 Motorway</p> <p>D. Other key economic assets:</p> <ul style="list-style-type: none"> <li>a. Exeter International Airport</li> <li>b. University of Exeter</li> <li>c. Meteorological (Met) Office</li> </ul>	<p>into the largest and most strategically important.)</p>	<p>The alternative of a shorter list of assets is likely to result in the policy safeguarding / encouraging investment in fewer sites, with potential for loss or erosion of some key strategic assets.</p>
<p><b>Policy GESP14: Exeter Airport</b></p> <p>To support the role of Exeter Airport in the economic success of the area the Greater Exeter councils will support investment in and work with the airport and other relevant stakeholders to define an Airport Development Zone (ADZ). A masterplan for the ADZ will be prepared to promote and guide developments that deliver on the following issues while maintaining the safe operation of the airport:</p> <p>A. Surface access, including:</p> <ul style="list-style-type: none"> <li>a. Active travel routes from nearby growth areas and Exeter</li> <li>b. Improved, dedicated, regular and high quality public transport routes from nearby growth areas, Exeter and the wider region including links to and from Cranbrook</li> </ul>	<p><b>1. Remove any policy support for the airport in the strategic plan.</b></p> <p>(Remove this policy and offer no support for the airport).</p>	<p>The proposed policy supports improvements and investment. The authorities do not consider that it would be appropriate to include policies that would seek to undermine investment and opportunities to support the only airport in the area.</p> <p>The alternative of having no policy has been considered. However, given that the airport is an existing economic asset providing important connectivity and could be improved in a number of ways, this approach would be a missed opportunity to supporting and improving an important economic asset in the region.</p>



Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>train station</li> <li>c. Improved vehicular access via a high quality gateway from the A30</li> <li>d. Improved car parking</li> <li>B. Airport operation, including: <ul style="list-style-type: none"> <li>a. Improved/expanded/new terminal building</li> <li>b. New or improved hangar and other freight services</li> <li>c. Airfield safety, security and emergency infrastructure</li> <li>d. Aviation training and back-office support development</li> </ul> </li> <li>C. Developments which support the aim to become a zero carbon airport and decarbonise aviation travel</li> <li>D. Supporting ancillary development, including: <ul style="list-style-type: none"> <li>a. New employment development to (including aviation and transformational sector related development in particular)</li> <li>b. New hotel and conferencing development</li> <li>c. New ancillary passenger retail with the terminal building</li> <li>d. Redevelopment of existing employment areas (including net loss of employment space) in order to facilitate delivery of the above</li> </ul> </li> </ul>		
<p><b>POLICY GESP15: Inclusive Employment and Skills</b></p> <p>To promote wider access to jobs and address skills shortages:</p> <ul style="list-style-type: none"> <li>A. Major planning applications should be accompanied by proposals to invest in construction skills. For the larger development schemes, the submission of an Employment and Skills Plan will be sought, covering their construction phase in line with the National Skills Academy for Construction client based approach or similar recognised scheme</li> <li>B. Larger businesses expanding, starting up or moving into the area will be encouraged to sign up to an agreement to deliver links to local education providers, apprenticeships, training programmes and other measures to support people into work from the local area.</li> </ul>	<p><b>1. A less flexible requirement for new businesses</b></p> <p>(Seek to compel new applications / expanding businesses to provide a minimum level of skills training and other training programmes.)</p>	<p>The proposed policy supports the GESP vision and priorities by seeking to support the development of construction skills and encourages large employers to make links to local education providers by providing apprenticeship places, etc.</p> <p>The alternative of a less flexible requirement for new businesses may lead to greater links with schools but may equally act to deter new investment/expansion if requirements seen as an unnecessary cost or burden.</p>
<p><b>GESP16: Housing Target and Distribution</b></p> <p>The Greater Exeter councils will target the delivery of 2,663 homes per year in the Greater Exeter area (53,260 total) between 2020 and 2040. From the date of adoption of the GESP, the Housing Delivery Test and five year housing land supply calculations will be assessed against this target on a Greater Exeter area wide basis.</p> <p>Delivery to meet this target is proposed from the following sources (which allow for a headroom of about 20% against the overall target):</p> <ul style="list-style-type: none"> <li>A. Approximately 33,390 homes from existing planning commitments</li> <li>B. Approximately 18,500 homes on GESP allocations [<i>locations to be determined after this consultation and identified in the Draft Plan</i>]</li> <li>C. Approximately 12,000 homes to be identified in future local and neighbourhood plans [<i>distribution between local planning authorities to be determined after this consultation and identified in the Draft</i>]</li> </ul>	<p><b>1. Lower GESP allocations</b> / Higher proportion of development to be allocated in Local and Neighbourhood Plans.</p> <p><b>2. Higher GESP allocations</b> / Lower proportion of development to be allocated in Local and Neighbourhood Plans.</p>	<p>The proposed policy sets out the housing target (based on the government's standard method) and explains from what sources this target will be met, including the residual for local plans to provide.</p> <p>The alternative to allocate a higher proportion of development through Local and Neighbourhood Plans could be pursued. However, there would be a risk that this would result in a less structured and strategic distribution of growth and loss of subsequent environmental and economic benefits. This may also increase uncertainty of housing delivery for the period of time between the adoption of GESP and future Local/Neighbourhood Plans.</p> <p>The alternative to allocate a lower proportion of development to be delivered through Local or Neighbourhood Plans was also considered.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><i>Plan]</i></p> <p>D. Local plans should allocate additional housing sites to make up for any under-provision in planning commitments within a local planning authority against the assumptions contained in A above</p> <p>E. Local plans may vary housing supply from these figures when justified by overall planning and sustainability considerations provided that any reductions are made in the context of effective duty to cooperate agreements with other local planning authorities which do not reduce the overall GESP housing delivery</p>		<p>However, should this approach be taken there would be a risk of development being overly concentrated in a few key areas within very large GESP allocations, thereby potentially not meeting the needs of many of the existing communities where development is not being pursued in GESP. It could increase risk by making the delivery of housing overly reliant on larger scale sites to come forward, which are typically delivered at a slower pace over a longer period of time. It could also possibly make the NPPF requirement to ensure that 10% of the housing requirement is delivered on smaller sites more challenging to meet.</p>
