
Waste Site Options: Individual Sites Assessment

Waste Sites Appraisal
Report
September 2013

Torbay Council

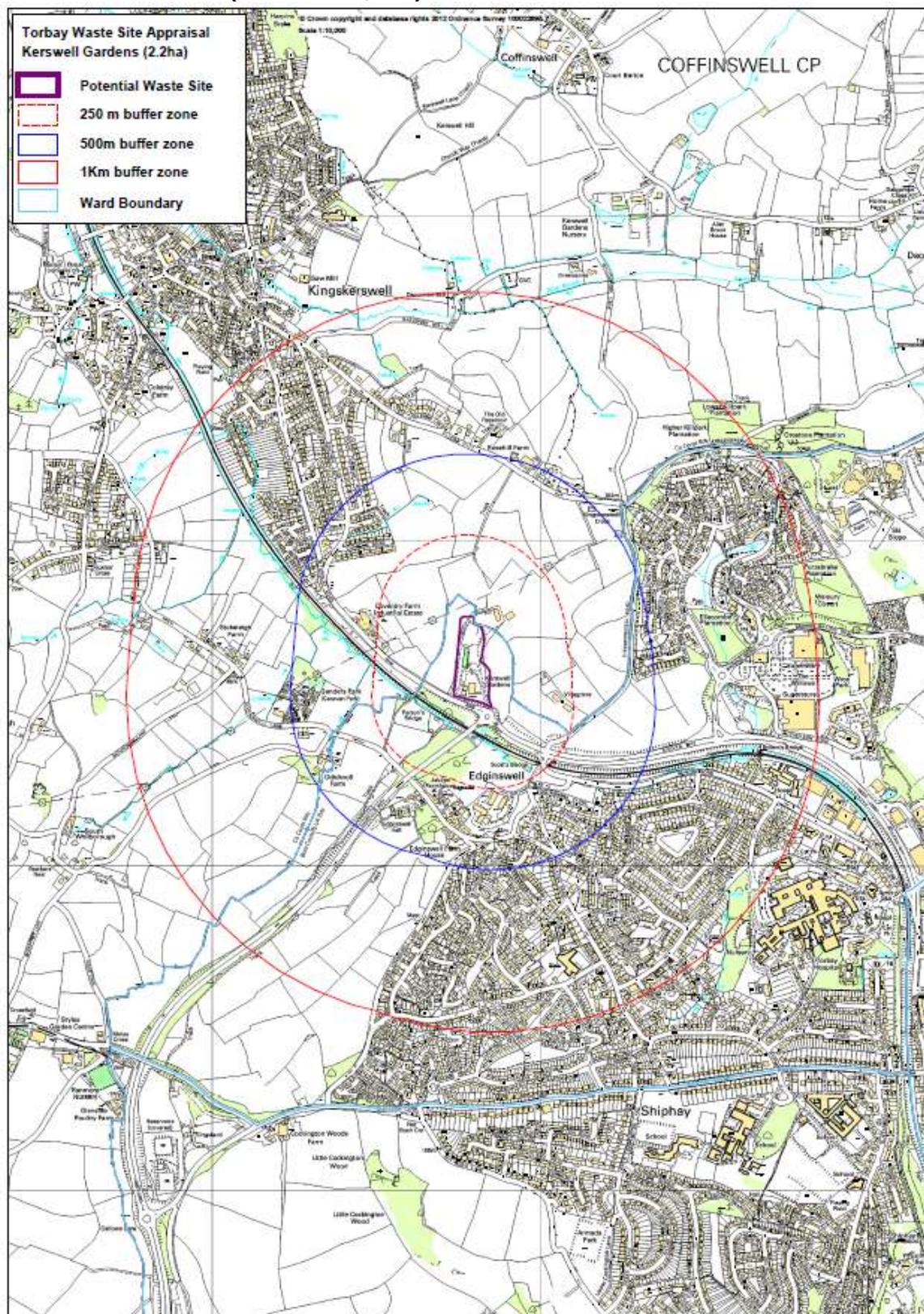
Table of Contents

1. Appendix 1: Site Options for Recovery.....	4
Kerswell Gardens, Torquay	5
Torbay Hospital Grounds, Torquay	18
Brown Bridge Road, Barton Employment Allocation, Torquay	31
Occombe Farm, Preston Down Road, Paignton	45
Claylands, Brixham Road, Paignton	57
Tor Park Road (Blackthorn Way), Yalberton Industrial Estate, Paignton	69
Yalberton Depot, Borough Road, Paignton	81
Yalberton Road Employment Allocation, (Yannons Farm) Yalberton Road, Paignton	94
2. Appendix 2: Site Options for Disposal.....	106
3. Churston Court Farm, Brixham	107
4. Appendix 3: Site Options for Recovery and Disposal	120
Lummaton Quarry Employment Site, Torquay	121
Yalberton Tor Quarry, Yalberton road, Paignton	132

1. Appendix 1: Site Options for Recovery

Kerswell Gardens, Torquay

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Kerswell Gardens, Newton Road, Torquay TQ!2 4ST
OS Grid Reference:	SX 8866
District:	Torbay
Parish:	N/A Shiphay with the Willows
Total site area (Ha):	2.2 ha
Current land use(s)	Kerswell Gardens is situated between Kingskerswell and Torquay, adjacent to a major roundabout that connects the A380 and the A3022 (Torbay Ring Road). It is a site of mixed uses based on a garden centre but includes garden machinery sales and recycling operation (outside the Torbay Boundary)
Historical land use(s)	Garden Centre/Agricultural/small waste operation
Adjacent land use(s)	Agricultural, horse grazing, commercial.
Relevant planning history:	<p>The Employment site lies within Torbay however the entire garden centre site operation extends into Teignbridge District Council.</p> <p>The wider site (which extends outside the Torbay boundary) includes the composting of green waste (DCC as WPA.(Ref: 03/4016/DCC, Permitted, Sept 03) from The Landscape (SW) Ltd (part of Kerswell Gardens operation) with no public delivery of domestic green waste. A subsequent application (2004/2219/DCC) for the provision of a waste transfer and recycling facility (stock piling, crushing and screening of inert stone and rubble (inc top soil) has been permitted (to 2016)</p> <p>Torbay Planning History:</p> <ul style="list-style-type: none"> • 2007/0169/EN • 2005/0312/EN
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)* *Part of operation outside of Torbay boundary and employment allocation is currently used for inert waste recycling operation and could have potential for further use.

Availability and market interest	
Timescale for site availability.	<input type="checkbox"/> Immediately <input checked="" type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	Site is privately owned and is not being promoted (other than the operations described above). Local Plan and Neighbourhood Plan promotes site for employment allocations.
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there known waste operator interest in the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Part of site currently used for small scale waste operation (outside Torbay Boundary) by the Garden Centre.

Access and transportation	
Point of access to public highway:	A380 (existing Kingskerswell/Newton Road)
Details of any improvements to the public highway that would be required prior to commencement of operations:	<ul style="list-style-type: none"> • Improvement to access road with Kingskerswell Road • Review of interaction with new proposed junction for the roundabout (part of new SDLR) • Probable left exit from site only, right hand in filter lane
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road (potential for rail)

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N*
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

* Close to the DCC area of search

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

■■■	■■	■	-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

■■■	■■	■	-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)	-	5	Site is used as a Garden Centre with ancillary operations.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	■■	4	There are a number of residential developments within 500m to the NE, SE &NW of the site boundaries.

3	Impact on health deprived wards	-	5	The site is within 1km of a Lower Super output Area with health and disability ranking 21203 (not classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	▮▮	4	There is PROW (TQ/262/1 & TQ/36/1) within 250m of the site boundaries. Other footpaths (TQ/173 & TQ/47/1) run within 1km to the southern edge of the site.
Aggregated score			18	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	▮▮	4	There are SHLAA sites (T747* & T748) within 500m to the south of the site boundaries. Other SHLLA sites (T799, T853 & T852) are within 1km of the site boundaries. *Scotts Meadow (Currently an ULPA in the Local Plan) received outline planning consent (at Appeal) for 155 dwellings and POS. Note: The site is identified for employment use (E.1) in the adopted Local Plan (See opportunity criteria below).
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area
7	Conflict with utilities infrastructure (electricity, gas and water)	▮▮▮	3	There is a gas pipeline running parallel to the western boundary of the site within approximately within 100m. Development of the site might conflict with National Grid infrastructure. Due to proximity of the pipeline to the site, National Grid should be consulted should the site put forward for waste operation.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	-	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score			17	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic ¹		4	For traffic from Torquay – good For traffic from Paignton – good outside of peak times Any traffic from Newton Abbot poor, but will improve post SDLR
10	Implication of potential routing of waste to site on highway network		3	Turning will cause delays to existing traffic especially at peak times dependant on number of vehicle movement associated with the recovery type.
Aggregated score			7	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	▬▬▬	4	Most of the site is within GH bat strategic flyway (250m buffer). A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	▬▬	4	There is a Local Wildlife Site (OSWI ref: SX96/025) 'Main Line' within 250m. Scotts Meadow has wildlife biodiversity of CWS value.
15	Impact on Strategic Nature Areas (SNA)		5	There is no SNA within 1km of the site boundaries.

¹ Between 4 and 50 vehicle movements per day. See DCC methodology Appendix 4 for likely scale of staff and transport movements

16	Impact on legally protected and BAP priority species	FF	4	The site is within 2km of cirl bunting (just outside the 1km boundary) feeding zone. Other protected species have been recorded within 500m and 1km of the site boundaries. Project level survey would be required to ascertain the presence of cirl bunting and inform suitable mitigation measures.
17	Potential to lead to loss or damage of ancient woodland	-	5	There is no area of ancient woodland within 1km of the site boundaries.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	FF	4	The site is surrounded by BAP priority habitat: Farmland. Loss of farmland could affect many of the declining species e.g. cirl bunting.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not impact upon TPOs.
Aggregated score			41	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	There is no Regionally Important Geological Site within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There is no geological SSSI within 1km of the site.
Aggregated score			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is classified as non-agricultural land. Development of the site would not result in loss of agricultural land of Grade 1-3a.
24	Proximity to areas of contaminated land	-	5	No contaminated land identified.

25	Proximity to areas of land instability	-	-	Information currently unavailable.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			10	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		3	The site is located within AGLV. It has been described in the TLCA as type 1 rolling farmland (1A Barton). The site lies in an area open to wide views from most directions and therefore any significant changes, particularly development, are likely to be very apparent.
30	Impact on dark skies	1	4	The site is located within an area recognised as brighter.
Aggregated score			17	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There are no SAM within 1km of the site boundaries therefore there is no risk of harm.

34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	rr	4	There are 11 separate designated Grade II listed building complexes; including Edginswell Hall; Edginswell Farm Buildings on both sides of Edginswell Road; Edginswell Farm House; and Ivy Cottage. All are about 400m from the southern boundary of Kerswell Gardens.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	r	4	Parsons Brinkerhof's The A380 Kingskerswell Bypass Environmental Statement Vol 2, Chapter 7 & Appendices (November 2004) details a number of undesignated sites of archaeological value within the DCC/Teignbridge area. Within the TC area archaeological resource is largely unknown; this is especially true of the prehistoric period. An Iron Age hoard of currency bars was discovered 900m north of the site in the 1990s. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	-	5	Nothing within 1km of the site boundaries. No risk of harm.
Aggregated score			33	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	rr	3	The site is adjacent to Aller Brook watercourse (classified as main river). Development and associated infrastructure in the area should not increase runoff into local watercourses.
Aggregated score			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)	-	5	The site is not within groundwater source protection zone.
Aggregated score			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	The southern edge of the site is adjacent to flood risk zone 3. Further flood zone 3 is within 1km to the north of the site boundaries.
41	Impact upon ground water vulnerability	-	5	There no risk of groundwater flooding in the site or within 1km of the site boundaries.
42	Impact upon surface water vulnerability ²	1	5	The site is not located in a surface water flood area and therefore there is no risk of harm.
43	Historic flooding vulnerability	-	5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score			19	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	11	2	There is adjacent to AQMA in Teignbridge DC. Traffic travelling to and from the site is likely to go through the AQMA. There will be a negative impact on the AQMA as a result of the waste management development in this site.
Aggregated score			2	

² Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Objective 15: To reduce the impact of noise and vibration on tranquility

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquility at site	-	5	The site is located within an area considered for having Low tranquillity due to proximity to and A379 urban area.
Aggregated score			5	

Aggregated Stage 3 Score for constraints criteria: 187

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ³	-	4	The site is essential a garden centre but includes commercial, waste and industrial type uses.
47	Alignment with District DPD allocation for employment land (B2 or B8) ⁴	-	3	The site is allocated (E1.1) for employment business Park use (B1) but allows for ancillary B2 and B8 uses. High profile , gateway site require strategic landscaping.
48	Site within previously developed land		3	Site PDL as currently operated (as a garden centre)
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Not a former quarry site.
Aggregated score			11	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		2	The main line railway is within 100m of the site and a new railway halt is proposed at Edginswell.
51	Access to the strategic road network		4	Site is well located to A3022 proposed SDLR is also under construction (due to be completed 2015)
Aggregated score			6	

³ Not applicable for consideration of landfill or land raise sites

⁴ Not applicable for consideration of landfill or land raise sites

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		3	Site is well located to potential export gas/electricity from site
53	Ability to export heat to local user		3	Site is within Torbay Hospital just within 1km. Allocated employment site Riviera Way South within 500m. However SWEEG study 2006 Kerswell Gardens was ruled out as being unsuitable for ATT use due to current or planned uses, presence of a local heat load.
Aggregated score			6	

Aggregated Stage 3 Score for opportunity criteria: 23

Stage 4: Consideration of cumulative impacts

The site is located within an area which has been identified for future employment development in the Local Plan (Policy E.1). Emerging new Local Plan: Policy SDT1 has significant level of growth planned for the next 20 years. As a result, there are likely to be development impacts and there may be potential for cumulative impacts in relation to transportation, human health, flood risk and increased green house emissions. The employment site is in a strategically important, gateway location and forms part of an important economic drive to deliver 375 pa. in Torquay and is currently being promoted for employment/commercial use. The site has potential to provide opportunities for district heating and is well located to road network the potential rail network access.

If this site was taken forward for disposal and recovery development, these two uses would need to be considered in terms of cumulative impacts.

Torbay Hospital and Barton sites, lie within 1.5 km to the south east of the site, are also being appraised through this process; therefore if any of these sites were to come forward for waste development, cumulative impacts assessment would be required.

Stage 5: Summary of Site Appraisal for Kerswell Gardens

The site scores generally well through the appraisal process. . An existing waste recycling operation occurs on part of the Sites (outside the Torbay Boundary). The site could have high/medium risk on AQMA in Teignbridge DC; however the forthcoming South Devon Link Road could improve the air quality in the area. Most of the site lies within GH bat strategic flyway (250m buffer); therefore a bat survey will be required at the project level. There are some constraints associated with the site in relation to impact upon landscape character, surface water bodies, priority habitats and the site could conflict with National Grid infrastructure.

The prominent gateway site is located on the periphery of a key area of future growth (SDT4)

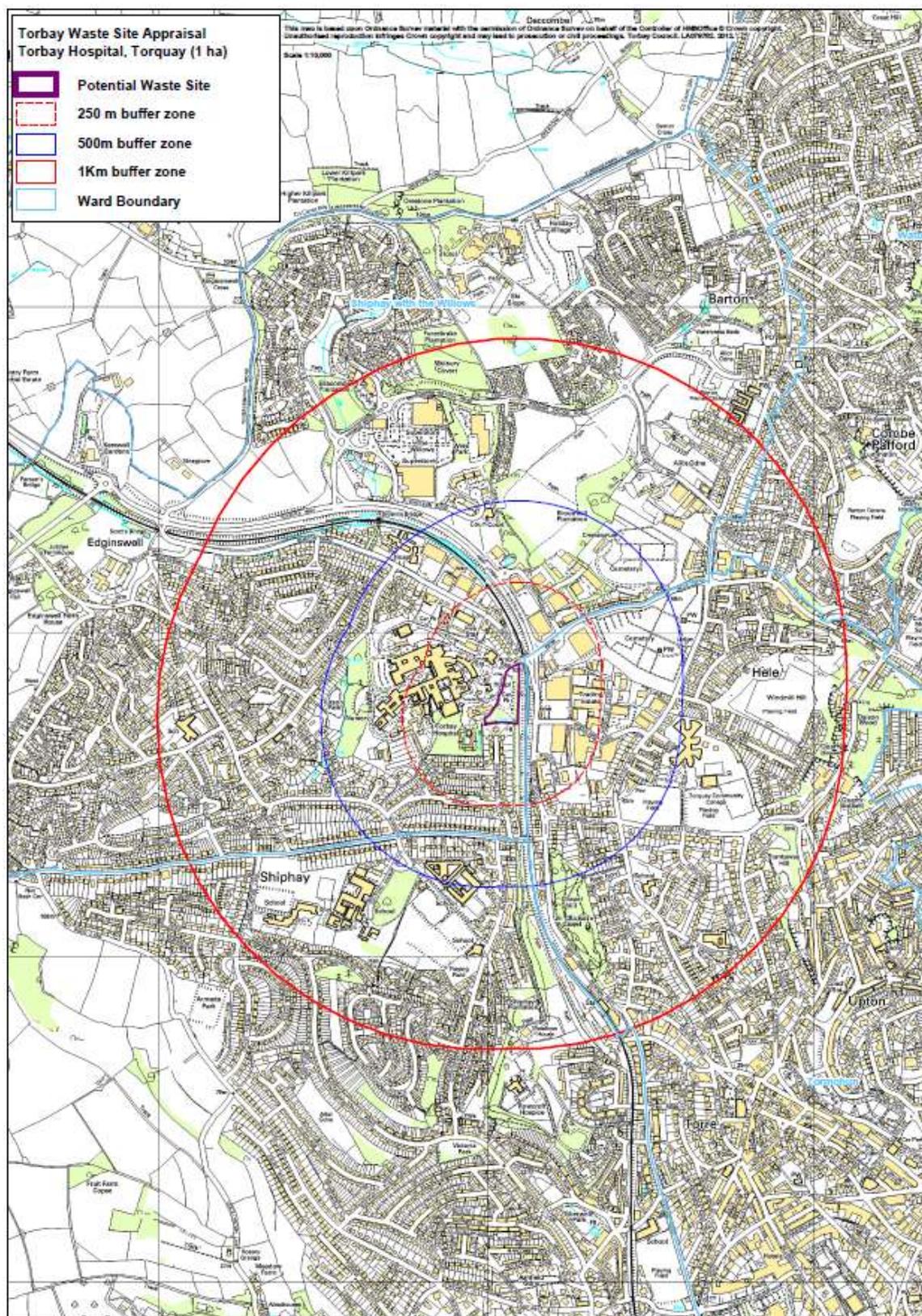
in the emerging local plan and allocated for future employment use. Where high quality well landscaped development is proposed. A strategic waste recovery/landfill facility would conflict with these aspirations.

Recommendation:

The site could be suitable for a waste facility but not immediately. A strategic facility would conflict with the future local plan aspiration for the gateway site and therefore the site should not be taken forward for further consideration in the Local Plan.