<p><b>GESP17: Affordable Homes</b></p> <p>To ensure access to housing for people whose needs are not met by the market the GESP and local plans will give a high priority to providing affordable housing. Affordable housing delivery will be from the following sources:</p> <p>A. Approximately 9,970 from existing planning commitments</p> <p>B. Approximately <i>[figure to be determined after this consultation and viability assessment]</i> on Greater Exeter Strategic Plan allocations, provided in accordance with individual targets contained in each allocation policy and summarised as follows:</p> <ol style="list-style-type: none"> <li>Approximately <i>[figure to be determined after this consultation and identified in the Draft Plan]</i> social and affordable homes for rent, to be let at no more than Local Housing Allowance levels in perpetuity</li> <li>Approximately <i>[figure to be determined after this consultation and identified in the Draft Plan]</i> homes for affordable homeownership, sold with at least a 20% discount from market values in perpetuity</li> </ol> <p>C. Affordable homes on other housing sites in accordance with the policies and allocations of local and neighbourhood plans.</p>	None	<p>The proposed policy will identify the number of affordable homes that will be delivered over the plan period. The exact numbers will be determined through the process of viability assessment of the plan.</p>
<p><b>GESP18: Build to Rent Homes</b></p> <p>To help meet the need for high quality homes for private rent in the Greater Exeter area, each phase of development of the following GESP site allocations will include a percentage (to be determined after this consultation and identified in the Draft Plan) of Build to Rent homes: [SITES TO BE INSERTED HERE]</p> <p>Each Build to Rent scheme provided in the GESP site allocations listed above will include (and maintain in perpetuity) an amount of affordable housing that accords with targets provided in the relevant GESP site allocation policy.</p> <p>Outside the GESP site allocations listed above, every Build to Rent development of 10 or more homes will provide (and maintain in perpetuity) an amount of affordable housing that accords with policies and allocations in the relevant local and/or neighbourhood plan.</p>	None	<p>The proposed policy will set out a build to rent target (TBD) within GESP identified allocations. The policy will help to drive diversity in the housing market, supporting choice of tenure and build out rates on large sites. The target will need to balance build to rent with the needs and demand of other types and tenures of housing.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>Affordable homes provided on all Build to Rent schemes must be:</p> <ul style="list-style-type: none"> <li>A. For Affordable Private Rent, secured in perpetuity</li> <li>B. Let with rents set at Local Housing Allowance level</li> <li>C. Owned and managed by the same landlord as the market Build To Rent homes</li> <li>D. Fully integrated into the development and built to the same standards as the market Build to Rent homes</li> <li>E. Let to eligible households registered with Devon Home Choice</li> </ul>		
<p><b>GESP19 Custom and Self Build</b></p> <p>As part of the housing target in policy GESP15, approximately 5,000 plots for custom and self build homes will be provided from the following sources:</p> <ul style="list-style-type: none"> <li>A. Approximately 2,100 plots from small windfall sites</li> <li>B. At least 900 serviced plots from GESP allocations, equating to a minimum 5% of the allocations' yields</li> <li>C. At least 5% of serviced plots on all sites of 20 homes or more, including local and neighbourhood development plan allocations and windfalls. Local and neighbourhood plans will also consider the potential for allocations to contain up to 100% custom and self build plots</li> <li>D. Affordable homes, particularly affordable home ownership products, which may be suitable for provision as custom or self build housing</li> </ul> <p>For B and C, developers will supply at least 5% of serviced plots for sale to custom and self builders within the early phases of the site's development, as follows:</p> <ul style="list-style-type: none"> <li>a. Suitable adopted or adoptable road access must be delivered at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located, as agreed at planning application stage)</li> <li>b. A range of plots sizes must be provided having regard to local demand. Plots for detached homes must have scaffolding margins within the plot boundary</li> <li>c. Plots must be free of party wall requirements unless they are to be developed to provide apartments, or semi-detached or terraced homes</li> <li>d. Prior to marketing, on-plot services must be provided and each plot must be developable by a custom or self builder, with no issues prevent immediate purchase and development. The local authority must be satisfied that legal access and servicing will be possible for potential plot purchasers before outline of full planning permission is granted</li> </ul>	<p><b>1. Higher site targets</b></p>	<p>The proposed policy identifies the target and delivery mechanisms for the provision of sufficient custom and self build plots, in order to satisfy local demand and be consistent with the NPPF.</p> <p>The alternative of higher site targets may potentially enable more provision of custom built homes over time, but this would see less delivery of other housing products (such as for open market sale, affordable and build to rent) and potentially result in lower infrastructure funding (due to CIL self build exemptions). There is little evidence to suggest that there is a need for a higher proportion to come forward.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>e. Each plot must be marketed for at least 36 months from when the plot is fully serviced and developable, at a realistic plot valuation and in accordance with a marketing strategy to be approved by the local planning authority</li> <li>f. Sites or clusters of 5 or more serviced plots should be delivered with the use of a design code which should provide suitable flexibility to allow for design variation, taking account of local circumstances</li> </ul>		
<p><b>GESP20: Accessible Homes</b></p> <p>All housing developments must include the following proportions of accessible homes unless the applicant can demonstrate there are site specific reasons why this is not feasible:</p> <ul style="list-style-type: none"> <li>A. Market homes within the development: at least 25% built to M4(3a) standard, with the remainder built to M4(2) standard</li> <li>B. Affordable homes within the development: at least 25% built to M4(3b) standard, with the remainder built to M4(2) standard</li> </ul>	<p>1. <b>Reduced targets</b></p>	<p>The proposed policy sets requirements for the proportion of homes that should be designed to be accessible and adaptable and wheelchair adaptable/accessible, which will contribute to the significant existing and long-term need for such properties.</p> <p>The alternative of reduced targets would not provide sufficient accessible homes to meet the existing a projected demand and would also provide fewer benefits to health, wellbeing and housing. However, this approach may allow more affordable housing and/or infrastructure expenditure as a result of lower build costs.</p>
<p><b>GESP21 Accommodation for the Gypsy and Traveller Communities</b></p> <p>To provide access to appropriate accommodation for the gypsy and traveller communities, the following will be provided between 2020 and 2040:</p> <ul style="list-style-type: none"> <li>A. 116 additional permanent gypsy and traveller pitches from the following sources: <ul style="list-style-type: none"> <li>a. Approximately 70 pitches from existing commitments</li> <li>b. Approximately 46 pitches on the following GESP site allocations: [sites to be determined following this consultation identified in the Draft Plan]. Off-site provision will only be supported if the applicant can demonstrate that this will achieve a more favourable outcome for gypsy and traveller communities</li> </ul> </li> <li>B. 3 transit sites for gypsy and traveller communities totalling 20 pitches to be allocated in local plans close to key road corridors in accordance with the duty to cooperate</li> <li>C. A site providing 12 plots for travelling showpeople to be allocated in a local plan in accordance with the duty to cooperate</li> </ul>	<p>1. <b>Higher Targets</b></p>	<p>The proposed policy identifies the target number and types of pitches required, to enable provision of suitable accommodation opportunities for traveller communities.</p> <p>A higher target could be provided to allow for flexibility of supply although this would then not utilise the best available evidence on demand.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP22: Transport Strategy</b></p> <p>To support the sustainable growth of Greater Exeter and the development of a net zero carbon, efficient transport network the following outcomes will be sought from transport investment and all relevant planning decisions:</p> <ul style="list-style-type: none"> <li>A. Creating a healthy, active city region by delivering an integrated network of active travel routes within and between our towns and cities, providing for walking, cycling and emerging modes.</li> <li>B. Improving Sustainable Transport connectivity by achieving a reliable, low-carbon and consistent standard of sustainable travel between Exeter, selected main towns and growth locations, including half hourly rail, quarter hourly bus and strategic cycle routes as indicated on the transport strategy diagram.</li> <li>C. Enhancing transport choices and alternatives to car ownership by expanding shared mobility (e.g. car clubs and bike hire), requiring their provision in all suitable developments and supporting innovations including a single ticketing system combining low emission modes.</li> <li>D. Supporting a step-change in digital communications and digital connectivity by investing in a gigabit capable full fibre regional spine and requiring ducting in new developments.</li> <li>E. Protecting and enhancing the function of the area as the strategic rail, road and air gateway to the south west peninsular through investments in critical infrastructure.</li> </ul>	<p>1. <b>Deliver strategic public transport infrastructure:</b></p> <p>A reasonable alternative is to take a more ambitious approach to provision of new and improved public transport, for example through the provision of new tram or light rail routes from Exeter to key growth areas.</p>	<p>The proposed policy aligns with the GESP vision and sets the strategic objectives for transport investments and planning decisions.</p> <p>The alternative of delivering strategic public transport infrastructure via 'big ticket' transport infrastructure is hindered by a number of factors including the build-out timeframe and the cost. The timeframe to deliver such infrastructure (including planning, financing, designing, construction) is estimated to be at least a decade. The cost to deliver such transport infrastructure is considered to be unachievable without relinquishing other development requirements (such as affordable housing).</p>
<p><b>POLICY GESP23: Sustainable Travel in New Developments</b></p> <p>To support the sustainable transport strategy and carbon reduction targets, minimise environmental harm and support health and wellbeing, more than half of trips (or higher where specified in allocation policies) from major developments will need to be made by active and sustainable travel modes. Travel planning and investments will be based on the following priority order of Active Travel followed by Sustainable Travel and finally travel by private car, as detailed below:</p> <ul style="list-style-type: none"> <li>A. Provision for active travel (walking and cycling) by: <ul style="list-style-type: none"> <li>a. Providing a dense and permeable network of walking and cycling routes within developments, including avoiding cul-de-sacs where they prevent permeability, and connecting into the wider active movement network beyond the development site;</li> <li>b. Creating an environment which is safe and attractive to pedestrians and cyclists by providing a network of streets which prioritise active travel, using modal filters to reduce car traffic and create quieter, slower and safer streets, or segregated cycle routes on busier streets;</li> </ul> </li> </ul>	<p>1. <b>Remove prioritisation of active travel and sustainable transport.</b></p>	<p>The proposed policy sets a transport hierarchy, encouraging development proposals to prioritise the planning and funding of measures to encourage active travel first and sustainable travel second. This contributes to the GESP vision.</p> <p>The alternative of removing the prioritisation of active travel and sustainable transport would mean that new road capacity and improvements are equally as important as the active travel and sustainable transport objectives. This could see a continued promotion of car dominated planning and less encouragement of alternatives such as cycling. This approach is considered to be contrary to the GESP vision.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>c. Including secure private cycle storage for all dwellings and secure public cycle parking;</li> <li>B. Provision for sustainable travel (buses, rail, shared mobility and other public transport) including:               <ul style="list-style-type: none"> <li>a. Densities, design and layouts which allow provision of efficient public transport services to, and where relevant, within and through the site;</li> <li>b. Appropriate well located bus stops, with raised kerbs for easy bus access and where appropriate suitable routes for bus priority;</li> <li>c. Allocate spaces for shared mobility vehicles, including car clubs and e-bikes in central and accessible locations and to create new local multi-modal transport hubs and interchanges, making best use of existing bus and rail routes;</li> <li>d. Providing private and public charging points for electric vehicles;</li> </ul> </li> <li>C. Highway enhancements will be supported where they are necessary for safety or where they promote an overall reduction in car journeys.</li> <li>D. Provision of new local road capacity will be supported only where severe development impacts on the transport network cannot be avoided by the active and sustainable travel investments proposed with the development.</li> </ul>		
<p><b>GESp24: Travel Planning</b></p> <p>The submission of Travel Plans for approval and implementation will be required for all new purpose built student accommodation and developments incorporating at least 100 dwellings or 1000 sq m of non-housing floorspace. As a minimum travel plans should include:</p> <ul style="list-style-type: none"> <li>A. Residential Travel Plans - site specific proposals including information on nearby facilities and sustainable travel modes, travel vouchers and post implementation monitoring and reporting. This could be delivered either by the developer or through financial contribution to the Local Transport Authority</li> <li>B. Employee Travel Plans - site specific proposals including information on nearby sustainable travel modes, facilities and incentives to be provided for sustainable travel by staff and visitors and an agreed approach to implementation and monitoring of the Travel Plan</li> </ul>	<ol style="list-style-type: none"> <li>1. <b>Policy with reduced threshold</b> incorporating all major (10+) housing developments.</li> <li>2. <b>Policy with increased threshold</b> for requiring travel plans to sites of 500 or more dwellings or 2500 sq m or more employment.</li> </ol>	<p>The proposed policy of requiring travel plans for all PBSA, large residential developments and major non-housing development seeks to help developers plan for and achieve modal shift by offering alternative travel options, infrastructure, programmes and incentives.</p> <p>A lower threshold could be set, capturing more smaller schemes to require travel plans. This is considered to create an unnecessary burden for smaller scale developments where comparatively few movements will be generated.</p> <p>The alternative of an increased development size threshold for travel plans would reduce the number of developments required to prepare a travel plan. Whilst this would reduce burdens on developers it is also likely to result in significant numbers of missed opportunities, which could cumulatively have a significant impact on travel decisions; potentially leading to more car-dependent journeys.</p>



Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP25: Long Distance Strategic Trails</b></p> <p>The following trails will be identified and safeguarded to form part of the Strategic Walking &amp; Cycle Network linking key towns to the existing strategic trail network, as identified on the relevant policies map and to be detailed in the Infrastructure Delivery Plan [<i>policies map and Infrastructure Delivery Plan to be published with draft GESP</i>]:</p> <ol style="list-style-type: none"> <li>Teign Estuary Trail; Newton Abbot - Bishopsteignton - Teignmouth - Dawlish</li> <li>Clyst Valley Trail; Killerton - Exe Estuary</li> <li>East of Exeter Trail; Whimble - Cranbrook - Mosshayne - Exeter</li> <li>Boniface Trail; Crediton – Exeter</li> <li>Mid Devon Trail; Tiverton – Tiverton Parkway - Willand - Cullompton</li> </ol>	<p><b>1. Active Travel policy without identification of specific trails.</b></p>	<p>The proposed policy suggests a number of strategic trails to increase active travel provision and deliver part of the connected city region. Including a list of active travel infrastructure provides a 'statement of intent' which provides an indication of the broad location and range of potential projects.</p> <p>The alternative of Active Travel without the identification of specific trails would promote the broad objective without identifying the specific trails within the Plan. Specific trails would be worked up at a later stage. This option would not be strategic or as helpful in guiding the location of new routes. The plan should include at least an indication of the broad route to allow further consideration and more detailed designs to emerge.</p>
<p><b>POLICY GESP26: Rail and Bus Projects</b></p> <p>The following will be identified on the policies map to be allocated and/or safeguarded for the provision of public transport routes, rail stations and infrastructure [<i>policies map to be published with draft GESP</i>]:</p> <ol style="list-style-type: none"> <li>New rail stations at <ol style="list-style-type: none"> <li>Marsh Barton</li> <li>Monkerton</li> <li>Cullompton</li> <li>Cranbrook East</li> </ol> </li> <li>Rail Frequency and Resilience Enhancements including <ol style="list-style-type: none"> <li>Land at Dawlish Warren and Dawlish – rail resilience</li> <li>Waterloo passing loop – additional tracks and capacity on London Waterloo Line</li> <li>Tarka Line passing loop – to enable half hourly services to Crediton</li> </ol> </li> <li>Bus reliability and priority enhancements necessary to achieve 15 minute bus frequency will be identified including; <ol style="list-style-type: none"> <li>A3052 to M5 J30</li> <li>Heavitree Road – environmental enhancement and bus priority</li> <li>A379 South West Exeter</li> <li>Exe Bridges / Alphington Road</li> </ol> </li> </ol>	<p><b>None</b></p>	<p>The proposed policy identifies public transport projects which require allocation or safeguarding, contributing to the creation of a reliable public transport network as set out in the GESP vision and priorities.</p> <p>No alternative or additional public transport proposals have been identified as these are likely to be linked to future growth areas. This can only be tested when these are known, when the potential sites identified in the GESP Options Consultation have been consulted upon and the most suitable taken forward as site allocations in the Draft GESP.</p>
<p><b>POLICY GESP27: Park and Ride around the City</b></p> <p>Park and ride (and park and change) facilities will be allocated and delivered along the following corridors, as identified on the relevant policies map and to be detailed in the Infrastructure Delivery Plan [<i>policies map and Infrastructure Delivery Plan to be published with draft GESP</i>]:</p> <ol style="list-style-type: none"> <li>B3181 Pinhoe Road corridor</li> <li>A30 / Heavitree Road corridor</li> <li>A376 / A3052 Clyst St Mary corridor</li> <li>A38 - A379 – Matford corridor</li> </ol>	<ol style="list-style-type: none"> <li><b>1. Provide more park and ride facilities,</b> including into Tiverton.</li> <li><b>2. Provide fewer park and ride facilities</b> and prioritise capital investment in increasing road capacity.</li> </ol>	<p>The proposed policy identifies park and ride facilities to be allocated and delivered. This will ensure all key corridors into the city have a park and ride option, contributing to the creation of a reliable public transport network as set out in the GESP vision and priorities.</p> <p>The alternative of providing more park and ride facilities may provide facilities where there is insufficient need / demand or where it is less likely that a commercial bus route could operate, potentially wasting infrastructure funding and revenue.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>5. A30 – A377 Alphington Road corridor</p> <p>6. A377 Cowley Bridge Road corridor</p> <p>All facilities will include sufficient car parking, cycle storage and electric vehicle charging facilities.</p>		<p>The alternative of fewer park and ride facilities with prioritisation of investment in increasing road capacity would result in insufficient provision of alternatives to driving into the city centre, continuing congestion and pollution challenges. This would not help achieve the GESP vision and priorities.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP28: Electric Vehicles</b></p> <p>Residential and commercial development proposals will include the infrastructure to be ready for electric vehicles (EV-ready), in accordance with the following:</p> <ol style="list-style-type: none"> <li>Each off-highway parking space in new residential developments will be fitted with an electric vehicle charging point or ducted circuit in a suitable position to enable an electric vehicle charging point to be easily installed in the future</li> <li>Where residential development only provides parking on highways, a plan will be required, setting out how sufficient charging infrastructure is to be provided and maintained</li> <li>Non-residential developments with 10 or more off-highway vehicle parking spaces will include at least 30% with electric vehicle charging points or a proportion equal to electric vehicle market share (whichever is higher at time of reserved matters/full application)</li> <li>Developers promoting strategic scale development will work with energy companies to ensure the development of relevant and appropriate and smart energy infrastructure is planned to provide current and future electric vehicle capacity (for example land for sub-stations, energy storage and renewable generation)</li> <li>All dwellings with a likely maximum load in excess of 7.5kW will be connected to the grid with a three phase electricity connection, which will extend to electric vehicle charging points, to enable improved management of electricity supply during periods of high demand</li> <li>The provision of fast electric vehicle charging points, particularly in highly accessible locations will be supported. New or significantly altered petrol filling stations will include provision of at least 2 fast electric vehicle chargers</li> <li>The infrastructure is sited to integrate positively with the built environment and not affect the significance, character, setting or local distinctiveness of a heritage asset</li> </ol>	<ol style="list-style-type: none"> <li><b>Require all parking spaces to provide EV charging points on all parking spaces (both private and public)</b></li> </ol>	<p>The proposed policy requires the provision of EV ready parking spaces for private residential spaces and charging points for commercial developments. This will enable the provision of appropriate infrastructure to support the uptake of EV vehicles and their potential emissions benefits (minimising carbon emissions and improving air quality). Having all spaces as EV Ready is considered to be a reasonable approach that will allow people to install a charger to suit their needs relatively easily.