Torbay Hospital Grounds, Torquay

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Torbay Hospital Grounds, Lowes's (Lawes) Bridge, TorquayTQ2 7AA
OS Grid Reference:	SX 8965
District:	Torbay
Parish:	N/A Shiphay with the Willows Ward
Total site area (Ha):	1 ha
Current land use(s)	The site is located in the SE corner of the wider Torbay Hospital Grounds approximately a 20hectare site (currently administered by The South Devon Healthcare NHS Foundation Trust). The site includes general landscaping and two (staff) car parks (approx 45 & 160 spaces) adjacent to Lowe's Bridge and the main railway line and is in close proximity to the existing hospital incinerator. The Hospital Grounds have been previously subject to redevelopment proposals in the part and may be require for the hospital in the event of redevelopment/ expansion of the hospital uses.
Historical land use(s)	Car park hospital grounds landscaping.
Adjacent land use(s)	<p>The site lies in the main hospital grounds currently administered by The South Devon Healthcare NHS Foundation Trust) in close proximity to the main road gateway to Torquay and a major road junction at Lowe's Bridge. The site itself largely consists of car parks and there are further car parks adjacent serving the Horizon Centre (Research Building) ngrove Building and the incinerator block. There is a wide section of wooded landscaping on the eastern frontage next to the main Newton/ Torquay railway line close to a major junction Lowe's Bridge less than 50m away).</p> <p>An informal right of way will be upgraded in Summer 2013 by the Council with the agreement of SDHC as land owner to a shared use cycle and walking route, part of the National Cycle Network No 28 connecting Newton Abbot and Torquay</p> <p>The public highway (the Old Newton Road) lies off the northern tip of the site – the adjacent road is owned by SDHCFT. There are a number of residential properties within 50m (Newton Road and Summerfield Road) to the North and South frontages. There is a commercial (bulky goods) retail area to the east of Lowe's Bridge Junction/Newton Road including B&Q and ASDA supermarket within 250m.</p>

	<p>The main land uses within 500m include the Riviera Way and Newton Road gateway and Lowe's Bridge signalised junction; the residential suburban fringe of Torquay/Barton. There are a number of retail units (Lidl supermarket), car sales showrooms and Fire Station on the old Newton Road. The Bridge Retail Park (containing Staples, Pets at Home, Dunelm Mill and McDonald's Drive Through) and Woodlands trading estate to east of the Hospital Grounds which includes an Asda supermarket and B&Q on the eastern side of the Newton Road within 250m. The Broomhill trading estate which includes other retail uses (Comet and the Royal Mail Sorting Office) lies to the NE to the east of Riviera Way.</p>
<p>Relevant planning history:</p>	<p>Torbay Hospital has a long and complex history of planning applications. The site in particular</p> <ul style="list-style-type: none"> • P/2003/1803/OA: Partial Demolition And Redevelopment To Form New Hospital (In Outline) (as revised by letter and drawing received 1/9/2004 and letter received 12/10/2004 (permitted) • P/2006/1366: • P/2006/1057: Variation Of Condition Attached To Planning Ref P/2003/1803/OA To Enable Reserved Matters To Be Submitted Before 18 February 2010 • P/2007/0176 : Alterations and Extension to for Disposal hold to theatres. • AT/2011/0099: T1: Elm- Remove (application Permitted) • P/2007/0615: Redevelopment Of Existing Medical Education Centre At SE Corner Of Torbay Hospital Site, Close to Lawes Bridge Entrance. Involving the Demolition of Single Storey Medical Education Centre And The Construction Of A New 3 Storey Education Centre And Research Unit. (Permitted)
<p>Has the site been considered for waste development in the past?</p>	<p><input checked="" type="checkbox"/> Yes * <input type="checkbox"/> No *SWEEG study 2006</p>

<p>Nature of development</p>	
<p>Nature of operations to be considered at site: (Tick all that apply)</p>	<p><input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)</p>

<p>Availability and market interest</p>	
<p>Timescale for site availability.</p>	<p><input type="checkbox"/> Immediately <input checked="" type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years</p>

If the site is not available immediately please state why:	South Devon D Heath Care Foundation Trust land
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No* *Potential links with existing Hospital facility and incinerator?

Access and transportation	
Point of access to public highway:	Newton Road /A3022 Riviera Way
Details of any improvements to the public highway that would be required prior to commencement of operations:	Lowe's Bridge Junction Improvement may be necessary for the Newton Road access point.
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road (potential rail?)

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N*
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

* close proximity to DCC area of search

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

▣▣▣	▣▣	▣	-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
<i>Highest potential within waste site</i>	<i>Lower level of potential within X meters of potential waste site</i>	<i>Lower level of potential within X meters of potential waste site</i>	<i>A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)</i>

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)	■■■	4	The site forms part of the wider Torbay Hospital Grounds general landscaping and car park. Although there is PROW within the site, it is not used as an open space
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	■■■	2	The site forms a functional part (staff parking and landscaping) of the Torbay hospital grounds. There are a number of residential properties within 50m (Newton Road and Summerfield Road) to the North and South frontages. There is a commercial (bulky Goods) retail area to the West of Lowe's Bridge Junction/Newton Road including B&Q and ASDA supermarket within 250m.
3	Impact on health deprived wards	■■	3	The site is within 500m of a Lower Super Output Area (Tormohun) with health and disability ranking 2068 (classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	■■■	4	There is a PROW (TQ/46/1) within the site boundaries. A number footpaths run within 1km to the north, east and south of the site

				boundaries. An informal right of way /cycle way (Local Plan Policy T3) will be upgraded in Summer 2013 by the Council with the agreement of SDHC as land owner to a shared use cycle and walking route, part of the National Cycle Network No 28 connecting Newton Abbot and Torquay
Aggregated score:			13	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	FF	4	There are SHLAA sites (R363) (and a 'rejected' site T868) within 500m to the NW of the site boundaries. There are a number of SHLAA sites within 1km of the site boundaries including Scotts Meadow given outline permission at Appeal (approx 155). A recreational field (Kitson Park) lies within 1Km to the NW abutting the Hospital Grounds.
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	F	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			19	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		3	Capacity probably exists outside peak times, although requires modelling to confirm especially the peak period. Concern re conflict with ambulances, other hospital traffic, buses, cyclists, pedestrians

10	Implication of potential routing of waste to site on highway network		2	Must avoid Hele Road and the Hele AQMA
Aggregated score:			5	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There is no international designation within 1km of the site boundaries.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	-	5	There are no bat strategic flyways or sustenance zones within 1km of the site boundaries.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There is no geological SSSI or NNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	-	5	There is no CWS within 1km of the site. Note: Site lies immediately adjacent to a Local Wildlife Sites (OSWI Ref: SX96/025) Mainline Railway embankments deciduous woodland)
15	Impact on Strategic Nature Areas (SNA)		5	There is no SNA within 1km of the site boundaries.
16	Impact on legally protected and BAP priority species	??	4	The site is within 2km of cirl bunting feeding zone. Other protected species have been recorded within 500m and 1km of the site boundaries. Project level survey would be required to ascertain the presence of cirl bunting and inform suitable mitigation measures
17	Potential to lead to loss or damage of ancient woodland	-	5	There is no ancient woodlands within 1km of the site and therefore there is no risk of harm.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	??	3	Priority habitats parkland and deciduous woodland is within 500m to the NE of the site boundaries.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not

				impact upon TPOs.
Aggregated score:			42	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	There is no Regionally Important Geological Site within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	The site does not contain geological SSSI but Lummaton Quarry geological SSSI is within 1.5km to the east of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is classified as non-agricultural land. Development of the site would not result in loss of agricultural land of Grade 1-3a.
24	Proximity to areas of contaminated land	22	4	The site lies within 500m of a contaminated land. Any risk of contamination is likely to be low.
25	Proximity to areas of land instability	-	-	There is no information currently available.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			9	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.

29	Impact on landscape character and quality		5	The site is located within Landscape Character Type 9: main cities and towns.
30	Impact on dark skies	┌	4	The site is located within an area recognised as brighter.
Aggregated score:			19	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	┌┌	4	Barton Road Cemetery, registered historic park and garden, lies within 500m to the east of the site boundary. Impacts on long distant views need be assessed and appropriate mitigation will be required.
32	Impact on registered battlefields including setting	-	5	N/A
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	┌	4	St Michael's Chapel SAM lies 680m to the SSW.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to distance.
35	Impact on Grade I / II* and II listed buildings including setting	┌┌	4	The Grade II Torbay Hospital Chapel lies 120m west; the Grade II* Brunel Atmospheric Pumping House lies 440m to the NNW; a group of 5 separately designated grade II buildings and structures are located within Torbay Cemetery 570m east; the grade II listed Penny's Cottage lies 950m east; 7 grade II listed villas No. 50-64 Teignmouth Road lie 870m southeast; the grade II Torre Railway Station and bridge lie 950m SSE; the grade II medieval Shiphay Manor Barn lies 810m southwest; a group of 4 separately designated grade II buildings in Shiphay Collaton lie 630m to the west Waste development in this site would have no direct impacts on listed buildings. Possible impacts

				on setting need to be assessed at planning application stage.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	5	There are a number of medieval sites in Shiphay Collaton, and post-medieval monuments recorded on the HER whose significance is unlikely to be affected by a waste site. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	┌	4	There is only a small area of the Torre Conservation area to the far South within 1km of the site.
Aggregated score:			31	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	┌┌	3	The site is located within 500m of Aller Brook watercourse (classified as main river). In addition there is River Fleet (ordinary river) just outside the 1km buffer zone. Development and associated infrastructure in the area should not increase runoff into local watercourses.
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)	-	5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	5	There is flood zone 3 is within 1km to the west and NW of the site and additional flood zone 3 approximately 1.2km of the site to the east.
41	Impact upon ground water vulnerability	┐	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries
42	Impact upon surface water vulnerability ⁵	-	5	The site itself is not located in a surface water flood area. There is however a potential surface water flooding within 1km to the east of the site boundary.
43	Historic flooding vulnerability	-	5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score:			19	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	┐	3	The Hele Road AQMA lies within 1km to the north east of the site. A waste facility in this site could have an impact on the existing AQMA in the Hele Road.
Aggregated score:			3	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	The site is located within an area considered for having Low tranquillity due to proximity to A3022 and urban area.
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 183

⁵ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ⁶	-	2	Torbay Hospital forms an important community facility identified in the existing Adopted Local Plan (CF 13) which is also a significant employer within the district. Some of the uses within the complex could be considered industrial (such as the existing incinerator) however this is also mixed with high-tech research and sensitive receptor wards
47	Alignment with District DPD allocation for employment land (B2 or B8) ⁷	-	2	See comments above
48	Site within previously developed land		2	PDL but in useful operation serving as a landscaped and carparking area for the hospital complex.
49	Potential to restore, or utilise unrestored land at former quarries	-	1	N/A
Aggregated score:			7	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		3	Adjacent to railway, although significant works required to develop a freight station, and Network Rail would need to be consulted regards capacity issues
51	Access to the strategic road network		3	Poor – <ul style="list-style-type: none"> • Must pass over a private road first. • Conflicts with significant other forms of traffic. Busy junction
Aggregated score:			6	

⁶ Not applicable for consideration of landfill or land raise sites

⁷ Not applicable for consideration of landfill or land raise sites

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		4	National grid access potential.
53	Ability to export heat to local user		5	Hospital heat load immediately adjacent
Aggregated score:			9	

Aggregated Stage 3 Score for opportunity criteria: 22

Stage 4: Consideration of cumulative impacts

The site is located in proximity to a number of areas which have been identified for potential development within the emerging Torbay Local Plan and therefore there may be potential for cumulative impacts.

Kerswell Gardens and Barton sites, lie within 1.5 km to the north west of the site, is also being appraised through this process, therefore if any of these sites were to come forward for development, cumulative impacts assessment would be required.

Stage 5: Summary of Site Appraisal for Torbay Hospital

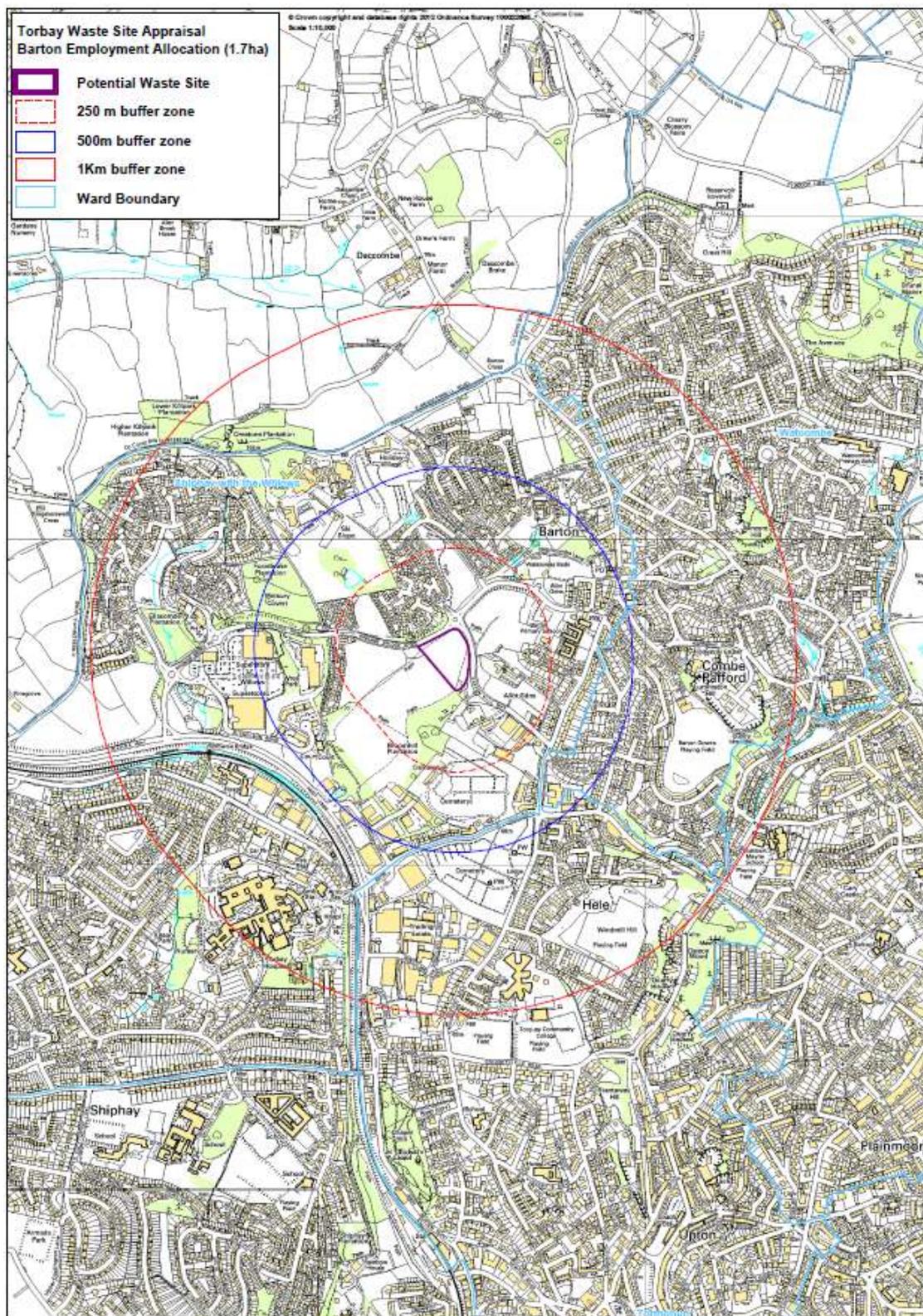
The site scores generally well through the appraisal process in relation to the majority of the constraint indicators with only one scoring high/medium and three medium/low risk of harm. These were linked to proximity to a large number of residential/commercial, parkland priority habitats and surface water bodies. There are also air quality issues associated with development of the site as a recovery facility.

The site lies within SDT3 (Torquay Gateway) of the emerging local plan where high quality design and enhance built and natural environment are required. The site forms a functional part of Torbay Hospital ground (staff car parking , controlled by NHS Health Care Trust) and new education research buildings have been constructed in close proximity since the site was considered (SWEEG) in 2006. There may be potential for a recovery facility if the Care Trust would be willing to work in partnership with a suitable operator/provider.

Recommendation:

The site could be suitable for recovery facility subject to ownership issues. However, following further considerations, the site should not be taken forward for further consideration in the Local Plan.

Brown Bridge Road, Barton Employment Allocation, Torquay Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Brown Bridge Road Barton Employment Allocation, (E1.6) Barton, Torquay.
OS Grid Reference:	SX 9066
District:	Torbay
Parish:	N/A Shiphay with the Willows Ward
Total site area (Ha):	1.7ha
Current land use(s)	The site forms part of the closed/disused landfill site now part of an employment (abutting an open space allocation) allocation (E1.4) in the adopted Local Plan. Owned by TBC the site has contaminated land issues and there is likely to be EH and EA to monitoring required. The site is not required for municipal operational use of TOR2. The TDA are currently promoting this site for future employment /commercial/retail use and seeking funding to assist with the delivery of the site. Accessed off the Browns Bridge District Distributor Road.
Historical land use(s)	Former landfill site.
Adjacent land use(s)	<p>The site lies on the north western fringe of Torquay adjacent to the Willows (Scotts Bridge, Barton) and in and close to Riviera Way and the Western Corridor (Ring Road/SDLR) (approximately (1km west).</p> <p>The site immediately adjacent forms that wider valley area is allocated for open space, sport and recreational use however this also formed part of the former landfill site and is still owned by Torbay Council.</p> <p>There are likely to be EA licensing issues relating to land stability and contamination for the whole open space/employment land allocations.</p> <p>The public highway lies on the northern frontage (Browns Bridge Road) with a number of residential properties within 250m (to the northern frontage and under construction to the east of Browns Bridge Road/Barton Hill Way). Further residential development (144 units) is currently under construction (Land Off Beechfield Avenue). A gas protection Barrier has been implemented to the perimeter of the Beechfield residential site.</p> <p>The main land uses within 500m include the residential suburban Willows and the Retail District Centre (including M&S and Sainsbury's supermarket). There is an existing industrial site to the south east on</p>

	Barton Hill Way including an existing electricity sub-station, coach depot etc.
Relevant planning history:	<p>The site forms part of the original Scott's Bridge Barton Application (Phase 1) 1986/2612, approved on appeal.</p> <p>Subsequent applications:</p> <ul style="list-style-type: none"> • P/2004/1457 Variation Of Condition (11) Attached To Planning Ref (86-2612) APP/M140/A/87/062286 And (97/0342/PA) To Enable Reserved Matters To Be Submitted Before 15 March 2011 (Withdrawn) • P/2005/0480: Variation Of Condition (ii) Attached To Planning Ref (86-2612) APP/M140/A/87/062286 And (97/0342/PA) To Enable Reserved Matters To Be Submitted Before 15 March 2011 (Permitted). • P/1990/1244: Newton Road Land At Barton (Former Tip) N E Of Scotts Bridge Torquay Newton Road Land At Barton (Former Tip) N E Of Scotts Bridge Torquay (Withdrawn) • 2004/0027EN (breach of condition). <p>The site is allocated form E1.6 employment use with (B1) with strategic landscaping.</p>
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A number of informal search assessments for potential waste transfer /recycling and recovery facilities have included this site. Most recently the SWEEG assessment

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)

Availability and market interest	
Timescale for site availability.	<input checked="" type="checkbox"/> Immediately <input type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	TDA asset based promotion for retail or employment use. Employment allocation in the adopted local plan.
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Access and transportation	
Point of access to public highway:	Brown's Bridge Road/Barton Hill Way
Details of any improvements to the public highway that would be required prior to commencement of operations:	SDLR improvements underway. New Entrance required off Distributor Road. Depending on number of vehicle movements, pedestrian / cycle improvements across / along distributor road
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the Devon area of search for the preferred spatial option?	N*
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

* Close to the DCC area of search

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)	▮▮	3	The site forms part of the closed/disused landfill site now part of an open space /employment allocation in the Local Plan. There is a LWS adjacent to the site to the west
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	▮▮	3	There are residential properties adjacent to the site and there are further residential properties within 500m to the east and west of the site.
3	Impact on health deprived wards	▮▮	3	The site is within 500m from two Lower Super output Areas (Watcombe and Tormohaun) with health and disability ranking 2424 and 2068 respectively (classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	▮▮	4	There are two PROWs (TQ/8z/1 &TQ/37/1) within 500m of the site boundaries. A number footpaths run within 1km to the north, east and south of the site boundaries. Proposed strategic recreational footpath Adopted Local Plan Proposal (R12.1) crossed through the site* see also criterion 47
Aggregated score:			13	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans	▮▮	4	There are SHLAA sites (H1:004 & H1:003) within 500m to the east and NE of the site boundaries. H1:004 is the Local Plan residential

	for housing, tourism or recreation			allocation H1.4 (The 'Beechfield' development has Planning Permission and 144 dwellings are currently under construction). There are a number of SHLAA sites within 1km of the site boundaries. The area immediately abutting is allocated (Local Plan Policies R4.1 & R3.1 for sports/recreational use and R7.4 amenity POS Policy R12.1)
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	✓	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			19	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic ⁸		3	Limited, and requires modelling
10	Implication of potential routing of waste to site on highway network		3	Undesirable given potential congestion along Barton Road and at Sainsbury's and Riviera Way junctions at peak times. Residential character of the area also encourages more vulnerable road users onto network
Aggregated score:			6	

⁸ *Between 4 and 50 vehicle movements per day. See DCC methodology Appendix 4 for likely scale of staff and transport movements.