</p> <p>The alternative of requiring all parking spaces to be EV ready with provision of an EV charging point may be unnecessary. Whilst their numbers are predicted to rise rapidly, EV's currently make up a small proportion of the car market. Charging technology and type varies and is likely to evolve rapidly, risking new infrastructure becoming obsolete. Requiring installation on the public highway presents a management cost for local authorities.</p>
<p><b>POLICY GESP29: Highway Links and Junction Improvements</b></p> <p>The following projects have been identified as the principal highway improvements on the strategic and major road network. This plan will safeguard land where necessary:</p> <p>A. Strategic Road Network:</p> <ol style="list-style-type: none"> <li>M5 J27 - A361 including Tiverton Parkway junction all movements junction to provide access to Parkway railway station and remove trips from the motorway junction</li> <li>M5 J28 and Culmpton Town Centre Relief Road to provide extra capacity and/or remove trips from the motorway junction</li> <li>Improved capacity and resilience between M5 J29 to M5 J31, including enhancements to local routes from Clyst</li> </ol>	<p>None</p>	<p>The proposed policy identifies highway improvement links which have all been included on the basis of traffic modelling. These demonstrate that the roads/junctions in that location are in need of more highway capacity, or where improvements works are considered possible and necessary to improve the flow or improvements the safety of traffic movements in that area. Later stages of the GESP and Local Plans will be free to add further highway improvement works as required and based on local plan allocations and/or further modelling.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>Road to A376 to reduce local traffic on M5 J30</p> <p>d. Relocation of M5 J30 and J28 motorway services to one new "on-line" site</p> <p>e. A30/A303 improvements – Honiton to Devonshire Inn; Devonshire Inn to Marsh</p> <p>B. Major and local Road Network:</p> <p>a. A382 (Newton Abbot to Drumbridges) – widening of highway from Jetty Marsh Road with addition of cycle routes and improved junctions including new roundabout at Forches Cross and link road to A383</p> <p>b. A30 (Clyst Honiton) to A3052 link - new main road allowing local north – south movement without the need to use the motorway junctions</p> <p>c. Junction of A379 at Peamore with A38 to create north bound onslip</p> <p>d.</p>		
<p><b>GESP30 Gigabit-Ready Developments</b></p> <p>To ensure that residents and businesses in new buildings have access to a choice of fixed and mobile internet services with a potential for reliable and resilient gigabit per second speeds, new developments will:</p> <p>A. Incorporate digital infrastructure as one of the essential utilities, with routing and phasing planned comprehensively alongside the other utilities in a Utility Network Plan</p> <p>B. Provide a network of open access ducting (open to all fibre providers) suitable for and including full-fibre connections to each building. Ducting must have capacity to accommodate and enable multi-operator fibre to the premise to encourage competition and choice for consumers</p> <p>C. Demonstrate that suitable arrangements have been made for the ownership, management and maintenance of the open access ducting, for instance through transfer to a "Dig Once Trust" mutual</p> <p>D. Make financial contributions [TBC] towards improving off-site digital infrastructure, where necessary and viable</p> <p>Sites of at least 500 dwellings or 5ha of employment will ensure resilience by providing at least two physically separate external connections points.</p>	<p><b>1. Requirement for fibre-optic cabling without installation of open access ducting.</b></p>	<p>The proposed policy will ensure all new development includes open access ducting connections to include fibre optic connections to all new buildings, helping meet the GESP vision and priorities. Requiring open access ducting opens up the market to competition from different suppliers and significantly increases the likelihood of full coverage.</p> <p>The alternative of requiring fibre optic cabling without open access ducting, would seemingly allow all new homes to be connected to broadband, but is likely to be undertaken by a single data service provider where feasible. However, experience has shown that connections from new housing areas into the wider network can be haphazard and can leave significant areas of new housing development with little or no internet coverage.</p>
<p><b>POLICY GESP31: Digital Spine</b></p> <p>To support the digital and economic transformation of the Greater Exeter area the Greater Exeter councils will work together with public and private sector partners to develop a regional fibre spine as indicated on the Key Diagram. The regional fibre spine will:</p> <p>A. Provide gigabit-capable full-fibre connectivity to key public sector assets along their routes</p> <p>B. Provide a network of open access ducting with capacity to</p>	<p><b>1. Increase the scope of the digital spine</b></p>	<p>The proposed policy seeks to deliver a regional digital fibre optic spine, connecting towns and key public assets (such as hospitals) and allowing any users such as existing rural communities to plug into the superfast fibre optic network. This helps to achieve the GESP vision and priorities.</p> <p>An alternative approach could be to increase the scope of the digital spine. However, this would in turn increase the potential costs of delivery for the Greater Exeter Councils in a time of economic pressures.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>accommodate multiple fibre optic cables and/or sub-ducting</p> <p>C. Enable the development of carrier neutral Digital Exchanges at key nodes</p> <p>D. Be owned, managed and maintained by the Greater Exeter Digital Infrastructure Cooperative</p>		<p>The current spine proposal connects what is considered initially to be the key strategic locations taking on board existing opportunities, but does not preclude its expansion in the future.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p><b>POLICY GESP32: Movement in Exeter</b></p> <p>The City's movement and public transport networks and infrastructure will be improved by:</p> <p><b>A.</b> Focussing on quality of place by requiring and enabling streets and corridor improvements to reduce the dominance of cars and support city centre vitality. The public realm, including in the following corridors will be improved to create people focussed urban areas with safer cycling and walking, improved air quality and reduced dominance of cars;</p> <ul style="list-style-type: none"> <li>a. City Centre streets, including South Street, Fore Street, Paris Street and Queen Street</li> <li>b. Heavitree Road</li> <li>c. Cowick Street</li> </ul> <p><b>B.