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There is no international designation within 1km of the site boundaries.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	-	5	There are no bat strategic flyways or sustenance zones within 1km of the site boundaries.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	┐	4	There is no NNR within 1km of the site and therefore there is no risk of harm But one geological SSSI (Lummaton Quarry) within 1km of the site. However there is little risk of harm
14	Impact on County Wildlife Sites or non designated nature reserve		5	No CWS are within 1km of the site boundaries
15	Impact on Strategic Nature Areas (SNA)		5	There is no SNA within 1km of the site boundaries.
16	Impact on legally protected and BAP priority species	┐┐	4	The site is within 2km of Cirl bunting feeding zone. Other protected species have been recorded within 500m and 1km of the site boundaries. Project level survey would be required to ascertain the presence of cirl bunting and inform suitable mitigation measures.
17	Potential to lead to loss or damage of ancient woodland	-	5	There are no ancient woodlands within 1km of the site and therefore there is no risk of harm.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	┐	4	Priority habitats broadleaved woodlands is within 1km of the site boundaries.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not impact upon TPOs.
Aggregated score:			42	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	There is no Regionally Important Geological Site within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	Lummaton Quarry SSSI is within 1km of the site to the east however the risk of harm is unlikely.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is on a former landfill site identified as non-agricultural.
24	Proximity to areas of contaminated land	FF	3	The site on and adjacent to Barton Valley Landfill Sites to the north west of the site. There is a potential for contamination due to former waste management use. Accordingly any waste proposal would require further assessment.
25	Proximity to areas of land instability	-	3	The site forms part of the closed/ disused Barton Valley landfill site and there may be issues associated with land instability. However further assessment is needed to determine this in detail if the site have been considered for recovery facility.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			11	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		5	The site is located within Landscape Character Type 9: main cities and towns.
30	Impact on dark skies	┐	4	The site is located within an area recognised as brighter.
Aggregated score:			19	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	┐	4	Barton Road Cemetery, registered historic park and garden, lies on the cusp of 500m and within 1km to the south of the site boundaries. Waste development in this site is unlikely to impact on this heritage asset.
32	Impact on registered battlefields including setting	-	5	N/A
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There are no SAM within 1km of the site boundary and therefore there is no risk of harm.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	┐┐	4	The Grade II* Brunel Atmospheric Pumping House lies 680m to the south west; the Grade II parish church of Barton, St Martin's lies 400m east; The Grade II* Old Manor Farm House lies 460m to the northeast; the Grade II Torbay Hospital Chapel lies 920m southwest. Waste development in this site

				would have no direct impacts on listed buildings. Possible impacts on setting need to be assessed at planning application stage.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	5	There are a number of post-medieval monuments recorded on the HER whose significance is unlikely to be affected by a waste site. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	⌋	4	There are Barton Conservation Areas lies to the NE within 1km of the site. However it is not anticipated that this development would impact upon the CA
Aggregated score:			32	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	⌋	4	The site is located within 1km of Aller Brook watercourse (classified as main river). In addition there is River Fleet (ordinary river) just outside the 1km buffer zone. Development and associated infrastructure in the area should not increase runoff into local watercourses.
Aggregated score:			4	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)	-	5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	5	There is flood zone 3 is within 1km to the west and NW of the site and additional flood zone 3 approximately 1.2km of the site to the east.
41	Impact upon ground water vulnerability	▮	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries
42	Impact upon surface water vulnerability ⁹	-	5	The site itself is not located in a surface water flood area. There is however a potential surface water flooding within 500m to the SE of the site boundaries.
43	Historic flooding vulnerability	-	5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score:			19	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	▮▮	3	The Hele Road AQMA lies within 1km to the south of the site. A waste facility in this site could have an impact on the existing AQMA in the Hele Road.
Aggregated score:			3	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	The site is located within an area considered for having Low tranquillity due to proximity to A3022 and urban area.
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 188

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ¹⁰	-	3	Not currently in industrial use. Adopted Local Plan Allocated Employment Site E1.4 . Former landfill site adjacent to Barton Hill Way industrial units including Electricity Sub Station, Coach Depot, Skip Hire and former gas holder site. One unit is now used a sports club facility.
47	Alignment with District DPD (Development Plan) allocation for employment land (B2 or B8) ¹¹		3	Allocated Employment site E1.4 in the Adopted Local Plan for B1 (high profile, high quality office/ tech use) with strategic landscaping. Within Area SDT1 Focus Area for Strategic Delivery in emerging new Local Plan. Torquay aim of providing 375 jobs PA.
48	Site within previously developed land		5	Good opportunity to reuse and restore Previously Developed Land (former landfill site)
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Not a former quarry site
Aggregated score:			12	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		3	A new Railway Station is safeguarded in the Adopted Local Plan (Policy T14) at Kerswell Gardens within 1km of the site.
51	Access to the strategic road network		2	The SDLR is currently under construction and terminates at Kerswell Roundabout (completed 2015) just beyond the 1km buffer to the SW. Access to the Strategic Road Access via Browns Bridge Road (Policy T18 District Distributor) to Riviera Way (Policy T20) part of the Major Road Network (approx 800-1km from the site).

¹⁰ Not applicable for consideration of landfill or land raise sites

¹¹ Not applicable for consideration of landfill or land raise sites

				Reasonable re road type, difficult re traffic volumes at peak times and nature of road re residential
Aggregated score:			5	

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		4	SWEEG assessment of site (2006) identified: Housing planned with district heating potential. HV (132kV) grid 150m and 11kV underground cables on site boundary. On old landfill site (extra cost?).
53	Ability to export heat to local user		4	Housing closet proximity constructed/ Beechfield (H1.4) under construction but still potential for district heating. Torbay Hospital with 1km. SWEEG 2006 Assessment identified Torbay Hospital heat and electricity load. Proximal to existing boilers. Hospital redevelopment programme planned.
Aggregated score:			8	

Aggregated Stage 3 Score for opportunity criteria: 25

Stage 4: Consideration of cumulative impacts

The site is located in proximity to a number of areas which have been identified for potential development within the emerging Torbay Local Plan and therefore there may be potential for cumulative impacts.

Stage 5: Summary of Site Appraisal for Barton Employment Allocation

There are some constraints such as are land contamination, land instability and air quality issues associated with development of the site as a recovery facility. The site is also in proximity to a large residential area, particularly health deprived wards. The site is allocated for employment use and would re-use previously developed land. However, the employment site forms part of an important economic drive to deliver 375pa in Torquay and is currently being promoted for employment/commercial use. The site has potential to provide opportunities for district heating and is well located to road network the potential rail network access. However the very close proximity of residential properties overlooking the site and the allocated recreation space immediately adjacent are recognised as a conflicting uses.

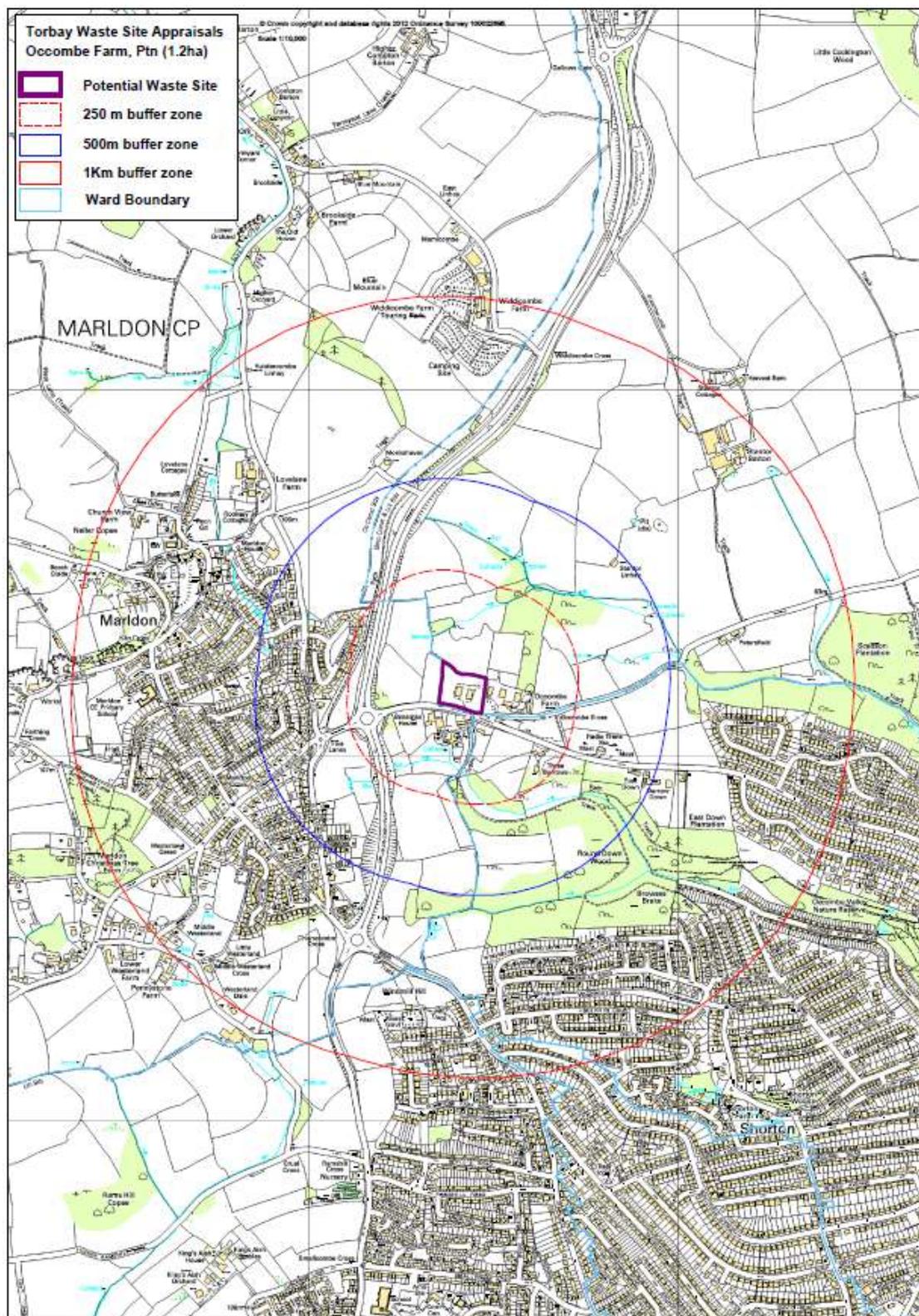
There may be unacceptable amenity impacts on a strategic waste facility.

Recommendation:

The site has potential but is a strategic employment delivery site in the Local Plan close to residential properties and allocated recreational facilities. The site should not be taken forward for further consideration in the Local Plan.

Occombe Farm, Preston Down Road, Paignton

Site Location Plan (Scale 1:10, 00)



Stage One: General Description of Site

Site Details	
Site address:	Occombe Farm, Preston Down Road, Paignton, Devon (TQ3 1RN)
OS Grid Reference:	SX 8662
District:	Torbay
Parish:	N/A Cockington with Chelston Ward
Total site area (Ha):	1.2ha
Current land use(s)	The site forms part of the Occombe Farm Operation run by TCCT. Owned by TBC. The site has consent for Agricultural use/buildings for food fuel storage. The Trust envisages that this use will continue for the foreseeable future. The Land forms part of a Local Nature Reserve and Local Wildlife site.
Historical land use(s)	Farm Land
Adjacent land use(s)	<p>The site lies on the western fringe of Paignton Town adjacent to the Western Corridor (Ring Road) and Preston Down Road.</p> <p>The site was previously farm land and forms part of the Occombe Farm operation run by Torbay Coast and Countryside Trust as a Farm shop, café, educational and visitor facility (permitted in 2006). It currently has agricultural buildings storing wood fuel (chipped timber). The site is owned by Torbay Council but leased to the Trust. Planning permission for construction of timber storage building to store chipped timber (P/2010/1295) refers. This lies adjacent to two farm building permitted in May 2009 (P/2009/0436).</p> <p>The public highway lies on the southern frontage with a few residential properties within 50m. The Occombe farm visitor complex abuts to the east. The wider farm LN R and SSSI lie to the northern and eastern frontages.</p> <p>The main land uses within 500m include the residential suburban fringe of Paignton, Burrow Farm Facility. Occombe Community Growing Project and Occombe Valley Woods (POS) to the south of Preston Down Road. Planning Consent has recently been given to Sutton Seeds on land to the east of the Occombe Farm Car Park Preston Down Road (P/2012/0869) for vehicle entry and erection of packing shed, glasshouse and poly-tunnel and horticultural trial ground.</p>
Relevant planning history:	To be completed see above.

Has the site been considered for waste development in the past?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No* *Only as a wood fuel storage area for agricultural purposes.
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Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)

Availability and market interest	
Timescale for site availability.	<input type="checkbox"/> Immediately <input checked="" type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	TBC/TCCT asset currently forming part of the Occombe Farm Visitor centre.
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No* With the exception of the current low scale agricultural wood fuel operation by TCCT.

Access and transportation	
Point of access to public highway:	A380 Hellevoetsluis Way via Preston Down Road
Details of any improvements to the public highway that would be required prior to commencement of operations:	Access would need to be constructed to Highway standards. Precise location should avoid clash with special school opposite, and should be located away from existing junction with Cockington Road.
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	Y

Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y
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Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)		2	The site is currently used as agricultural buildings for food fuel storage. Occombe Farm is a 150 acre organic educational organic farm with local farm shop, cafe and nature trail (mixture of pasture, wet meadows and woodland) managed by TCCT There are a number of open spaces within 250m, 500m and 1km

				of the site boundaries.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	▮▮	3	The main land uses within 500m include the residential suburban fringe of Paignton to the east (and Marldon to the West) with the Burrow Farm Facility and Ocombe Community Growing Project to the south of Preston Down Road.
3	Impact on health deprived wards	-	5	There are no health deprived wards within 1km of the site and therefore there is no risk of harm.
4	Impact on Public Rights of Way and other countryside access	▮▮	4	There is PROW (PN/15/1) within 250m to the south of the site boundaries. Other footpaths run within 1km to the north of the site boundaries.
Aggregated score:			14	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	▮▮	3	There is phase 2 SHLAA site (T831) within 500m to the east of the site boundaries. This SHLAA site (north of Preston Down Road) is also identified as part of Policy SDP3 for residential development in the emerging new Local Plan. Other phase 2 SHLAA site (T711) is within 1km to the south of the site boundaries. Ocombe Farm the allocated heritage Farm Country Park (R10) in the Adopted Local Plan.
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	the site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	▮	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			18	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		4	The site is well located just off the Western Corridor A380. The SDLR (under construction and due for completion in 2015) should benefit connectivity.
10	Implication of potential routing of waste to site on highway network		4	The site is well located just off the Western Corridor A380. The SDLR (under construction and due for completion in 2015) should benefit connectivity
Aggregated score:			8	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	-	5	South Hams SAC sustenance zone is located within 1km to the SW of the site boundaries. Any impacts are highly unlikely.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	▮▮	2	Occombe SSSI is located with 250m (100m) to the north of the site boundaries. The NPPF (118) states that planning permission should be refused for development resulting in the loss or degradation of SSSI.
14	Impact on County Wildlife Sites or non designated nature reserve	▮▮▮	3	The whole site forms part of a LNR. Occombe Woods CWS lies within 500m to the SW of the site boundaries. Ramshill (Westerland Valley) CWS also lies within 1Km to the SE. Occombe Woods LWS is also located within 1km to the SW of the site boundaries.
15	Impact on Strategic Nature Areas (SNA)		3	The whole site lies within woodland. This habitat should be incorporated with any restoration plan post project completion.

16	Impact on legally protected and BAP priority species	▮▮	3	Protected species have been recorded within 250m and 500m of the site. Cril bunting has been recorded with 1km of the site. The whole site is within greater crested newt 2km buffer zone. Project level survey would be required to ascertain the presence of protected species and inform suitable mitigation measures.
17	Potential to lead to loss or damage of ancient woodland	-	5	There is no ancient woodland within 1km of the site and therefore there is no risk of harm.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	▮▮▮	3	The site is located within farmland. Priority habitats broadleaved woodlands are within 500m of the sit.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not impact upon TPOs.
Aggregated score:			34	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	There is no Regionally Important Geological Site within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There is no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	▮▮▮	2	The site lies in a land classified as Grade 2 & 3a agricultural land. Development of the site would result in loss best and most versatile agricultural land. However it should be noted that the site has consent for agricultural use/buildings for food fuel storage.

24	Proximity to areas of contaminated land	-	5	No contaminated land identified.
25	Proximity to areas of land instability	-	-	There is no information currently available.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			7	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		3	The site is located within AGLV. It has been described in the TLCA as type 1 rolling farmland (1H Occombe Cross). The area is highly sensitive to development due to existing uses e.g. Heritage Farm, intact landscape structure, and visibility.
30	Impact on dark skies	1	4	The site is located within an area recognised as brighter.
Aggregated score:			17	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.

33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There is no SAM within 1km of the site boundary therefore there is no risk of harm.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	-	5	The Grade II listed Paignton Windmill lies 850m due south.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	4	There will be a number of archaeological sites 400m west within the DCC area – details on DCC HER
37	Impact on Conservation Areas	-	5	There are no conservation areas within 1km of the site boundaries. No risk of harm.
Aggregated score:			34	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	''	3	The site is adjacent to Occombe Valley watercourse. Development and associated infrastructure in the area should not increase runoff into local watercourses
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)	-	5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	There is flood zone 3 adjacent to the NE and SE of the site boundaries. Further flood zone 3 is within 1km to the NW of the site boundaries. Increased flood flows may cause contamination in terms of suspended solid and even litter.
41	Impact upon ground water vulnerability	-	5	There no risk of groundwater flooding in the site or within 1km of the site boundaries.
42	Impact upon surface water vulnerability ¹²	4	5	The site itself is not located in a surface water flood area. There is however a potential surface water flooding within 1km to the east of the site boundaries.
43	Historic flooding vulnerability	-	5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score:			19	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	5	There is no AQMA within 1km of the site boundaries.
Aggregated score:			5	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	The site is located within an area considered for having Low tranquillity. The A380 is a particular source of noise.
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 179

¹² Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ¹³	-	1	Site currently could be construed as industrial however wood fuel storage operation is currently restricted to farm agricultural purposes
47	Alignment with District DPD allocation for employment land (B2 or B8) ¹⁴	-	1	Site not identified for employment use.
48	Site within previously developed land	-	1	Agricultural buildings and uses do not count as PDL.
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Not a former quarry
Aggregated score:			3	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		1	No potential for alternative modes of transport
51	Access to the strategic road network		4	Good access to strategic road network
Aggregated score:			5	

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid	-	1	Site is beyond 1km of electricity and gas grid
53	Ability to export heat to local user		2	Potential to export to Ocombe Farm facility. SDP3 Allocation May provide further opportunity for CHP
Aggregated score:			3	

¹³ Not applicable for consideration of landfill or land raise sites

¹⁴ Not applicable for consideration of landfill or land raise sites

Aggregated Stage 3 Score for opportunity criteria: 12

Stage 4: Consideration of cumulative impacts

The Local Plan Policies SDT4 and SDP3 will have a significant level of growth in the area during the plan period. As a result, there are likely to be development impacts and there may be potential for cumulative impacts in relation to transportation, biodiversity, flood risk and increased green house emissions.

Stage 5: Summary of Site Appraisal for Occombe Farm:

The site functions well as a wood fuel storage at the relatively small agricultural scale however a commercial biomass/recovery facility is likely to have unacceptable harm to biodiversity (SSSI) , landscape and leisure (recreational) use of Occombe Farm.

The site scores generally well through the appraisal process and has good access to the Strategic road network. It has scored high/medium risk of harm for two indicators: This includes risk of harm to Occombe SSSI and loss of agricultural land Grade 2&3a. There are some constraints associated with the site in relation to impact upon landscape character, surface water bodies, priority habitats and species and Strategic Nature Areas.

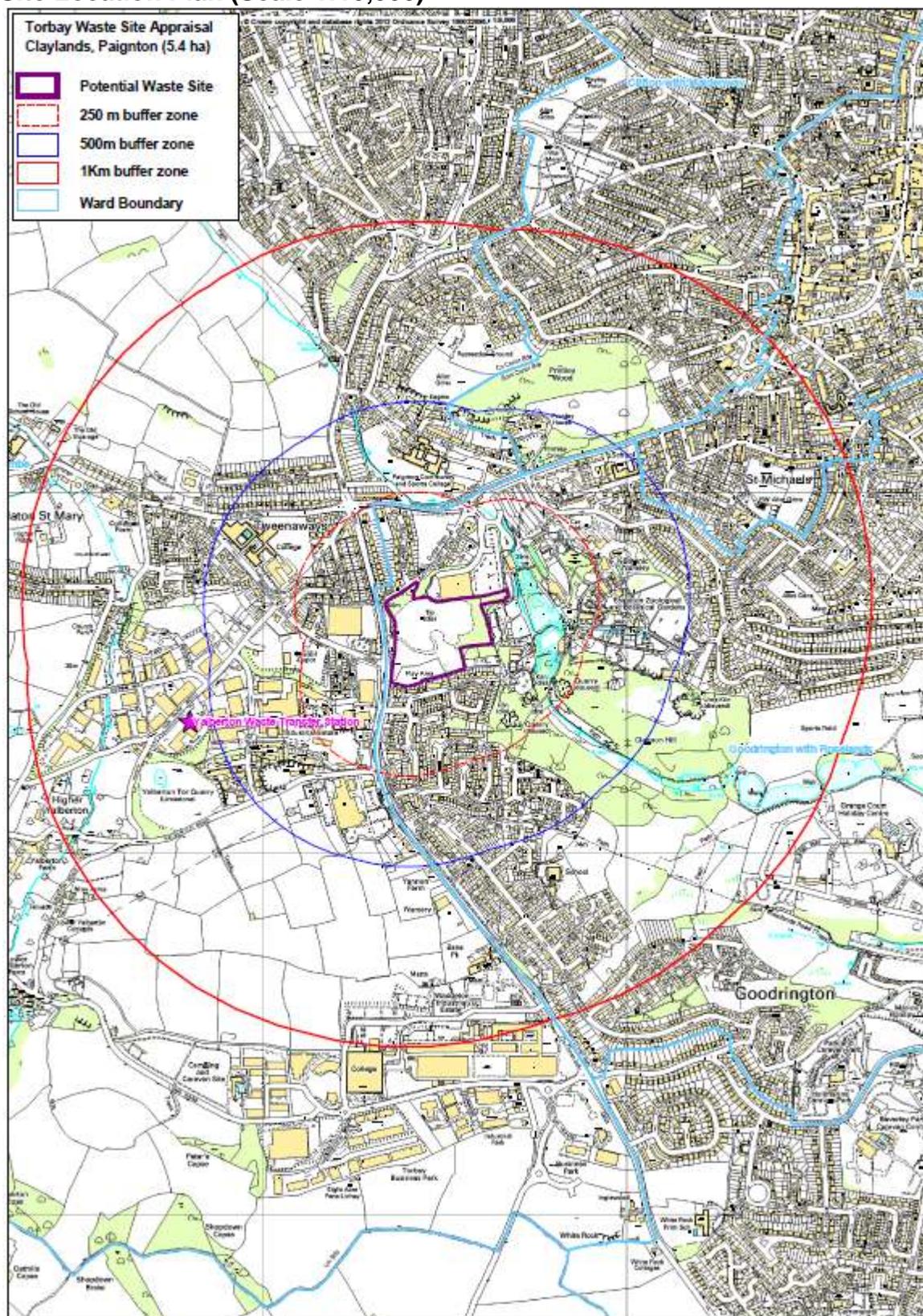
Whilst the small scale, rural wood fuel operation functions in a complementary way to the overall Occombe Farm facility (part of a Local Nature Reserve). A strategic recovery facility would conflict with existing and emerging policies in the Local Plan for the protection of biodiversity, landscape and rural setting.

Recommendation:

The site should not be taken forward for further consideration in the Local Plan.

Claylands, Brixham Road, Paignton

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Claylands. Paignton
OS Grid Reference:	SX 8759
District:	Torbay
Parish:	N/A Goodrington with Roselands Ward
Total site area (Ha):	5.5ha
Current land use(s)	The site forms a disused 'inert' landfill site now part of an open storage site now closed. Owned by TBC The site has contaminated land issues and work has been in progress with EH and EA to remediate. The site is not required for the operational use of TOR2. The TDA are promoting this site for future employment use and seeking funding to assist with the delivery of the site.
Historical land use(s)	Former quarry and landfill site.
Adjacent land use(s)	<p>The site lies on the western fringe of Paignton Town adjacent to the Western Corridor (Ring Road) and close to a major junction Tweenaway Cross (approximately (300m south).</p> <p>The site has been previously used as an inert land fill site and is still owned by Torbay Council.</p> <p>There are EA & EH licensing issues relating to land stability and contamination.</p> <p>The public highway lies on the western frontage with a number of residential properties within 50m (Battersway Road on the northern frontage and Harbourne Avenue to the South). Paignton Zoo and Morrison's supermarket car park about the northern and eastern frontages.</p> <p>The main land uses within 500m include the residential suburban fringe of Paignton, Paignton Community and Sports College, Paignton Zoo and Morrison's Supermarket. A Booker wholesale and new supermarket lie on the western side of the ring road. Yalberton Industrial estate lies within the 500m including the existing Torbay HWRC and Waste Transfer Station run by Tor2 (the main Municipal facility in Torbay.</p>
Relevant planning history:	2007/0186/EN
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes * <input type="checkbox"/> No *SWEEG Study 2006

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)

Availability and market interest	
Timescale for site availability.	<input checked="" type="checkbox"/> Immediately <input type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	TDA asset based promotion for employment use?
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Access and transportation	
Point of access to public highway:	A3022 Brixham Road (opposite KFC)
Details of any improvements to the public highway that would be required prior to commencement of operations:	Brixham Road to be upgraded to dual carriageway – new access will need to be from new signalised crossing at existing traffic lights, at their expense
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

Key to Criteria and scoring:

(See DCC Site Identification and Appraisal Methodology for further details).

Stage 2: Constraint

■■■	■■	■	-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

■■■	■■	■	-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)	■■	4	Paignton Zoo and Clennon woods (CWS) lie within 500m to east and SE of the site respectively. Primley woods (LWS) lies within 1km to the NE of the site. Paignton Zoo lies within 250m.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	■■■	2	The site is adjacent to residential suburban fringe of Paignton, Paignton Community and Sports College and Morrison's Supermarket. A Booker wholesale and new supermarket lies on the eastern side of the ring road. Yalberton Industrial estate lies

				within the 500m including the existing Torbay HWRC and Waste Transfer Station run by Tor2. Paignton Zoo lies within 250m.
3	Impact on health deprived wards	┌	4	The site is within 1km of a Lower Super output Area with health and disability ranking 10095 (not classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	┌┌	4	There is PROW (PN/2/1) within 250m of the site. Other footpaths (PN/1, PN /5/1, PN/3/1 & PN/11/1) run within 1km to the north of the site.
Aggregated score:			14	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	┌┌	4	There are SHLAA sites (T705, T827&T826) H1.15 (Zoo overflow car park, also allocated in the adopted Local Plan) within 500m to the west of the site. Other SHLAA sites (T755, T737 & T854) are within 1km of the site.
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	┌	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			19	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		5	Good, but capacity may be an issue from 2021 depending on number of trips likely to be generated
10	Implication of potential routing of waste to site on highway network		5	With new dual carriageway, capacity should be ok depending on no. of trips

Aggregated score:	10
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Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	▬▬▬	4	The whole site is within South Hams SAC sustenance zone. The eastern part of the site is within 250m bat flyway buffer. A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	▬▬	4	Clennon woods (CWS) lies within 500m to SE of the site. Primley woods (LWS) lies within 1km to the NE of the site. Paigton Zoo grounds also forms part of a LWS (OSWI) broadleaved woodland and scrub with ponds)
15	Impact on Strategic Nature Areas (SNA)		3	There the whole site is located within woodland. This habitat should be incorporated with any restoration plan post project completion.
16	Impact on legally protected and BAP priority species	▬▬	3	The site is within 2km of cirl bunting feeding zone. Protected species have been recorded within 250m, 500m and 1km of the site. Project level survey would be required to ascertain the presence of protected species and cirl bunting and inform suitable mitigation measures
17	Potential to lead to loss or damage of ancient woodland	▬▬	4	There is an area of ancient woodland within 250m of the site.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	-	5	There are no BAP priority habitats with 1km of the site and therefore there is no risk of harm.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not

				impact upon TPOs.
Aggregated score:			38	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	The site does not contain RIGS and there are no RIGS within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There are no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is classified as non-agricultural land. Development of the site would not result in loss of agricultural land of Grade 1-3a.
24	Proximity to areas of contaminated land	□□□	2	The site is likely to be contaminated due to the historic use as a former Quarry and inert landfill. GIS data shows the site is within approximately 200m to the west of a contaminated land. Further contaminated site is within 1km of the site to the SE. Advice from the EA should be sought.
25	Proximity to areas of land instability	□□□	3	The historic use of the site as a former Quarry and inert landfill could cause potential land instability. This is likely to have more significant impact on the potential to deliver recovery facility on the site. Further assessment would be needed to determine this in detail.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			10	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		5	The site is located within Landscape Character Type 9: main cities and towns.
30	Impact on dark skies	1	4	The site is located within an area recognised as brighter.
Aggregated score:			19	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There are no SAM within 1km of the site boundary therefore there is no risk of harm.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	11	4	There are 2 separate designated Grade II listed buildings 670m distance to the west: Collaton Farm and its Farmyard complex; the Grade II listed Primley House lies 470m north. The Grade II listed 109 Totnes Road lies 600m to the northeast

36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	┆	5	The Great Park Leat, Utilised By The Medieval Bishops Of Exeter To Bring Water To Paignton lies 700m north at its closest point. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	-	5	Nothing within 1km of the site boundaries. No risk of harm.
Aggregated score:			34	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	┆┆	3	The site is adjacent to Clennon Valley watercourse and within 500m of the Yalberton watercourse. Development and associated infrastructure in the area should not increase runoff into local watercourses
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)	-	5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	There is flood zone 3 adjacent to the eastern boundary of the site. Another flood zone 3 is within 1km to the west of the site.
41	Impact upon ground water vulnerability	┆	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries.

42	Impact upon surface water vulnerability ¹⁵	■■■	3	There are small parts of the site vulnerable to surface water flooding. These parts are situated in the north and waste part of the site. Also to the east of the site boundary there is surface water flooding within 500m. Any associated infrastructure with development could increase the risk of surface water flooding. A surface water drainage strategy is required for all sites to deal with the surface water runoff generated by new development.
43	Historic flooding vulnerability		5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score:			16	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	5	There is no AQMA within 1km of the site boundaries.
Aggregated score:			5	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	According to the 2007 CPRE map, the site is located within an area considered for having low tranquillity (red on the GIS layer)
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 188

¹⁵ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ¹⁶		4	Landfill site recently ceased operation.
47	Alignment with District DPD allocation for employment land (B2 or B8) ¹⁷	-	3	Old Landfill site run by TBC as part of municipal waste operation now closed. Whilst inert landfill testing reveals that site contamination occurred and methane monitoring required. TOR2 do not require site for their operational uses. Site subject to EA Monitoring system. Site Allocated in the Torbay Adopted Local Plan for recreational /Tourism, use. The TDA currently have a project to redevelop the site for employment use.
48	Site within previously developed land		5	Former landfill site with restoration requirements.
49	Potential to restore, or utilise unrestored land at former quarries		4	Former quarry used for landfill. Site has restoration needs
Aggregated score:			16	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		1	None
51	Access to the strategic road network		4	Good. Direct access on to A3022 Brixham Road(Junction improvements would be required)
Aggregated score:			5	

¹⁶ Not applicable for consideration of landfill or land raise sites

¹⁷ Not applicable for consideration of landfill or land raise sites

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		2	Electricity substation with 1km of site.
53	Ability to export heat to local user		5	Paignton zoo within 250m of site.
Aggregated score:			7	

Aggregated Stage 3 Score for opportunity criteria: 28

Stage 4: Consideration of cumulative impacts

The site is located within an area which has been identified for future housing and employment development in the Local Plan. Policies SDP3 & SDP4 will have a significant level of growth in the area during the plan period. As a result, there are likely to be development impacts and there may be potential for cumulative impacts in relation to transportation, human health, flood risk and increased green house emissions.

Torpark Road and Yalberton Depot sites, lie within 500m of the site, are also being appraised through this process; therefore if the two or the three sites were to come forward for development, cumulative impacts assessment would be required.

Stage 5: Summary of Site Appraisal for Claylands:

The site has scored well for the majority of the 45 constraint indicators. Well located (within 250m) to the HWRC, there are constraints associated with land contamination and instability. The site is adjacent to residential area, industrial estate supermarket and Major Tourism facility (Paignton Zoo). It is also adjacent to Clennon Valley watercourse and within 500m of the Yalberton watercourse. There are small parts of the site considered to be vulnerable to surface water flooding.

The site provides an opportunity to export heat and is well located to the Torbay HWRC at Yalberton. However the site is currently allocated for Tourism use (TU2.1) and the TDA/TEDC have ambitions to redevelop and restore the site to bring forward for employment use. This would have the benefit of dealing with expensive site restoration requirements.

Recommendation:

Could be suitable for recovery; however site contamination issues and employment objectives that may override.

Stage One: General Description of Site

Site Details	
Site address:	Tor Park Road (Blackthorn Way), Yalberton Industrial Estate, Paignton
OS Grid Reference:	SX 8659
District:	Torbay
Parish:	N/A Blatchcombe Ward
Total site area (Ha):	1.4ha
Current land use(s)	The site is currently used for industrial/ employment use by a number of operators including recycling and open storage of vehicles etc .Owned by TBC the site is leased and has contaminated land issues. .
Historical land use(s)	Former landfill site (old clay brick pit/ quarry) used as Domestic Waste Landfill from 1960-1968.
Adjacent land use(s)	<p>The site lies on the western fringe of Paignton Town within the Yalberton Industrial Estate, close to the Western Corridor (Ring Road) and the major junction at Tweenaway Cross (approximately (300m north east). The site has been previously used as an inert land fill site and is still owned by Torbay Council leased to industrial users by TDA.</p> <p>There are EA & EH licensing issues relating to land stability and contamination on a 'gassing' landfill site.</p> <p>The public highway lies on the southern frontage (Tor Park Road) with a number of residential properties within 50m (Borough Road B3203 and Pennine Drive) to the North and western frontages. Part of Paignton Community College lies within 100m as does the Asda Supermarket and Booker wholesale facility.</p> <p>The main land uses within 500m include the residential suburban fringe of Paignton, Paignton Community and Sports College, Paignton Zoo and Asda and Morrison's Supermarket. A Booker wholesale and new supermarket lie on the eastern side of the ring road. The site sits within Yalberton Industrial Estate lies within the 500m of the existing Torbay HWRC and Waste Transfer Station run by Tor2 (the main municipal facility in Torbay).</p>
Relevant planning history:	<p>There have been various applications for the units on Blackthorn Way:</p> <ul style="list-style-type: none"> • P/2007/1624: Site 5 Blackthorn Way. Siting Of 3 Portable Buildings To Form One Complex For Office Use. Application Refused • P/2006/1703: Unit 1 Blackthorn Way Change Of Use To Parking /Storage/Site Office (as revised by details received 1 February 2007). Application Permitted

	<ul style="list-style-type: none"> • P/2006/1702; Unit 4 Blackthorn Way Change Of Use To Store Empty Skips On Existing Prepared Site (Retrospective). Application Permitted • P/2005/1190: Waste Land Blackthorn, Erection Of Buildings And Change Of Use To Waste Transfer Station And Recycling Depot .Application Refused • P/1989/0202: Part Site 36, Blackthorn Way. Siting Of Portable Office And Storage Accommodation. Application Permitted • P/1988/1043: Site 37 Junc Blackthorn Way, Erection Of Portakabin And Use For Coach Parking, Refueling, Cleaning With Bay For Routine Maintenance. Application Permitted • 2005/0512/EN • 2008/0188/EN
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)

Availability and market interest	
Timescale for site availability.	<input type="checkbox"/> Immediately <input checked="" type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	TBC/TDA asset leased and used for industrial employment
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No *Subject to existing occupied lease holders
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Access and transportation	
Point of access to public highway:	A3022 and Borough Road B3203, Tor Park Road (unclassified) - must be strictly adhered to and not use Borough Road from Totnes Road to avoid PCC

Details of any improvements to the public highway that would be required prior to commencement of operations:	Signing
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)	┆	4	The site is currently used for industrial/ employment use by a number of operators including recycling and open storage of vehicles. It is not accessible publicly for recreational use. There is an area of open space within 1km to the south and west of the site boundaries.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	┆┆	3	The site is surrounded by residential properties, Paington Community College and commercial facilities from the north and the east (within 500m). Blackthorn Way forms part of the wider Yalberton industrial estate to the south and west of the site boundaries.
3	Impact on health deprived wards	┆	4	The site is within 1km of a Lower Super output Area with health and disability ranking 2742 (classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	┆┆	4	There is PROW (PN1 & PN/1/2) within 500m of the site and PN/5/1 run within 1km to the north of the site.
Aggregated score:			15	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	┆┆	3	There are SHLAA sites adjacent to the SE boundary of the site (T826, T705, T827). Other SHLAA sites are within 500m (T737) and 1km of the site boundaries. Torbay Local Plan Allocated Housing Site H1.15 (Zoo Car Park) is also with 500m.
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.