</b> Building a comprehensive pedestrian and cycle network within Exeter. This includes the following cycle routes which will be delivered as allocated or identified on the relevant policies map and to be detailed in the Infrastructure Delivery Plan [<i>policies map and Infrastructure Delivery Plan to be published with draft GESP</i>]:</p> <ul style="list-style-type: none"> <li>a. St Davids - University of Exeter - Redhayes Bridge</li> <li>b. City Centre - Heavitree - Redhayes Bridge</li> <li>c. City Centre - Wonford - Newcourt - Topsham</li> <li>d. Pennsylvania - Polsloe Bridge - Heavitree - Wonford - River Exe</li> <li>e. SW Exeter - Alphington - City Centre</li> </ul> <p><b>C.</b> Improving cross-city bus corridors and bus access to edge of city growth locations and employment areas will be achieved by developing Park and Ride sites on all key road corridors into Exeter, doubling the number of spaces serving the city. This is set out in policy GESP27.</p> <p><b>D.</b> Expanding Shared Mobility provision across the City, linking with Electric charging and supporting the creation of a new zero-emission transport subscription service</p>	<p><b>None</b></p>	<p>The policy identifies measures which will help the City to achieve the GESP Vision and the broader transport strategy as set out in GESP22 (Transport Strategy). There is potential to expand this list of projects as further detail on site options emerge and via other measures such as the Exeter Local Plan.</p>
<p><b>POLICY GESP33: Settlement Specific Enhancements</b></p> <p>Key towns, including in particular those with strategic growth proposals, will be improved by:</p> <p><b>A.</b> Building a comprehensive pedestrian and cycle network within identified towns, including in Newton Abbot, Cranbrook, Crediton, Cullompton, Dawlish, Exmouth, Honiton, Teignmouth, Tiverton and the GESP allocations. These will be identified on the relevant policies map and to be detailed in the Infrastructure Delivery Plan.</p> <p><b>B.</b> Focussing on quality of place by requiring and enabling streets and corridor improvements to reduce the dominance of cars, support town centre vitality and create people focussed urban areas. [<i>Locations to be determined after this consultation and identified in the Draft Plan</i>]</p>	<p><b>None</b></p>	<p>This policy sets out proposals for the main settlements, including pedestrian and cycle networks, street improvement and improving local bus networks. This policy will help main settlements to work towards achieving the GESP Vision and the broader transport strategy as set out in GESP22 (Transport Strategy). Further more detailed proposals can be added as site options are determined/decided and via Local Plans and the IDP.</p>



Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
C. Achieving a modern, reliable and low carbon bus route network within and between the main settlements and growth areas. This will include through improved bus routes and services, as well as Park and ride facilities to be allocated and delivered in growth areas and main towns along the following corridors, as identified on the relevant policies map and to be detailed in the Infrastructure Delivery Plan. <i>[Locations to be determined after this consultation and identified in the Draft Plan]</i>		
<b>GESP34: Rebuilding Biodiversity</b> Major development proposals will demonstrate at least 10% net gain in biodiversity compared with the pre-development situation by including or funding biodiversity enhancements, as appropriate. Biodiversity losses, compensation and enhancements will be calculated using the most recent nationally endorsed biodiversity metric, taking into account any adopted local authority guidance. Compensation and enhancements will be delivered in accordance with the Local Nature Recovery Strategy and Network <i>[emerging]</i> and secured by planning conditions and/or planning obligations.	<b>1. Higher target</b>  <b>2. Lower target</b>	<p>The proposed policy will secure a 10% biodiversity net gain on all 'major' development, helping to deliver the GESP vision and priorities.</p> <p>The alternative of a higher net gain target would go beyond the national consultation / evidence on mandating net gain and is likely to require further evidence to justify a higher target. The costs would also be have to be balanced against the likely impact on viability and/or infrastructure funding.</p> <p>The alternative of a lower target is likely to be feasible. 5% is likely to be the lowest target which would still achieve net gain. A lower 5% target is likely to modestly improve viability, but would conflict with Government proposals to mandate a 10% improvement and would also do little to rebuild biodiversity in line with the GESP vision given the scale of species loss in recent decades</p>
<b>GESP35: Woodland Creation</b> To accord with the advice of the Committee on Climate Change (CCC), 10,000 hectares of new woodland will be created within the GESP area by 2040. The Councils will seek to encourage or deliver appropriate woodland creation in areas identified in Figure 9.1 below as offering the highest opportunity to expand and connect existing woodland. Development proposals located within these areas of higher priority will maximise opportunities to undertake woodland creation.	<b>1. 50% Higher target</b>  <b>2. 50% Lower target</b>	<p>The proposed policy seeks to deliver 10,000 ha of new woodland across the area by the end of the plan period. The figure was chosen on the basis of the best available evidence and advice from the Climate Change Commission.</p> <p>Although a higher target would deliver a higher level of carbon savings, it is not considered appropriate on deliverability ground given the enormous upscale in woodland creation that the current target envisages when compared to past delivery.</p> <p>A lower target, although perhaps more deliverable would not be appropriate as it would conflict with other policies requiring net-zero carbon emissions in the GESP area.</p>
<b>GESP36: Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths</b> To mitigate additional pressure on the Exe Estuary Special Protection Area and Ramsar site, Dawlish Warren Special Area of Conservation and East	None	Non-compliance with Habitat Regulations Assessment Regulations (including Habitats Directive and Birds Directive) is not an option. Policy ensures appropriate mitigation is provided to ensure no adverse effect upon the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heath

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<p>Devon Pebblebed Heaths Special Area of Conservation and Special Protection Area (the 'protected sites'), the following limitations and requirements will apply to development:</p> <ul style="list-style-type: none"> <li>A. Additional residential development will not be permitted within 400m of the East Devon Pebblebed Heaths Special Protection Area and Special Area of Conservation</li> <li>B. Development will only be permitted within 400m of the Exe Estuary Special Protection Area and Dawlish Warren Special Area of Conservation where an Appropriate Assessment can show there will be no adverse effects to those sites, including effects arising from urbanisation impacts</li> <li>C. Development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on Figure 9.2, will be required to pay a Strategic Access Management and Monitoring (SAMM) fee per additional dwelling or tourist bedspace, to be calculated annually based on the most up to date South East Devon Habitats Mitigation Strategy (or equivalent) and its implementation plan</li> <li>D. Development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on Figure 9.2, will be required to provide and maintain Suitable Alternative Natural Greenspace (SANG) in perpetuity, either: <ul style="list-style-type: none"> <li>a. In accordance with SANG provision as set out in a development plan allocation, at the expense of the development and early in the delivery of the site, or</li> <li>b. Where development is without an associated SANG identified in an allocation policy, pay a financial contribution to the Local Planning Authority sufficient to provide and maintain 180 square metres of SANG per dwelling or tourist bedspace in an appropriate strategic location</li> </ul> </li> <li>E. Provide any other specific measures to avoid residual impacts identified from Appropriate Assessment</li> </ul>		<p>Natura 2000 sites.</p>