8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	■	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			18	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		4	A3022 should be able to take additional capacity, however, if vehicle movements likely to be significant, would need to model A3022 Borough Road to check capacity
10	Implication of potential routing of waste to site on highway network		4	Must ensure all traffic access is via Borough Rd A3022 Asda junction, and no traffic passes PCC. Also must avoid school peak times weekday term times
Aggregated score:			8	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	■■■	4	The whole site is within South Hams SAC sustenance zone. The NW corner of the site is within GHB strategic flyway. A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	■■	4	Ramshill and Clennon Woods CWSs lie within 1km to the north and SE of the site respectively. Lower Yalberton, Yalberton Stream LWSs are within 500m to the SW of the site. Primley Woods, Yalberton Quarry, Grange Farm and Paignton Zoo LWSs are within 1km of the site.

15	Impact on Strategic Nature Areas (SNA)		4	There is an area of woodland within 1km to the SW of the site. This habitat should be incorporated with any restoration plan post project completion.
16	Impact on legally protected and BAP priority species	┆	4	Protected species have been recorded within 1km of the site. Project level survey would be required to ascertain the presence of protected species and inform suitable mitigation measures.
17	Potential to lead to loss or damage of ancient woodland	┆	4	There is an area of ancient woodland (Clennon Hill Wood) within 1km to the east of the site.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	┆	4	There Clennon Wood and Ramshill CWS form BAP priority habitats(mixed deciduous woodland) with 1km of the site and therefore there is no risk of harm.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees subject to TPOs. There are no TPOs within 100m of the site and therefore here is no risk of harm.
Aggregated score:			39	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	The site does not contain RIGS and there are no RIGS within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There are no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is classified as non-agricultural land. Development of the site would not result in loss of agricultural land of Grade 1-3a.
24	Proximity to areas of contaminated land	┆┆┆	1	The site has been identified as contaminated land as a result of the historic waste management use.

				There is also contaminated land adjacent to the site.
25	Proximity to areas of land instability	▯▯▯	3	The site is a former landfill and therefore it could potentially cause issues of land instability. Further assessment would be needed to determine this in detail.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			9	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		5	The site is located within Landscape Character Type 9: main cities and towns.
30	Impact on dark skies	▯	4	The site is located within an area recognised as brighter.
Aggregated score:			19	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There are no SAM within 1km of the site boundary therefore there is no risk of harm.

34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	''	4	There are 2 separate designated Grade II listed buildings 370m to the northwest; Collaton Farm and its Farmyard complex; two grade II Cottages at 391-3 Totnes Road 690m to the northwest; the four separately designated buildings of the St Mary's Church Collaton group - 3 at grade II: Vicarage, lych gate and School House; and the Grade II* Church. There are 4 separately designated grade II building complexes at Higher Yalberton 830m to the southwest; the grade II detached Yalberton Cider barn lies 720m to the southwest; and the grade II listed King William Cottage. Waste development in this site would have no direct impacts on listed buildings. Possible impacts on setting need to be assessed at planning application stage.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	5	There are a number of post-medieval monuments recorded on the HER whose significance is unlikely to be affected by a waste site. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	-	5	Nothing within 1km of the site boundaries. No risk of harm.
Aggregated score:			34	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	''	3	The site is within 500m of Yalberton watercourse and 1km of Clennon Valley watercourse, both of which are classified as main rivers. Development and associated infrastructure in the area should not increase runoff into local watercourses

Aggregated score:	3
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Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)		5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	There is flood zone 3 within 500m to the west of the site boundaries. Further flood zone 3 is within 1km to the east of the site boundaries. Increased flood flows may cause contamination in terms of suspended solid and even litter.
41	Impact upon ground water vulnerability	-	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries.
42	Impact upon surface water vulnerability ¹⁸	-	4	There are areas of surface water flooding within 500m to the north of the site boundary.
43	Historic flooding vulnerability	-	5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score:			17	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	5	There is no AQMA within 1km of the site boundaries.
Aggregated score:			5	

¹⁸ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	Low at present due to road noise and close relationship to development.
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 187

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ¹⁹		5	The site current forms part of the Yalberton Industrial Estate. And Used for B2 & B8 uses.
47	Alignment with District DPD allocation for employment land (B2 or B8) ²⁰	-	4	Site lies close to/within new Local Plan SDP3 future growth areas for Paignton within an existing Industrial Estate
48	Site within previously developed land		4	Site former landfill. Opportunity to reclaim and reuse. However site currently used by small employment units (largely open storage)
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Former quarry now land filled.
Aggregated score:			14	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		1	No rail or water links within 1km of site
51	Access to the strategic road network		4	Network sufficient though passes by residential areas (by Bill)
Aggregated score:			5	

¹⁹ Not applicable for consideration of landfill or land raise sites

²⁰ Not applicable for consideration of landfill or land raise sites

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		3	Little chance to connect to National Grid electricity or gas supply SWEEG 2006 Study of Yalberton: Nearest 11kV underground cable is within 150m.
53	Ability to export heat to local user		3	Potential heat load within 500m of site with allocated growth areas within 1km of site. SWEEG 2006 Study of Yalberton: Heat load Paignton Zoo 700m.
Aggregated score:			6	

Aggregated Stage 3 Score for opportunity criteria: 25

Stage 4: Consideration of cumulative impacts

The site is located within the emerging Local Plan Policy SDP3 and in proximity to a number of areas which have been identified for potential development within the emerging Torbay Local Plan and therefore there may be potential for cumulative impacts.

Yalberton Depot and Claylands sites, lie within 500m of the site, are also being appraised through this process; therefore if the two or the three sites were to come forward for development, cumulative impacts assessment would be required.

Summary of Site Appraisal for Tor Park Road:

Well located (within 600m) to the HWRC, the site scores generally well through the appraisal process. There are some constraints associated with land contamination and instability as it is a 'gassing' former landfill site. The site is also in close proximity to a residential area and Paignton Community College. It is also close to Yalberton and Clennon Valley watercourses.

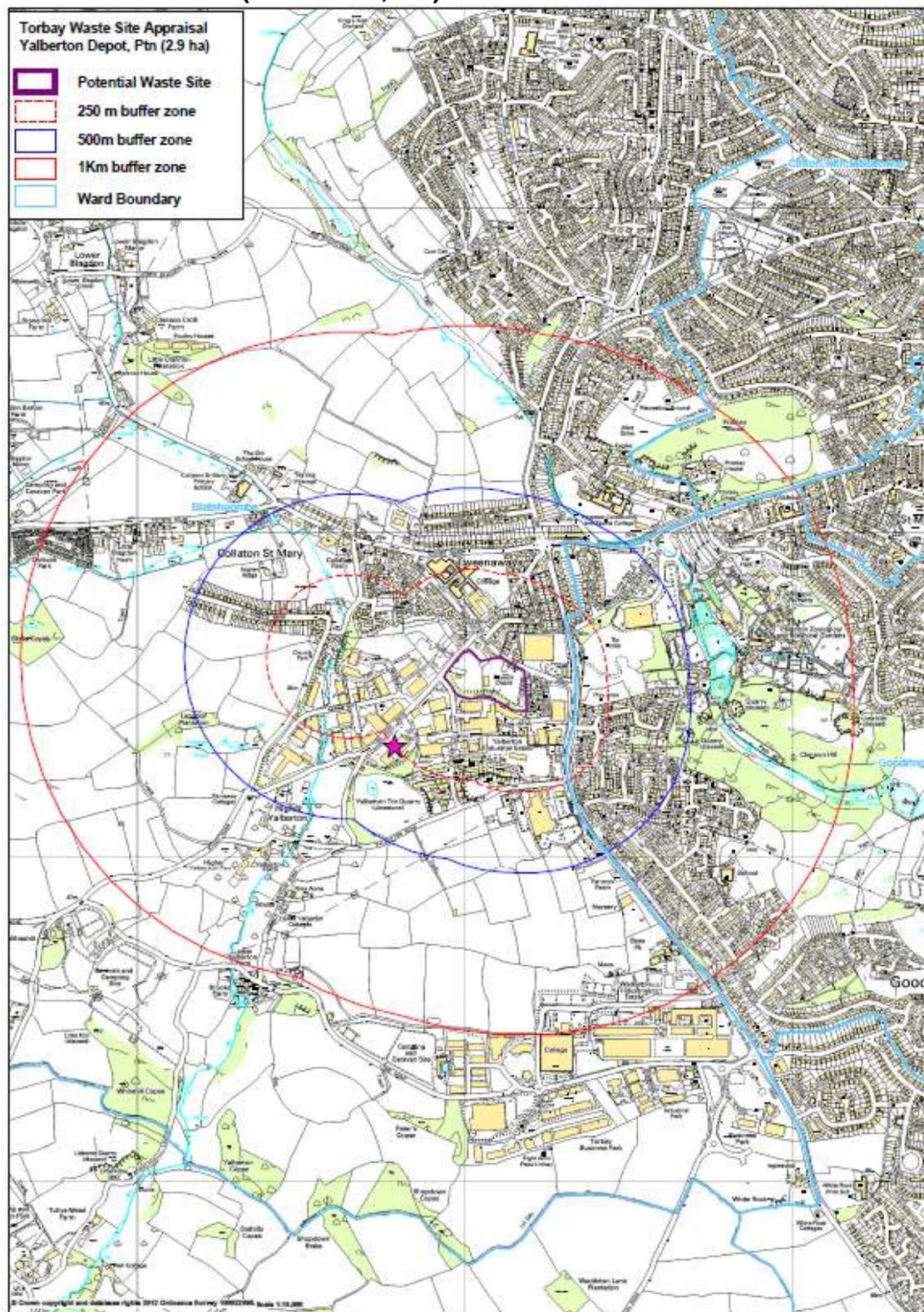
Whilst the site lies within the Yalberton Industrial Estate the site lies immediate adjacent to some residential properties and a further residential development has been developed on the northern frontage. The impact on residential areas is therefore likely to be a significant consideration for any future large scale waste recovery facility on this site.

Recommendation:

The site should not be taken forward for further consideration in the Local Plan.

Yalberton Depot, Borough Road, Paignton

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Yalberton Depot, Borough Road, Paignton
OS Grid Reference:	SX 8759
District:	Torbay
Parish:	N/A Blatchcombe Ward
Total site area (Ha):	2.9ha
Current land use(s)	The site is currently used by Tor2 Depot as part of the current Municipal Waste Collection Service and is largely the open storage of vehicles etc in connection with this service. The western half of the site has consent for car parking. Owned by TBC, the site may have contaminated land issues and is a 'gassing' a former landfill. The site currently required for the operational use of TOR2 on contract to 2020 with a 5year renewals after that date.
Historical land use(s)	Former landfill site (1968-1970 domestic Waste)..
Adjacent land use(s)	<p>The site lies on the western fringe of Paignton Town adjacent to the Western Corridor (Ring Road) and close the a major junction Tweenaway Cross (approximately (300m north). The site has been previously used as an inert land fill site and is still owned by Torbay Council.</p> <p>There may be EA& EH licensing issues relating to land stability and contamination.</p> <p>The public highway lies on the northern frontage (Borough Road) with a number of residential properties within 50m (Borough Road and Longstone Road) on the northern frontage. Yalberton Road and Alders Way about the western site with industrial units. The Grove cul de sac on the west. Part of Paignton Community College lies within 150m as does the Asda Supermarket and Booker wholesale facility.</p> <p>The main land uses within 500m include the residential suburban fringe of Paignton, Paignton Community and Sports College, Paignton Zoo and Asda and Morrison's Supermarket. Booker wholesale and new supermarkets lie on the eastern side of the ring road. Yalberton Industrial Estate lies within the 500m including the existing Torbay HWRC and Waste Transfer Station run by Tor2 (the main Municipal facility in Torbay).</p>
Relevant planning history:	<p>P/1991/0273 Construction Of Car Park Application Permitted (10 years from 1992)</p> <p>P/1990/1988 Methane Gas Extraction And Flare Unit : Application Permitted</p> <p>P/20005/0112 Installation Of 15m Lattice Tower With 6 Antennas, 2 Microwave Dishes, 2 Equipment Cabinets,</p>

	Electrical Meter Cabinet And Ancillary Development :Application Permitted
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No *SWEEG study 2006

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)

Availability and market interest	
Timescale for site availability.	<input type="checkbox"/> Immediately <input type="checkbox"/> Up to 5 years <input checked="" type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	Tor2 asset used for current LAWC facility?
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Tor2 operated facility

Access and transportation	
Point of access to public highway:	A3022 and Borough Road B3203 - existing access
Details of any improvements to the public highway that would be required prior to commencement of operations:	Possible further improvement required to A3022 Borough Road (Asda) junction depending on number of vehicle movements – modeling required if significant. No access from Totnes Road to avoid PCC, as well as protect road surface –signing required Possible parking restrictions on Borough Road
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)			The site is currently used as a waste facility by TOR2 and it is not accessible publicly for recreational use. There is an area of open space within 500m of the site boundary. Paignton Zoo lies within

				1Km west.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	''	3	The site is surrounded by residential properties, Paington Community College and commercial facilities from the north and the east. Yalberton industrial state lies within 500m to the south and west of the site boundaries.
3	Impact on health deprived wards	'	4	The site is within 1km of a Lower Super output Area with health and disability ranking 2742 (classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	''	4	There is PROW (PN1 & PN/1/2) within 250m of the site. Other footpaths (PN/3/1 & PN/5/1) run within 1km to the north of the site.
Aggregated score:			15	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	''	4	The site is a SHLAA site T826) with are SHLAA sites adjacent to the north boundary of the site (T705). Other SHLLA sites are within 500m and 1km of the site boundaries. Other SHLAA sites are within 500m (T737) and 1km of the site boundaries. Torbay Local Plan Allocated Housing Site H1.15 (Zoo Car Park) is also with 500m.
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	'	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			19	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		3	Possible further improvement required to A3022 Borough Road (Asda) junction depending on number of vehicle movements – modelling required if significant. No access from Totnes Road to avoid PCC, as well as protect road surface –signing required Possible parking restrictions on Borough Road No access to site from Tor Park Road permitted.
10	Implication of potential routing of waste to site on highway network		4	A3022 predicted to increase towards capacity – modelling required if significant number of vehicle movements
Aggregated score:			7	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	■■■	4	The whole site is within South Hams SAC sustenance zone. A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	■	4	Clennon woods CWS lies within 1km to the SE of the site. Lower Yalberton, Yalberton Quarry, Yalberton Stream, Grange Farm and Paignton Zoo LWSs are within 1km of the site.
15	Impact on Strategic Nature Areas (SNA)		4	There is an area of woodland within 500m to the SW of the site. This habitat should be incorporated with any restoration plan post project completion.

16	Impact on legally protected and BAP priority species	☹☹	4	Protected species have been recorded within 500m and 1km of the site Project level survey would be required to ascertain the presence of protected species and inform suitable mitigation measures.
17	Potential to lead to loss or damage of ancient woodland	☹	4	There is an area of ancient woodland within 1km to the east of the site.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	-	5	There are no BAP priority habitats with 1km of the site and therefore there is no risk of harm.
19	Impact on Tree Preservation Orders (TPOs) at site	☹☹	4	The site does not contain any trees subject to TPOs. However, there are TPOs within 100m of the site. The risk of harm considered to medium/low.
Aggregated score:			39	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	The site does not contain RIGS and there are no RIGS within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There are no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is classified as non-agricultural land. Development of the site would not result in loss of agricultural land of Grade 1-3a.
24	Proximity to areas of contaminated land	☹☹☹	1	The site has been identified as contaminated land as a result of the current waste management use of the site and former landfill site. There is also contaminated land adjacent to the site.

25	Proximity to areas of land instability	☹☹☹	3	The site is a former landfill and therefore it could potentially cause issues of land instability. Further work would be needed to determine this in detail.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			9	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		5	The site is located within Landscape Character Type 9: main cities and towns.
30	Impact on dark skies	☹	4	The site is located within an area recognised as brighter.
Aggregated score:			19	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There are no SAM within 1km of the site boundary therefore there is no risk of harm.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.

35	Impact on Grade I / II* and II listed buildings including setting	☹☹	4	There are 2 separate designated Grade II listed buildings 470m distance to the northwest; Collaton Farm and its Farmyard complex; the Grade II listed Primley House lies 960m northeast. There are 4 separately designated grade II building complexes at Higher Yelberton 830m to the southwest; the grade II detached Yalberton Cider barn lies 690m to the southwest; and the grade II listed King William Cottage lies 605m southwest. Waste development in this site would have no direct impacts on listed buildings. Possible impacts on setting need to be assessed at planning application stage.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	5	There are a number of post-medieval monuments recorded on the HER whose significance is unlikely to be affected by a waste site. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	-	5	Nothing within 1km of the site boundaries. No risk of harm.
Aggregated score:			34	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	☹☹	3	The site is within 250m of Yalberton watercourse and 1km of Clennon Valley watercourse, both of which are classified as main rivers. Development and associated infrastructure in the area should not increase runoff into local watercourses
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)		5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	There is flood zone 3 within 250m to the west of the site boundaries. Further flood zone 3 is within 1km to the east of the site boundaries. Increased flood flows may cause contamination in terms of suspended solid and even litter.
41	Impact upon ground water vulnerability	-	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries.
42	Impact upon surface water vulnerability ²¹	"	3	There is small part situated in the north of the site vulnerable to surface water flooding. Also there are areas of surface water flooding within 500m to the north of the site boundary. Any associated infrastructure with development could increase the risk of surface water flooding. A surface water drainage strategy is required for all sites to deal with the surface water runoff generated by new development.
43	Historic flooding vulnerability	-	4	Surface water flooding map showed the land adjacent to the south boundary of the site has a history of flooding. Historic flood evidence should be used in conjunction with development proposals.
Aggregated score:			15	

²¹ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	5	There is no AQMA within 1km of the site boundaries.
Aggregated score:			5	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	Low at present due to road noise and close relationship to development.
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 185

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ²²		5	The site current forms part of the Yalberton Industrial Estate. And Used for B2 & B8 uses.
47	Alignment with District DPD allocation for employment land (B2 or B8) ²³	-	4	Site lies close to/within new Local Plan SDP3 future growth areas for Paignton within an existing Industrial Estate
48	Site within previously developed land		4	Site former (1968-1970) domestic waste landfill. Opportunity to reclaim and reuse. However site currently used by small employment unites (largely open storage)
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Site was not a former quarry? If part of the old clay/brick pit and quarry now landfilled.
Aggregated score:			14	

²² Not applicable for consideration of landfill or land raise sites

²³ Not applicable for consideration of landfill or land raise sites

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		1	None No rail or water links within 1km of site
51	Access to the strategic road network		4	Good
Aggregated score:			5	

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		3	Little chance to connect to National Grid electricity or gas supply SWEEG 2006 Study of Yalberton: Nearest 11kV underground cable is within 150m.
53	Ability to export heat to local user		3	Potential heat load within 500m Of Site with allocated growth areas within 1km of site. SWEEG 2006 Study of Yalberton: Heat load Paignton Zoo 700m.
Aggregated score:			6	

Aggregated Stage 3 Score for opportunity criteria: 25

Stage 4: Consideration of cumulative impacts

The site is located within the emerging Local Plan Policy SDP3 and in proximity to a number of areas which have been identified for potential development within the emerging Torbay Local Plan and therefore there may be potential for cumulative impacts.

Torpark Road and Claylands sites, lie within 500m of the site, are also being appraised through this process; therefore if the two or the three sites were to come forward for development, cumulative impacts assessment would be required.

Stage 5: Summary of Site Appraisal for Yalberton Depot

Well located (within 600m) to the HWRC, the site scores generally well through the appraisal process. There are some constraints associated with land contamination and instability as it is a 'gassing' former landfill site. The site is also in close proximity to a residential area and Yalberton and Clennon Valley watercourses.

Whilst well located (within 250m) to the HWRC, the site is currently used by TOR2 as part of its waste function currently leased until 2020 with renewable 5 year contracts after that (and is not therefore considered available during the first half of the plan period) a new Depot site

would therefore need to be found and this is not considered acceptable. The site has also been identified as having residential potential (SHLAA site). The impact on residential areas is therefore likely to be a significant consideration for any future large scale waste recovery facility on this site.

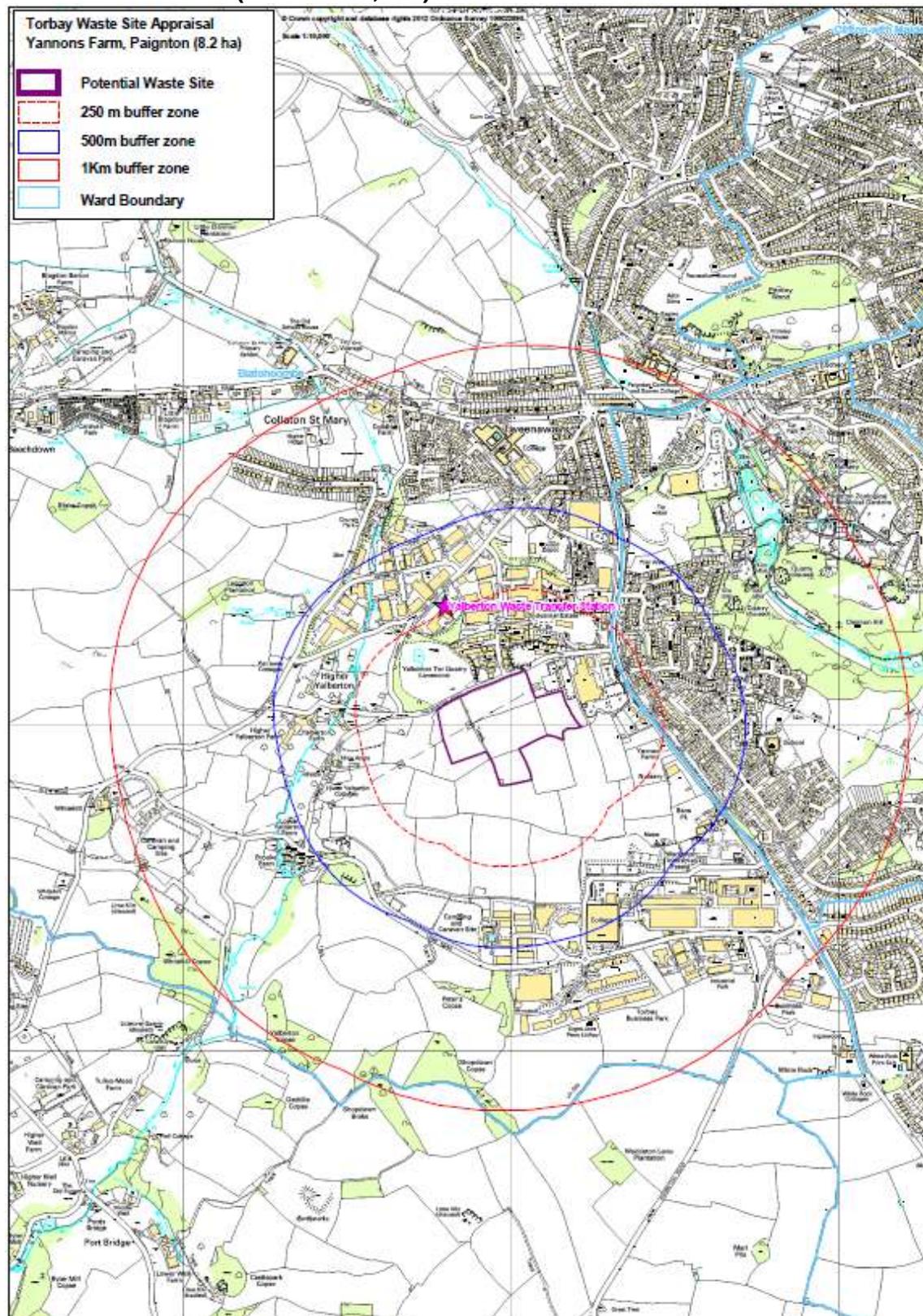
The western half of the site is currently used for car parking, storage area and car wash facility for Tor2, may have potential to accommodate a waste recovery facility in the long-term probably beyond the Local Plan period.

Recommendation:

The site could have potential to accommodate waste recovery facility in the long-term probably beyond the Local Plan period. However, following further considerations, the site should not be taken forward for further consideration in the Local Plan.

Yalberton Road Employment Allocation, (Yannons Farm) Yalberton Road, Paignton

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Yalberton Employment Allocation (E1.16Cpart). Paignton
OS Grid Reference:	SX 8658
District:	Torbay
Parish:	N/A Blatchcombe Ward
Total site area (Ha):	8.2ha
Current land use(s)	The site forms a green field allocation in the Torbay Local Plan for employment use (E1.16(c)). Multiple private ownership. The adjacent site immediately abutting the Southern boundary and part of the allocation E1.16 has recently been given planning consent for mixed employment and residential use. The owners of this site are also promoting this site for future residential/employment mixed use.
Historical land use(s)	Greenfield/ agricultural use.
Adjacent land use(s)	<p>The site lies on the western fringe of Paignton Town adjacent to the Western Corridor (Ring Road) and close the a major junction Tweenaway Cross (approximately (300m south).</p> <p>A key proposal currently under construction is the site immediately abutting the southern boundary (P/2010/0289 Land Off Brixham Road, Rear Of Torbay Garden Centre Incorporating Yannons Farm, Adjacent To Little Preston, Short Preston And Woodlands) for mixed use development to form approx 220 dwellings, approx 5,600 SQM gross of employment (B1) floorspace, local centre and public open space with roads and car parking :Permitted This allows for residential and employment use at the boundary.</p> <p>The main land uses within 500m include the residential suburban fringe of Paignton, Yalberton Tor Quarry and Yalberton Industrial Estate, including the Tor2 main municipal LAWC site. Baytor Industrial estate with car breakers yard and caravan /self storage units. Sainsbury's supermarket lies within 500m to the east (served by Yalberton Road)</p> <p>Paignton Zoo and Morrison's supermarket car park, Paignton Community and Sports College, Paignton Zoo and Morrison's Supermarket lie within 1km.</p>
Relevant planning history:	See reference to adjacent Planning Application above.

Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input type="checkbox"/> Disposal (Landfill or land raise)

Availability and market interest	
Timescale for site availability.	<input checked="" type="checkbox"/> Immediately <input type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	Privately owned allocated for employment use?
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Access and transportation	
Point of access to public highway:	Yalberton Road/Western Corridor Brixham Road
Details of any improvements to the public highway that would be required prior to commencement of operations:	Yalberton Road requires upgrade to 2 lane carriageway from the present country rural lane, together with works to prevent rat running down the rest of the remainder of the rural road. P May be further improvement required to A3022 junction as part of Sainsbury's redevelopment plans Depending on vehicle trip movements, may be contributions towards further improvements along Western Corridor itself - modelling may be required
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)		3	The site lies with a greenfield land. The southern and western sides of the site are surrounded by countryside; however the site is not accessible publicly for recreational use.

2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	▮▮	3	There are residential properties located within 500m to the east of the site boundaries and Yalberton industrial state located within 250m to the north of the site boundaries. The site is also adjacent to the allocation E1.16 that has recently been given planning consent for mixed employment and residential use.
3	Impact on health deprived wards	-	5	There are no health deprived wards within 1km of the site.
4	Impact on Public Rights of Way and other countryside access	▮▮	4	There is PROW (PN1) within 500m of the site. Other footpaths (PN/1/2 PN/3/1) run within 1km to the north of the site.
Aggregated score:			15	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	▮▮▮▮	3	The site is currently allocated in the Local Plan for an employment use. There are a number of SHLAA sites within 500m and 1km of the site boundaries. The site itself has also been promoted for employment use (T843 rejected)
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	▮▮▮▮	3	They are high voltage electricity power lines and pylons crossing the site.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	▮	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			16	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		4	Good subject to appropriate modelling if required and / or redevelopment of Sainsbury's

10	Implication of potential routing of waste to site on highway network		3	Capacity of Western Corridor would need to be investigated. Inappropriate traffic down Yalberton Road. Highway improvement is required
Aggregated score:			7	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	▬▬▬	4	The whole site is within South Hams SAC sustenance zone. GH bat strategic flyway (250m buffer) is within 250m from the site boundaries. A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	▬▬	4	Clennon woods (CWS) lies within 1km to the east of the site. Lower Yalberton (LWS) lies within 500m to the east of the site. Yalberton Quarry, Yalberton Stream, Grange Farm and Paignton Zoo (CWS) are within 1km of the site.
15	Impact on Strategic Nature Areas (SNA)		3	There is an area of woodland adjacent to the eastern edge of the site. This habitat should be incorporated with any restoration plan post project completion.
16	Impact on legally protected and BAP priority species	▬▬	3	Protected species have been recorded within 500m and 1km of the site. Cirl bunting has been recorded with 500m and 1km of the site. Project level survey would be required to ascertain the presence of protected species and cirl bunting and inform suitable mitigation measures
17	Potential to lead to loss or damage of ancient woodland	-	5	There is no ancient woodland within 1km of the site and therefore there is no risk of harm.

18	Impact upon Biodiversity Action Plan (BAP) priority habitats	-	5	There are no BAP priority habitats with 1km of the site and therefore there is no risk of harm.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not impact upon TPOs.
Aggregated score:			39	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	The site does not contain RIGS and there are no RIGS within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There are no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	▮▮▮	3	The site lies in a land classified as Grade 1 & 2 agricultural land. However, it has been allocated in the Local Plan for other uses.
24	Proximity to areas of contaminated land	▮▮	5	There is no record of land contamination at the site. However there is a contaminated land within 500m to the north on the site.
25	Proximity to areas of land instability	-	-	There is no information currently available.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			8	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		4	The site is located with AGLV abutting. It has been described in the TLCA as type 1 rolling farmland (1N East Yalberton). The area is generally moderately sensitive. Most sensitive in more elevated areas and less sensitive on fringes adjacent to existing development.
30	Impact on dark skies	┐	4	The site is located within an area recognised as brighter.
Aggregated score:			18	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There are no SAM within 1km of the site boundary therefore there is no risk of harm.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	┐	4	There are 4 separately designated grade II building complexes at Higher Yelberton 670m to the southwest; the grade II detached Yalberton Cider barn lies 510m to the southwest; and the grade II listed King William Cottage lies

				440m southwest. There are 5 separately designated grade II building complexes at Lower Yelberton 810m to the southwest; There are 2 separate designated Grade II listed buildings 960m distance to the north; Collaton Farm and its Farmyard complex.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	5	There are a number of post-medieval monuments recorded on the HER whose significance is unlikely to be affected by a waste site. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	-	5	Nothing within 1km of the site boundaries. No risk of harm.
Aggregated score:			34	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	☐☐	3	The site is within 500m of the Yalberton watercourse and 1km of the Clennon Valley watercourse, both of which are classified as main river. Development and associated infrastructure in the area should not increase runoff into local watercourses
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)		5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	There is flood zone 3 within 500m adjacent to the east of the site boundaries. Further flood zone 3 is within 1km to the NW of the site boundaries. Increased flood flows may cause contamination in terms of suspended solid and even litter.
41	Impact upon ground water vulnerability	-	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries.
42	Impact upon surface water vulnerability ²⁴	4	5	The site itself is not located in a surface water flood area. There is however a potential for surface water flooding within 500m to the east of the site boundaries.
43	Historic flooding vulnerability	-	4	Surface water flooding map showed the land adjacent to the north boundary of the site has a history of flooding. Historic flood evidence should be used in conjunction with development proposals.
Aggregated score:			17	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	5	There is no AQMA within 1km of the site boundaries.
Aggregated score:			5	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	Low at present due to road noise and close relationship to development

²⁴ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Aggregated score:	5	
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Aggregated Stage 3 Score for constraints criteria: 182

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ²⁵	-	3	Site is not currently in industrial use but does have industrial employment uses to the north (Yalberton Tor) Electrical Sub Station to the east.
47	Alignment with District DPD allocation for employment land (B2 or B8) ²⁶		3	Site is allocated in the adopted Local Plan for Employment use (E1.16c) B1, B2, and B8. The new local plan identifies this area SDP3 Paignton west for a mix of housing, employment recreation and local facilities.
48	Site within previously developed land	-	1	Agricultural land
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Not a former quarry site.
Aggregated score:			8	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		1	<i>None</i>
51	Access to the strategic road network		4	<i>Good</i>
Aggregated score:			5	

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		4	<i>Site Lies adjacent to Electricity Sub station</i>

²⁵ Not applicable for consideration of landfill or land raise sites

²⁶ Not applicable for consideration of landfill or land raise sites

53	Ability to export heat to local user		4	Site lies with 500m of Supermarket and site with consent for 220 dwellings and 5000sqm of employment use.
Aggregated score:			8	

Aggregated Stage 3 Score for opportunity criteria: 21

Stage 4: Consideration of cumulative impacts

The site is located within the emerging Local Plan Policy SDP3 and in proximity to a number of areas which have been identified for potential development within the emerging Torbay Local Plan and therefore there may be potential for cumulative impacts.

Stage 5: Summary of Site Appraisal for Yalberton Road Employment Allocation

Whilst well located (within 250m) to the HWRC, (and the Yalberton Tor Quarry CDEW facility) there are some strong national constraints associated with the site, most notably in relation to potential impacts on agricultural land Grade 1&2. There are potential negative impacts on legally protected species, BAP priority species and Strategic Nature Areas. The site is also in proximity to a residential area; and Yalberton and Clennon Valley watercourses.

The site is allocated for employment use within the Adopted Local Plan (E1.16C) and in the new Local Plan (SDP3) also identifies mixed employment (Class B) and residential development for the land Yalberton Road (Yannons Farm). The new Local Plan for Paignton is expected to deliver 325 jobs per annum with very limited greenfield opportunities for employment development the site has strategic importance for employment within the bay. Residential development with planning consent will immediately abut the southern boundary. For these reasons the site is not considered acceptable.

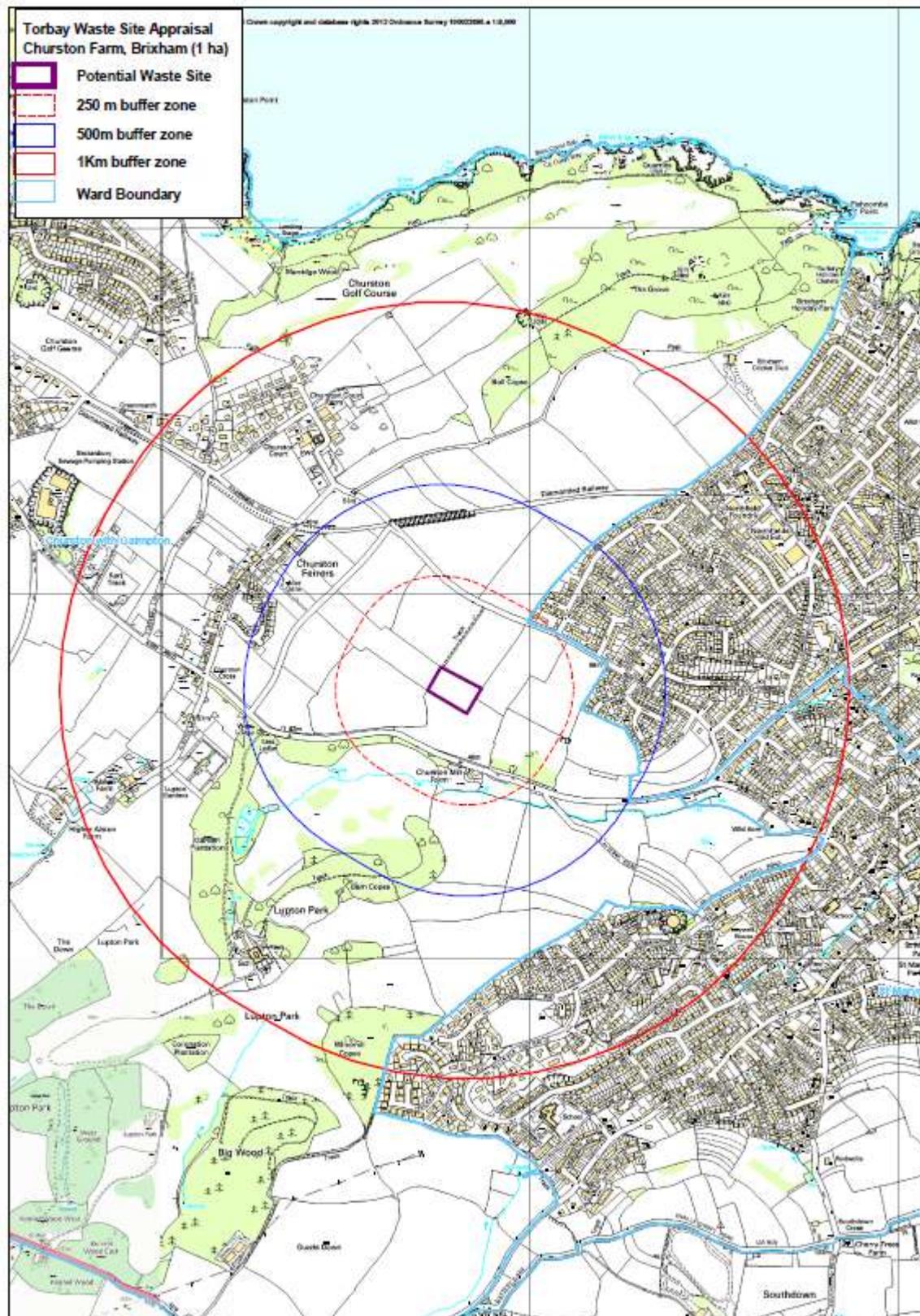
Recommendation:

The site could be taken forward for further consideration in the Local Plan. However there are employment objectives and residential amenity issues that may override.