<p><b>GESP37: Clyst Valley Regional Park</b></p> <p>Land is designated on the policies map as the Clyst Valley Regional Park (<i>indicated in Figure 9.4</i>). The Regional Park will provide high quality, accessible natural green space and enhance biodiversity, landscape quality and the historic environment. Developer contributions, the Community Infrastructure Levy and other sources will fund its delivery. A masterplan will be prepared, setting out how the Regional Park will deliver:</p> <ul style="list-style-type: none"> <li>A. Suitable Alternative Natural Greenspace (SANG) to mitigate the recreational impact of development on Natura 2000 sites</li> <li>B. A network of multi-use trails providing recreational and commuting routes from homes to employment and recreation sites in Exeter and the West End of East Devon</li> </ul>	<p><b>1. Different area designated and different delivery requirements</b></p>	<p>The proposed policy allows the allocation of the appropriate deliverable land for the regional park in the context of new GESP allocations and continuing housing growth in the area, ensuring any development proposals in this area contributes to and does not conflict with the stated objectives. The delivery requirements and area as defined is based on evidence gathered and considered as part of the Greater Exeter Green Infrastructure Strategy. The delivery requirements respond to the natural characteristics of the area and maximise environment and wellbeing benefits for those living/visiting the area.</p> <p>The alternative of allocating a different area and delivery mechanism would need to be based on appropriate evidence and justification. This</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>C. An increase in the amount of priority habitats</li> <li>D. An increase in the population of protected or priority species by ensuring that breeding, resting and feeding sites are protected and enhanced</li> <li>E. An improvement in the health and wellbeing of residents in East Devon and Exeter</li> <li>F. A reduction in flood risk by implementing natural flood management</li> <li>G. An improvement in the water quality of the River Clyst and tributaries, thereby achieving Water Framework Directive targets</li> <li>H. The conservation and enhancement of heritage assets, particularly those 'at risk'</li> <li>I. Opportunities for the public to understand and enjoy the natural and cultural heritage of the Park and contribute to its conservation and enhancement</li> </ul> <p>Development within the designated area will not be permitted unless it contributes to the achievement of these objectives.</p> <p>Where irreconcilable conflicts exist between the conservation of priority habitats or species and public enjoyment, then conservation interest will take priority.</p>		<p>may emerge following the site options consultation.</p>
<p><b>POLICY GESP38: Great Places</b></p> <p>The strategic allocations contained in the GESP require a comprehensive approach to delivering high quality development with coordinated infrastructure provision. This will be managed by a series of plans supporting each allocation including illustrative concept plans which form part of each allocation policy. In addition, the following plans will be produced:</p> <ul style="list-style-type: none"> <li>A. Masterplans for GESP allocations: <ul style="list-style-type: none"> <li>a. Before outline or full permission is granted the local planning authority will prepare, consult on and approve the masterplan working with the site promoters.</li> <li>b. The masterplan will be informed by the illustrative concept plan and will further define the requirements for the creation of a high quality new place, including the phasing of development, associated infrastructure and delivery mechanisms</li> <li>c. The masterplan will identify the detailed elements of residential, commercial, employment and community uses for the site together with the environmental, Green Infrastructure (including SANGs where necessary), community and design requirements</li> <li>d. For all GESP allocations the masterplan will include an allocation-wide design code commensurate with the scale of the development proposed.</li> </ul> </li> </ul>	<p><b>1. Masterplan only approach</b></p>	<p>The proposed policy seeks to ensure the agreement of master plans, parcel plans and, where relevant, design codes for all GESP allocations. These will help deliver a comprehensive approach to delivering high quality strategic development in line with the GESP vision and priorities.</p> <p>The alternative of a masterplan only approach is likely to fail to allow the consideration of critical details for individual phases / parcels of development. Agreeing fundamental urban design details at this level is critical to place making. This alternative approach risks delivering moderate to poor quality development.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>e. The masterplan will identify the information and documentation which will be submitted alongside all planning applications</li> <li>f. Conditions or planning obligations imposed on outline and hybrid planning consents will ensure that future planning applications, and the resulting development, conform with the masterplan</li> </ul> <p>B. Parcel plans for each phase of GESP allocations:</p> <ul style="list-style-type: none"> <li>a. The parcel plan will promote the highest quality design and amplify in detail the relevant development plan policies and the content of the masterplan</li> <li>b. The parcel plan will include a detailed layout plan at an appropriate scale</li> <li>c. For all GESP allocations the parcel plan will include a phase-specific design code.</li> <li>d. The parcel plan will be prepared by the site promoters and the local planning authority will be actively involved in its preparation</li> <li>e. Outline planning consents will include conditions requiring that a parcel plan for each phase of development is submitted to and approved by the local planning authority</li> <li>f. Reserved matters or full planning applications will only be permitted where they accord with the parcel plan which has been approved by the local planning authority</li> </ul>		
<p><b>POLICY GESP39: Delivering homes and communities</b></p> <p>To deliver the homes needed at a faster pace and at a higher quality, a series of mechanisms will be put in place. The Greater Exeter Councils will:</p> <ul style="list-style-type: none"> <li>A. Establish publicly accountable, locally-led development corporations to pursue quality, certainty and pace of development delivery</li> <li>B. Proactively bid for and, if appropriate, establish, joint ventures to secure further external infrastructure funding</li> <li>C. Seek additional legal powers and planning freedoms where these would support delivery</li> <li>D. Where abnormal development and early infrastructure costs are proven to significantly undermine development viability, consider the provision of short term, repayable financial support, in conjunction with Homes England or other bodies, to enable early starts and faster delivery</li> <li>E. Where feasible, consider direct involvement in land assembly, to bring forward sites more quickly and comprehensively</li> <li>F. Apply a proactive approach to preparing masterplans, infrastructure planning, development management,</li> </ul>	None	No alternative to be considered by SEA. The policy sets out the potential approaches to be taken by the Greater Exeter Councils in supporting higher quality development at a higher pace. The policy does not set out requirements of development or developers and does not directly include land use matters.