2. Appendix 2: Site Options for Disposal

3. Churston Court Farm, Brixham

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Churston Court Farm, Fields at Strawberry Bends, Churston, Brixham
OS Grid Reference:	SX 9055
District:	Torbay
Parish:	N/A (Ward Churston with Galmpton)
Total site area (Ha):	92.9ha
Current land use(s)	<p>The site forms part of a wider agricultural farm operation with Farm shop located in Churston.</p> <p>The site is currently operated under two enforcement notices (until January 2015) for agricultural soil enhancement with use of a crusher and fish waste deliveries for use on site only.</p> <p>Application (P/2011/1037) for formation of a commercial aggregate use i.e. the sale of stone from the above soil recovery operation. Refused. Awaiting appeal?</p>
Historical land use(s)	The site lies on agricultural land. Defined as 2
Adjacent land use(s)	<p>The site lies in a rural area within 240 meters of the north western edge of Brixham town and approximately 750m north of New Road (A3022) - the main road serving Brixham.</p> <p>The site is set within agricultural land forming the rural setting to Brixham Town that form and AONB envelope around the urban area. There is a public highway accessed via a track to the north. The field abuts a County Wildlife Site and lies within a Cirl Bunting breeding site. It falls within the GHB sustenance Zone and GHB 250m fly way.</p> <p>The main land uses within 500m include the residential suburban fringe of Brixham (largely consisting of bungalows built in the late 60's) and the surrounding rural hinterland. There are open fields to the North and South of the site and Lupton Historic Park and Gardens set in the Valley system to the South east.</p>
Relevant planning history:	<p>The site was granted a EA licence to control the crushing and screening recycled building stone and soil with the soil being recovered for use in agricultural improvement on Churston Court Farm.</p> <p>The two enforcement notices dated December 2009 issued by Torbay Council to regulate the operation (including restriction to stone and soil for agricultural purposes only and restricted vehicle deliveries).</p> <p>The surrounding land is in agricultural use. There is no</p>

	<p>explicit permission of for aggregate recycling or soil recovery other than for agricultural purposes within the site.</p> <p>A planning application (p/2011/1037) for the use and resale of recycled stone from the Churston Soil Recovery crushing/screening process that was refused primarily on AONB and Highway grounds.</p>
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes* <input checked="" type="checkbox"/> No <p>*See p/2001/1037 and enforcement notices</p>

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input type="checkbox"/> Recovery (Energy from waste) <input checked="" type="checkbox"/> Disposal (Landfill or land raise) (inert)

Availability and market interest	
Timescale for site availability.	<input checked="" type="checkbox"/> Immediately <input type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	Application submitted but refused.
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there known waste operator interest in the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>The site is currently operated by the occupier.</p>

Access and transportation	
Point of access to public highway:	Access is from (Strawberry Bends) New Road A3022 and Bascombe Road.
Details of any improvements to the public highway that would be required prior to commencement of operations:	Access improvements are likely to be required to provide access from both directions on New Road. Currently HGV access from Brixham requires use of minor residential roads.
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Via HGV and road. The Paignton branch line is within approximately of the site to the north.

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields)		4	There are a number of wooded areas in the vicinity of the site. Rydon local wildlife sites on the boundary with New road and Lupton Park lies to the South of the

	etc)			site within approximately 250m. No open space will directly be lost.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	▮▮	3	The residential fringe of Brixham Town lies within 250m to the east of the site. Churston Ferrers and Churston Village are within 1km to the NW of the site. Lupton Park (Historic Park and Garden Is within 500m)
3	Impact on health deprived wards	▮	5	The site is within 1km of a Lower Super output Area with health and disability ranking 19740 (not classifies as health deprived).
4	Impact on Public Rights of Way and other countryside access	▮▮	4	There is PROW (BX/28/2) within 500m of the site boundaries. Other footpaths (BX55 & BX56) run within 1km to the north of the site boundaries.
Aggregated score:			16	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	▮	4	There are SHLAA sites (T717&T719b) within 1km to the NW of the site. Other SHLAA sites (T849, T704 &T821) are within 1km to the SE of the site. Site lies within SDB3 of the new local plan within the context of the AONB and Brixham Urban Fringe Study.
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	▮▮▮	3	The site lies on an area of Brixham Limestone that is likely to form part of the New Local Plan Mineral Safeguarding Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	▮	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			17	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		2	Comments from the Council Sustainable Transport Officer have stated that there is very limited capacity given Windy Corner access is at capacity, Bascombe Road is unsuitable, and New Road very congested at peak times especially during summer peaks.
10	Implication of potential routing of waste to site on highway network		3	Comments from the Council Sustainable Transport Officer have stated that any development on the site require a Transport Assessment (TA) looking at number of vehicles, size, likely routes to be used, frequency, hours of operation etc. The TA would need to model the existing network and taken into account committed development in addition to that modelled within Saturn including: Noss Marina South Hams application reference 30/0313/08/F. Wall Park – Application reference P/2010/0541. The TA gives the anticipated traffic flows and distribution to Dartmouth Road White Rock – Application reference P/2011/0197. The TA gives the anticipated traffic flows and distribution through Windy Corner The residential development on Churston Golf Club is now committed.
Aggregated score:			5	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	4	The South Hams SAC is located 2km to the SE of the site. Habitats Regulations Assessment will be required at the project level.

12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	▣▣▣	4	The whole site is within South Hams SAC sustenance zone and bat strategic flyways. A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	▣▣	4	The site lies next to Churston Ferrers CWS (within 500m) and the Grove CWS is within 1km to the north and NE of the site respectively. There are LWS within 500m at Lupton Park, Rydons and New Road to the south and SE to the site.
15	Impact on Strategic Nature Areas (SNA)		3	The whole site lies within mosaic /wildlife corridor. This habitat should be incorporated with any restoration plan post project completion.
16	Impact on legally protected and BAP priority species	▣▣▣	4	Cirl bunting has been recorded within the site. Project level survey would be required to ascertain the presence of cirl bunting and inform suitable mitigation measures
17	Potential to lead to loss or damage of ancient woodland	▣▣	4	There is ancient woodland area within 250m to the south of the site. There are additional areas of ancient woodland within 500m of the site to the south and SW. Further ancient woodland is within 1km of the site to the north.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	▣▣▣	3	The site is located within a farmland. Priority habitats broadleaved woodland and parkland are within 500m to the south of the site. Additionally there is grassland within 1km to the north of the site.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not impact upon TPOs.
Aggregated score:			36	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	The site does not contain RIGS and there isn't RIGS within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There is no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	□□□	1	The site lies within a land classified as Grade 2 agricultural land. Development of the site would result in loss best and most versatile agricultural land.
24	Proximity to areas of contaminated land	-	5	No contaminated land identified.
25	Proximity to areas of land instability	-	-	There is no information available currently.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			6	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		1	The site is located within South Devon AONB.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		2	The site is located within type 2 level farmland. It considers being highly visible and forms part of the policy area preventing the

				coalescence of Churston and Brixham.
30	Impact on dark skies	▮	4	The site is located within an area recognised as brighter although it is in a rural landscape. Waste development in this location could result in possible cumulative effect in the rural context.
Aggregated score:			12	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	▮▮	3	Lupton Park, a Grade II* historic park and garden, lies to the SW within 500m of the site boundaries.
32	Impact on registered battlefields including setting	-	5	No impact on battlefields
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	▮▮	3	Comments from the Council Historic Environment officer have stated that there is no SAM within 1km of the site boundaries. However, there are archaeological deposits of equivalent value (Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. NPPF 2012, para 139). These extend both sides of the former railway line and include the Churston Court Farm fields where we are enforcing archaeological conditions against the land owner. The Historic Environment Record (HER) monument table in GIS indicates their spatial disposition, as well as other HER monuments.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	▮	4	There are grade I & II* listed building within 1km to the NW and SW of the site. The wider historic landscape need

				to be assessed.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	FF	3	Comments from the Council Historic Environment officer have stated that the two fields immediately adjacent to the west, which known as Fields 16 and 15 are subject to the Churston Court Farm fields archaeological enforcement, have prehistoric lithic scatters revealed in controlled field-walking in 2010, although in lesser concentrations than the fields (60, 61) on the north side of the former railway.
37	Impact on Conservation Areas	FF	4	Churston Ferrers Conservation Area lies within 500m of the site
Aggregated score:			27	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	FF	3	The site is located within Lupton watercourses area. Development and associated infrastructure in the area should not increase runoff into local watercourses
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)	-	5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	5	There is a functional floodplain zone 3b with 500m and 1km to the south and east of the site respectively. The site however is

				not with flood zone 2 or 3.
41	Impact upon ground water vulnerability	-	5	There is no or very little risk of groundwater flooding in the site or within 1km of the site boundary.
42	Impact upon surface water vulnerability ²⁷	1	4	The site itself is not located in a surface water flood area. There is however a potential surface water flooding between 500m and 1km from the site where watercourses emerge.
43	Historic flooding vulnerability	-	5	There has been no historic flooding within the site or in the immediate surroundings.
Aggregated score:			19	

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	4	There is no AQMA in close proximity to the site. The nearest AQMA is at Bolton Cross about 1,400m of the site. Traffic travelling to or from the site could go through the AQMA.
Aggregated score:			4	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	According to the 2007 CPRE map, the site is located within an area considered for having low tranquillity (orange on the GIS layer)
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 165

²⁷ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ²⁸	-	1	Site forms part of AONB green wedge around Brixham
47	Alignment with District DPD allocation for employment land (B2 or B8) ²⁹	-	2	Although there are no employment allocations at the site, there is the potential that the site could be in close proximity to employment areas which emerge from the Local Plan BPNP as work on it continues.
48	Site within previously developed land	-	1	The majority of the site is used as agricultural land. As such it is classified as greenfield.
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Not a former quarry
Aggregated score:			5	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		2	Although existing infrastructure is not in place to access the site by alternative modes, the Paignton Steam Railway Line Station is within 1,400km to the north east of the site.
51	Access to the strategic road network		3	The site is within 500m of the A380.
Aggregated score:			5	

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid	-	1	There are no gas pipelines or overhead lines in the boundary of the site within 1km.

²⁸ Not applicable for consideration of landfill or land raise sites

²⁹ Not applicable for consideration of landfill or land raise sites

53	Ability to export heat to local user	-	1	The most significant heat users are approximately 1.1 km away (Brokenbury Quarry Sewage Treatment Works).
Aggregated score:			2	

Aggregated Stage 3 Score for opportunity criteria: 12

Stage 4: Consideration of cumulative impacts

Development on this site is likely to result in significant cumulative impacts due to the environmental sensitivity of the area i.e. the site consider being an agricultural land and lies within the AONB.

In addition, Policy SDB3 of the Local Plan has significant level of growth planned for the next 20 years. As a result, there are likely to be development impacts and there may be potential for cumulative impacts in relation to transportation, human health, flood risk and increased green house emissions and therefore contributing towards climate change.

Stage 5: Summary of Site Appraisal for Churston Court Farm

There are some strong national constraints associated with the site, most notably in relation to potential negative impacts on AONB. The site also impacts upon agricultural land, integrity of the South Hams SAC and legally protected habitats and species. Development of the site as a waste facility could also have negative impacts on existing neighbouring residential properties, county wildlife sites, PROW, surface water vulnerability, Lupton Park (Grade II* historic park and garden) and potential loss of or damage to non-designated heritage assets. The development is likely to have a detrimental effect on the environment counter to the NPPF (para 115) which provides for the highest status of protection to the AONB. The site is therefore not considered acceptable.

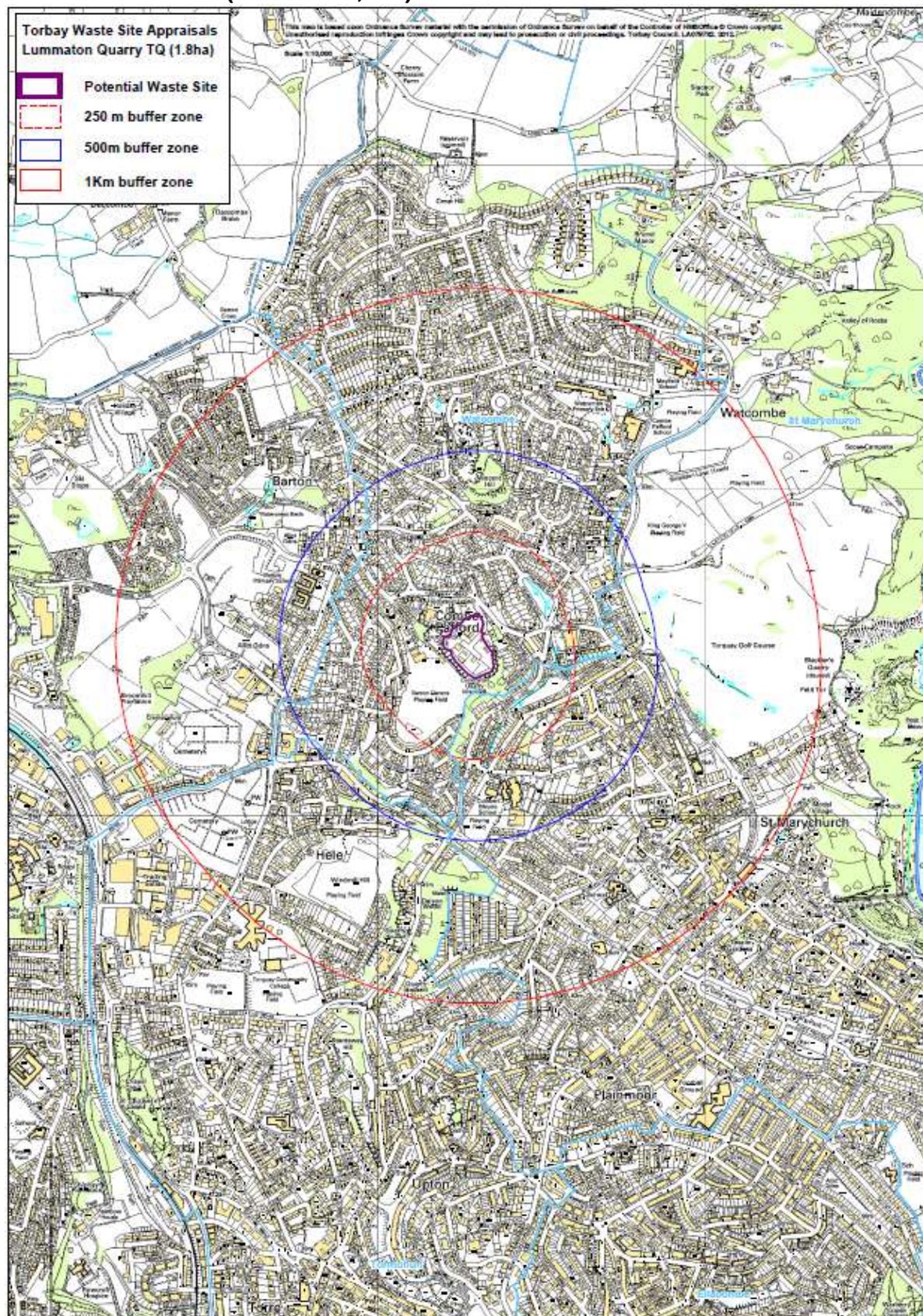
Recommendation:

The site should not be taken forward for further consideration in the Local Plan.

4. Appendix 3: Site Options for Recovery and Disposal

Lummaton Quarry Employment Site, Torquay

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Lummaton Quarry, Happaway Road, Torquay
OS Grid Reference:	SX 8759
District:	Torbay
Parish:	N/A Watcombe Ward
Total site area (Ha):	1.8 ha
Current land use(s)	The site forms a disused 'inert' quarry/landfill site now part of an 'open storage' industrial site. Owned by TBC, the site has is operated via TDA for open industrial/storage (metal storage/recycling, Window World, Haulage and Plant higher Karrs sales/ auto repairs etc). The site is allocated in the Adopted Local Plan for Employment use and forms part of a geological SSSI (A key palaeontological site in the Torquay Limestone) which has a management regime associated with it. The TDA are currently operating and promoting this site for future employment use and seeking funding to assist with the delivery of the site.
Historical land use(s)	Former Quarry (with an element of inert landfill at base?)
Adjacent land use(s)	<p>The site lies to the north of Torquay near the coastal fringe of Watcombe set within the largely residential area served by Happaway Road (identified in the Adopted Local Plan for improvements 'northern distributor Road' but this is not identified as a scheme in the new LTP3).The A379 Teighmouth Road lies 500m west .</p> <p>The site has been previously used as a quarry (and an element of inert land fill site) and is still owned by Torbay Council. There is a Builder's Merchants (Travis Perkins) immediately adjacent on the NE boundary which is also within the SSSI designation.</p> <p>There may be EA licensing issues relating to land stability and contamination? There may also be NE licenses required in relation to the SSSI.</p> <p>The public highway lies on the northern frontage with a number of residential properties within 50m (Happaway Road and Combe Road and Greenway Gardens) with Barton Downs Playing Fields on the southern boundary above the quarry face).</p> <p>The main land uses within 500m include the residential suburban fringe of Barton and Watcombe with Torquay Golf Club and the Rural Coastal Fringe to the west of the A379. Lummaton Quarry forms part of an existing and wider industrial estate on the northwestern corner but is already</p>

	restricted to ensure the important geological quarry face is protected.
Relevant planning history:	<i>To be completed</i>
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input checked="" type="checkbox"/> Disposal (Landfill or land raise)* * inert.