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
investment and delivery		
<p><b>POLICY GESP40: Garden City Principles</b></p> <p>The Greater Exeter Councils will pursue the delivery of high quality development applying Garden City principles to GESP allocations</p> <p><b>A.</b> Residential and mixed use allocations will be delivered in accordance with garden city principles to:</p> <ol style="list-style-type: none"> <li>Create distinctive, local identities through strong visions</li> <li>Ensure well designed, vibrant, mixed uses places including a range of local facilities</li> <li>Support healthy lifestyles and provide local healthcare for everyday needs</li> <li>Provide a variety of high quality and flexible affordable and market homes</li> <li>Deliver appropriately phased and designed infrastructure which plays a positive role in place-making and building communities</li> <li>Support a wide range of accessible, local jobs and provide the education and skills to support local employment</li> <li>Enhance the natural and historic environment and provide comprehensive green infrastructure, facilitating and encouraging recreation use within site</li> <li>Ensure that all new residential, employment and commercial development will deliver net zero carbon emissions and is resilient to the effects of climate change</li> <li>Deliver high quality, integrated, multi-modal and low carbon transport options</li> <li>Ensure development is future proofed and resilient to change</li> </ol> <p><b>B.</b> The Greater Exeter Councils will deliver a series of garden communities at:</p> <ol style="list-style-type: none"> <li>Culm Garden Village</li> <li>Exeter and East Devon Garden Communities</li> <li>Newton Abbot</li> </ol> <p><b>C.</b> The garden communities will follow the garden city principles and will also:</p> <ol style="list-style-type: none"> <li>Provide an appropriate scale of development for the communities to maximise self-sufficiency</li> <li>Foster community engagement in the planning process and local governance</li> <li>Ensure a legacy of community stewardship for the ownership and maintenance of assets and infrastructure</li> </ol> <p><b>D.</b> The garden communities will be delivered in an innovative way through:</p> <ol style="list-style-type: none"> <li>One or more locally-led development corporations</li> <li>Capturing a greater proportion of land value uplift</li> </ol>	None	<p>This policy sets out a commitment to Garden Communities (depending on growth distribution) to be delivered according to Garden City principles. Such principles are set out within the NPPF as being a way of directing a large supply of new homes in an appropriate way and are included within the MHCLG garden communities prospectus. This policy should provide sufficient steer with regard to the expectations of quality for large scale new developments and settlements, which are likely to form a key component of the development strategy for the GESP.</p>

Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>c. Accessing finance and private sector investment</li> <li>d. The preparation of a detailed delivery strategy provided by the site promoter</li> </ul>		
<p><b>POLICY GESP41: Infrastructure Classification</b></p> <p>In order to make robust decisions on infrastructure funding and delivery the Greater Exeter councils will employ a clear and consistent classification of infrastructure:</p> <ul style="list-style-type: none"> <li>A. Strategic infrastructure: Required to deliver the vision and priorities for the Greater Exeter area/or multiple GESP site allocations. This infrastructure is identified in policy GESP42 and the GESP Infrastructure Delivery Plan [<i>Infrastructure Delivery Plan to be published with draft GESP</i>]. It is part funded by monies administered by a joint board considering the Greater Exeter area</li> <li>B. GESP site infrastructure: Required to support individual GESP allocations. This infrastructure is identified in the GESP allocations policies and the GESP Infrastructure Delivery Plan. It is funded by a varied package including CIL, planning obligations, Council monies and external sources</li> <li>C. Local plan infrastructure: Required to deliver the vision of local plans, support local plan allocations and community priorities. This infrastructure is identified in local plan infrastructure delivery plans. It is funded through a package identified by the local planning authority</li> </ul>	None	<p>No alternative to be considered by SEA.</p> <p>The policy classifies the three different ways in which planning infrastructure identified in plans the Greater Exeter area will be delivered. This will provide clarity to Councils, infrastructure providers, developers, landowners, the community and other stakeholders about how infrastructure will be planned, prioritised and delivered. The policy does not set out requirements of development or developers and does not directly include land use matters. As such it does not require specific assessment of alternatives through the SEA process</p>
<p><b>POLICY GESP42: Strategic infrastructure</b></p> <p>The Greater Exeter councils will secure the delivery of a series of strategic infrastructure proposals for the Greater Exeter area in order to achieve the GESP vision, its priorities and/or multiple GESP allocations. The strategic infrastructure proposals are timetabled to be delivered in the period up to 2040. They are:</p> <p>[PROJECTS TO BE INSERTED DEPENDING ON GROWTH DISTRIBUTION]</p> <p>These proposals are included on the key diagram, the policies map, where applicable in GESP allocation policies, and in the GESP Infrastructure Delivery Plan [<i>all to be published within/alongside the draft GESP</i>]. The GESP Infrastructure Delivery Plan includes an infrastructure investment strategy to provide more detail on the mechanisms for delivering the strategic infrastructure proposals [<i>to be published with the draft GESP</i>]. The list of strategic infrastructure proposals may be amended as part of any future GESP review process, by a GESP Infrastructure Delivery Plan update or by agreement by the joint board referred to in GESP41 and below.</p> <p>Funding for these proposals will be provided by:</p> <ul style="list-style-type: none"> <li>• A joint board for the Greater Exeter area</li> <li>• Where applicable, a locally-led New Town Development Corporation</li> </ul>	None	<p>No alternatives to be considered by SEA at this stage.</p> <p>The policy sets out the critical infrastructure to be delivered in the Greater Exeter area. Projects will be listed in future iterations of the plan depending on growth distribution.</p> <p>The rationale for including the policy is to clearly identify the infrastructure priorities and explain the way in which they will be funded and delivered. The projects listed here are likely to have been identified through other policies in the plan. As such, they, and their associated justification, will have been assessed elsewhere through the SEA process. This means that the infrastructure priorities themselves do not require specific assessment of alternatives through the SEA process here.</p>



Proposed policy in the Reg. 18 GESP	Reasonable alternative options considered	Justification
<ul style="list-style-type: none"> <li>• Planning obligations and/or CIL</li> <li>• Government/Local Enterprise Partnership</li> <li>• Local authorities</li> <li>• Infrastructure providers</li> </ul> <p>Decisions over the prioritisation, funding and delivery of the strategic infrastructure proposals will be made by the joint board which will:</p> <ul style="list-style-type: none"> <li>• Define the strategic infrastructure proposals</li> <li>• Manage a joint strategic infrastructure budget including a joint, recyclable Strategic Infrastructure Fund and</li> <li>• Maintain the GESP Infrastructure Delivery Plan</li> </ul>		
<p><b>POLICY GESP43: Viability</b></p> <p>To ensure that developments provide the necessary, planned requirements to create and maintain sustainable settlements and neighbourhoods, deviation from policy requirements on grounds of viability will only be considered appropriate where the following have occurred to a significant degree since the adoption of the GESP and/or relevant local plan(s):</p> <ol style="list-style-type: none"> <li>A. Increases in infrastructure or abnormal development costs which could not reasonably have been foreseen at the time of the GESP's and/or local plan's adoption</li> <li>B. Adverse changes in building costs relative to sales values</li> <li>C. Worsening of local market conditions such as a prolonged recession or an extraordinary local event demonstrably affecting incomes and development values</li> </ol> <p>A viability appraisal of the development proposal will need to be submitted by the applicants explaining the circumstances which have led to the changes in viability since the GESP and/or local plan adoption. Any variation from the proposed policy requirements, and deviation from the assumption that site-specific infrastructure will be funded by development, will need to be justified.</p> <p>The Greater Exeter councils will recover from applicants their reasonable costs associated with an independent assessment of submitted viability appraisals where a deviation from policy requirements is sought. The submitted viability appraisal and the independent review will be published by the local planning authority with the planning application documentation.</p> <p>Where policy requirements are not met due to an agreed viability reason the viability of the proposal will be reviewed every three years in accordance with the requirements of this policy to seek to achieve full policy compliance in later development phases.</p>	None	<p>This policy sets out the expectations regarding viability appraisal in line with the NPPF and revisions to the NPPG. It clarifies the circumstances in which further viability appraisals may be accepted at application stage and the need for information to be made publically available. If this policy was omitted there would be insufficient clarity regarding the expectations of the councils. This could lead to suggestions of the need for further viability appraisal and, indirectly, the provision of development which does not comply with all relevant policies. Such development may be considered inappropriate.</p>