Availability and market interest	
Timescale for site availability.	<input type="checkbox"/> Immediately <input checked="" type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years
If the site is not available immediately please state why:	TDA asset currently operated and promoted for employment use.
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No SSSI &EA /EH Constraints?
Is there known waste operator interest in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Access and transportation	
Point of access to public highway:	Happaway Distributer Road
Details of any improvements to the public highway that would be required prior to commencement of operations:	Happaway Road/Northern Distributor Road Improvements?
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	Y*
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

* Close to the DCC area of search

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
Highest potential within waste site	Lower level of potential within X meters of potential waste site	Lower level of potential within X meters of potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

Stages Two and Three

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland,			

	allotments and playing fields etc)			
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.			
3	Impact on health deprived wards			
4	Impact on Public Rights of Way and other countryside access			
Aggregated score:				

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation			
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area			
7	Conflict with utilities infrastructure (electricity, gas and water)			
8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas			
Aggregated score:				

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic			
10	Implication of potential routing of waste to site on highway network			

Aggregated score:		
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Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites			
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones			
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.			
14	Impact on County Wildlife Sites or non designated nature reserve			
15	Impact on Strategic Nature Areas (SNA)			
16	Impact on legally protected and BAP priority species			
17	Potential to lead to loss or damage of ancient woodland			
18	Impact upon Biodiversity Action Plan (BAP) priority habitats			
19	Impact on Tree Preservation Orders (TPOs) at site			
Aggregated score:				

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)			

21	Impact on a Regionally Important Geological Site			
22	Impact on a geological Site of Special Scientific Interest (SSSI)	▮▮▮	1	The whole site is designated as a geological SSSI and therefore a waste facility would compromise its value. The NPPF (118) states that planning permission should be refused for development resulting in the loss or degradation of SSSI.
Aggregated score:				

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)			
24	Proximity to areas of contaminated land			
25	Proximity to areas of land instability			
26	Impact on North Devon's Biosphere Reserve			
Aggregated score:				

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park			
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast			
29	Impact on landscape character and quality			
30	Impact on dark skies			
Aggregated score:				

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting			
32	Impact on registered battlefields including setting			
33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)			
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting			
35	Impact on Grade I / II* and II listed buildings including setting			
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)			
37	Impact on Conservation Areas			
Aggregated score:				

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses			

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)			
Aggregated score:				

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3			
41	Impact upon ground water vulnerability			
42	Impact upon surface water vulnerability ³⁰			
43	Historic flooding vulnerability			
Aggregated score:				

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)			

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site			
Aggregated score:				

Aggregated Stage 3 Score for constraints criteria:

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ³¹			

³⁰ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrabridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

³¹ Not applicable for consideration of landfill or land raise sites

47	Alignment with District DPD allocation for employment land (B2 or B8) ³²			
48	Site within previously developed land			
49	Potential to restore, or utilise unrestored land at former quarries			
Aggregated score:				

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)			
51	Access to the strategic road network			

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid			
53	Ability to export heat to local user			
Aggregated score:				

Aggregated Stage 3 Score for opportunity criteria:

Stage 4: Consideration of cumulative impacts

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Stage 5: Summary of Site Appraisal

The whole site is designated as a geological SSSI and therefore a waste facility would compromise its value.

The NPPF (118) states that planning permission should be refused for development resulting in the loss or degradation of SSSI.

³² Not applicable for consideration of landfill or land raise sites

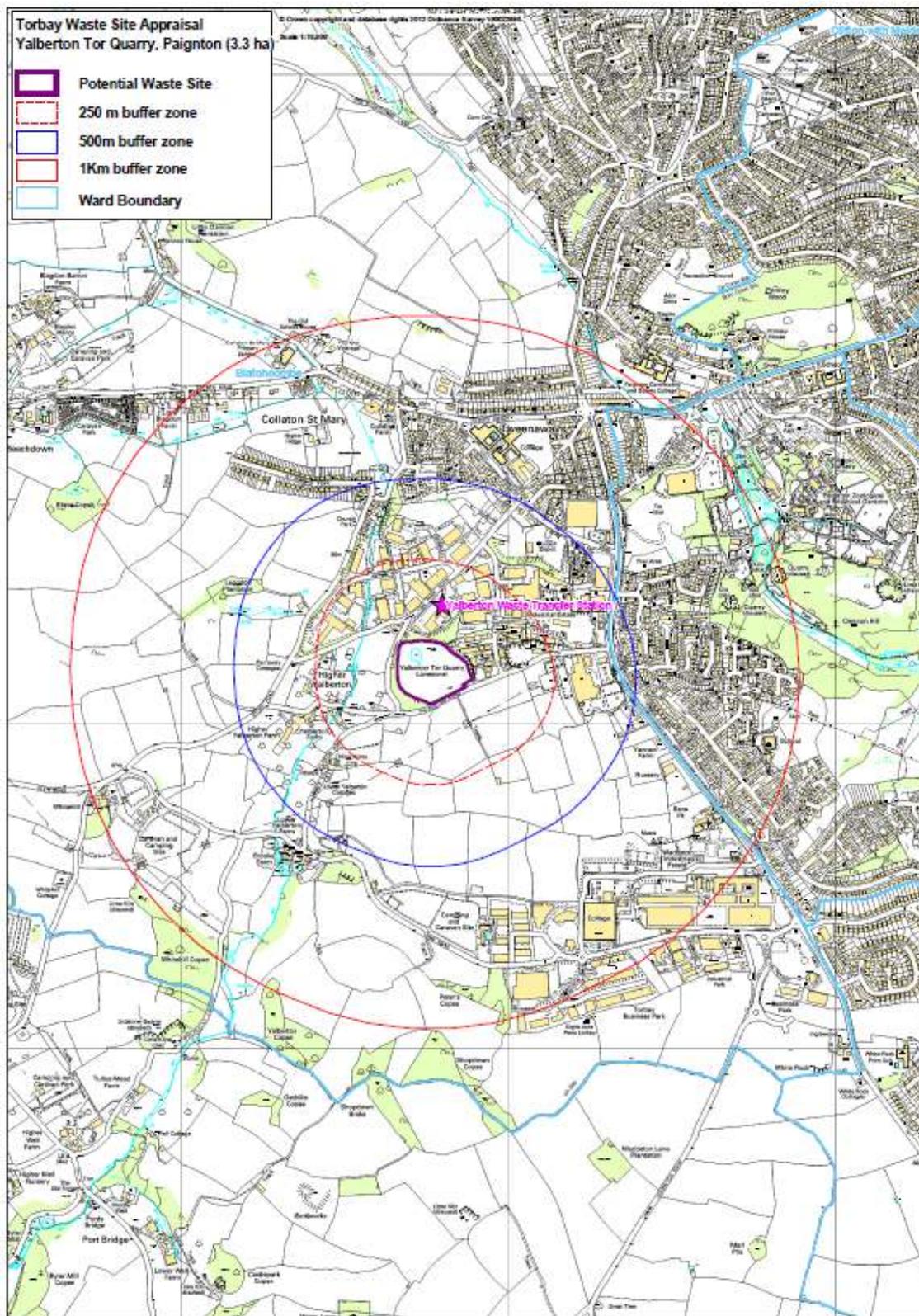
The site therefore fails the 'absolute constraint criteria' and is not considered acceptable. There are also accessibility restrictions associated with the site.

Recommendation:

The site should not be taken forward for further consideration in the Local Plan. The whole site is designated as a geological SSSI and therefore a waste facility would compromise its value.

Yalberton Tor Quarry, Yalberton road, Paignton

Site Location Plan (Scale 1:10,000)



Stage One: General Description of Site

Site Details	
Site address:	Yalberton Tor Quarry, Yalberton Road, Paignton
OS Grid Reference:	SX 8659
District:	Torbay
Parish:	N/A Blatchcombe Ward
Total site area (Ha):	3.3ha
Current land use(s)	The site forms a former Limestone Aggregate Quarry adjacent to the Yalberton Industrial Estate and the Yalberton LAWC site, the main municipal facility in Torbay. Previous operations (inert recycling and infilling) have partially filled the void. The has recently been given planning consent for: Phased approach to recovering and disposing of in-situ and imported waste, the progressive land filling of the quarry void with inert waste and the construction of an appropriate geological barrier in conjunction with waste recycling operations and restoration and ceasing of mineral extraction. It is estimated that 150,000tpa of inert material will be accepted for recovery and disposal. (i.e. between 25,000 tpa to 55,000 tpa with a life span of 23 to 29 years)
Historical land use(s)	Limestone Quarry/Inert Landfill/recycled aggregate.
Adjacent land use(s)	<p>The site lies on the western fringe of Paignton Town adjacent to the Western Corridor (Ring Road) and close the a major junction Tweenaway Cross (approximately (300m south).</p> <p>The main land uses within 500m include the residential suburban fringe of Paignton, Yalberton Tor Quarry and Yalberton Industrial Estate, including the Tor2 main municipal LAWC site. Baytor Industrial estate with car breakers yard and caravan /self storage units. Sainsbury's supermarket lies within 500m to the east (served by Yalberton Road)</p> <p>The Southern half of the large employment allocation (E1.16c) at Yannons Farm has permission (P/2010/0289) for mixed use development to form approx 220 dwellings, approx 5,600 SQM gross of employment (B1) floorspace, local centre and public open space with roads and car parking.</p> <p>Paignton Zoo and Morrison's supermarket car park, Paignton Community and Sports College, Paignton Zoo and Morrison's Supermarket lie within 1km.</p>

Relevant planning history:	P/2008/1449 P/2004/0114EN P/2009/0382 P?1991/1054 P/1988/1988 P/2010/0638.
Has the site been considered for waste development in the past?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Nature of development	
Nature of operations to be considered at site: (Tick all that apply)	<input checked="" type="checkbox"/> Recovery (Energy from waste) <input checked="" type="checkbox"/> Disposal (Landfill or land raise)(inert)

Availability and market interest	
Timescale for site availability.	<input checked="" type="checkbox"/> Immediately (inert) <input type="checkbox"/> Up to 5 years <input type="checkbox"/> 5-10 years <input checked="" type="checkbox"/> 10-15 years (recovery)
If the site is not available immediately please state why:	Privately owned site now operating as inert recycling/landfill.
Are there any legal/ownership constraints on the site that might prohibit or delay development? (Please provide details)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there known waste operator interest in the site?	<input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No *RF Aggregates (SW)

Access and transportation	
Point of access to public highway:	<i>Yalberton Road/Western Corridor Brixham Road</i>
Details of any improvements to the public highway that would be required prior to commencement of operations:	Yalberton Road requires upgrade to 2 lane carriageway from the present country rural lane, together with works to prevent rat running down the rest of the remainder of the rural road. May be further improvement required to A3022 junction as part of Sainsbury's redevelopment plans Depending on vehicle trip movements, may be contributions towards further improvements along Western Corridor itself - modeling may

	be required
Means of transportation of waste to/from the site: (e.g. road, rail, water or a combination)	Road

Basic site requirements	Y/N
Is the site within the area of search for the preferred spatial option?	N
Is the site of an appropriate size (a minimum of 1ha) to contribute towards the delivery of the Waste Local Plan Strategy?	Y

Key to Criteria and scoring:

See DCC Site Identification and Appraisal Methodology for further details.

Stage 2: Constraint

			-
Highest grading/classification or defined receptor within waste site	Lower level of grading/classification or a defined receptor adjacent or close to potential waste site	Lowest level of grading/classification or a defined receptor within broad locality of the potential waste site	A dash was used to identify when an indicator is Not Applicable or outside the parameters set out (DDC Methodology Appendix 6)

Stage 2: Opportunity

			-
<i>Highest potential</i> within waste site	<i>Lower level of potential</i> within X meters of potential waste site	<i>Lower level of potential</i> within X meters of potential waste site	A dash was used to identify when an indicator is <i>Not Applicable</i> or outside the parameters set out (DDC Methodology Appendix 6)

Stage 3 Constraint Criteria:

1	2	3	4	5
High (1)	High/medium (2)	Medium (3)	Medium/low (4)	Low (5)

Stage 3 Opportunity Criteria:

1	2	3	4	5
Low (1)	Medium/low (2)	Medium (3)	High/medium (4)	High (5)

**This is the assessment For Yannon's Farm Employment allocation:
Stages Two and Three**

Objective 1: To improve human health and opportunities for a healthy lifestyle

No.	Indicators	Stage 2	Stage 3	Additional Comments
1	Loss or impact on open space (including recreational land, tourist attractions, managed woodland, allotments and playing fields etc)	▮▮▮	3	The site lies with a greenfield land. The southern and western sides of the site are surrounded by countryside; however the site is not accessible publicly for recreational use.
2	Impact on residential properties, businesses & services – including all noise, dust, air pollution, odour, vibration and visually sensitive receptors.	▮▮	3	There are residential properties located within 500m to the east of the site boundaries and Yalberton industrial state located within 250m to the north of the site boundaries. The site is also adjacent to the allocation E1.16 that has recently been given planning consent for mixed employment and residential use.
3	Impact on health deprived wards	-	5	There are no health deprived wards within 1km of the site.
4	Impact on Public Rights of Way and other countryside access	▮▮	4	There is PROW (PN1) within 500m of the site. Other footpaths (PN/1/2 PN/3/1) run within 1km to the north of the site.
Aggregated score:			15	

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
5	Potential for physical constraints on areas allocated or emerging within District Development Plans for housing, tourism or recreation	▮▮▮	3	The site is currently allocated in the Local Plan for an employment use. There are a number of SHLAA sites within 500m and 1km of the site boundaries. The site itself has also been promoted for employment use (T843 rejected)
6	Impact upon proposed Mineral Safeguarding Area or adopted Mineral Consultation Area	-	5	The site is not within proposed Mineral Safeguarding Area or adopted Mineral Consultation Area.
7	Conflict with utilities infrastructure (electricity, gas and water)	-	5	No conflict with utilities infrastructure and therefore there is no risk of harm.

8	Conflict with Aerodrome Safeguarding Areas, MOD Safeguarding Areas and Cobbacombe Cross (weather radar) Areas	▬	5	The site is outside safeguarded areas and therefore there is no risk of harm.
Aggregated score:			18	

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
9	Capacity of existing transportation network to deal with additional traffic		4	Good subject to appropriate modelling if required and / or redevelopment of Sainsbury's
10	Implication of potential routing of waste to site on highway network		3	Capacity of Western Corridor needs to be investigated. Inappropriate traffic down Yalberton Road.
Aggregated score:			7	

Objective 4: To maintain or enhance Devon's wildlife

No.	Indicators	Stage 2	Stage 3	Additional Comments
11	Impact on Special Areas for Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites	-	5	There are no international designation within 1km.
12	Impact on South Hams Special Area for Conservation (SAC) greater horseshoe bat strategic flyways and sustenance zones	▬▬▬	4	The whole site is within South Hams SAC sustenance zone. A bat survey will be required at the project level.
13	Impact on biological Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserve.	-	5	There are no SSSI, NNR or LNR within 1km of the site.
14	Impact on County Wildlife Sites or non designated nature reserve	▬▬	4	Clennon woods (CWS) lies within 1km to the east of the site. Lower Yalberton (LWS) lies within 500m to the east of the site. Yalberton Quarry, Yalberton Stream, Grange Farm and Paignton Zoo (CWS) are within 1km of the site.
15	Impact on Strategic Nature Areas (SNA)		3	There is an area of woodland adjacent to the eastern edge of the site. This habitat should be incorporated with any restoration plan post project completion.

16	Impact on legally protected and BAP priority species	▮▮	3	Protected species have been recorded within 500m and 1km of the site. Cirl bunting has been recorded with 500m and 1km of the site. Project level survey would be required to ascertain the presence of protected species and cirl bunting and inform suitable mitigation measures
17	Potential to lead to loss or damage of ancient woodland	-	5	There is no ancient woodland within 1km of the site and therefore there is no risk of harm.
18	Impact upon Biodiversity Action Plan (BAP) priority habitats	-	5	There are no BAP priority habitats with 1km of the site and therefore there is no risk of harm.
19	Impact on Tree Preservation Orders (TPOs) at site	-	5	The site does not contain any trees with TPOs. And there are no TPOs within 100m of the site. Development on this site would not impact upon TPOs.
Aggregated score:			39	

Objective 5: To protect geodiversity

No.	Indicators	Stage 2	Stage 3	Additional Comments
20	Impact on the Jurassic Coast World Heritage Site (WHS)	-	-	N/A
21	Impact on a Regionally Important Geological Site	-	5	The site does not contain RIGS and there are no RIGS within 1km of the site.
22	Impact on a geological Site of Special Scientific Interest (SSSI)	-	5	There are no geological SSSI within 1km of the site.
Aggregated score:			10	

Objective 6: To improve the quality and usability of the best and most versatile land and soil

No.	Indicators	Stage 2	Stage 3	Additional Comments
23	Potential impact on agricultural land (avoiding the use of Grades 1, 2 and 3a)	-	5	The site is classified as non-agricultural land. Development of the site would not result in loss of agricultural land Grade 1 – 3a.
24	Proximity to areas of contaminated land	▮▮▮	2	The site forms a former limestone quarry and landfill site

25	Proximity to areas of land instability	▮▮▮	1	The site is former limestone quarry and landfill and therefore it could potentially cause land stability issues. Further work needed to determine this in detail.
26	Impact on North Devon's Biosphere Reserve	-	-	N/A
Aggregated score:			8	

Objective 7: To sustain and enhance the valued and distinctive character and quality of Devon's landscape.

No.	Indicators	Stage 2	Stage 3	Additional Comments
27	Impact on Areas of Outstanding Natural Beauty (AONB) and/or National Park		5	The site is not within AONB or NP. South Devon AONB is not within 5km visual range of the site.
28	Impact on Coastal Preservation Areas, undeveloped coast and heritage coast		5	The site is outside of CPA and undeveloped coast and therefore there is no risk of harm.
29	Impact on landscape character and quality		4	The site is located with AGLV abutting. It has been described in the TLCA as type 1 rolling farmland (1N East Yalberton). The area is generally moderately sensitive. Most sensitive in more elevated areas and less sensitive on fringes adjacent to existing development.
30	Impact on dark skies	▮	4	The site is located within an area recognised as brighter.
Aggregated score:			18	

Objective 8: To improve the setting and integrity of the historic environment

No.	Indicators	Stage 2	Stage 3	Additional Comments
31	Impact upon Registered Historic Parks and Gardens including setting	-	5	No Registered Historic Parks and Gardens present within 1km of the site boundary therefore there is no risk of harm.
32	Impact on registered battlefields including setting	-	5	No registered battlefields present within 1km of the site boundary therefore there is no risk of harm.

33	Impact on Scheduled Ancient Monuments (SAM) and archaeology of equivalent status (including setting)	-	5	There is no SAM within 1km of the site boundary therefore there is no risk of harm.
34	Impact on Cornwall and West Devon Mining Landscape World Heritage Site and setting		5	No risk of harm due to the distance involved.
35	Impact on Grade I / II* and II listed buildings including setting	▮	4	There are 4 separately designated grade II building complexes at Higher Yelberton 670m to the southwest; the grade II detached Yalberton Cider barn lies 510m to the southwest; and the grade II listed King William Cottage lies 440m southwest. There are 5 separately designated grade II building complexes at Lower Yelberton 810m to the southwest; There are 2 separate designated Grade II listed buildings 960m distance to the north; Collaton Farm and its Farmyard complex.
36	Potential loss of or damage to non-designated heritage assets (including locally listed buildings, locally listed parks and gardens and archaeology)	-	5	There are a number of post-medieval monuments recorded on the HER whose significance is unlikely to be affected by a waste site. There are no other known archaeological sites within the 500m or 1km buffer zones of significance.
37	Impact on Conservation Areas	-	5	Nothing within 1km of the site boundaries. No risk of harm.
Aggregated score:			34	

Objective 11: To maintain or improve the quality of ground, river and sea waters

No.	Indicators	Stage 2	Stage 3	Additional Comments
38	Proximity and impact upon surface water bodies and surface water courses	▮▮	3	The site is within 500m of the Yalberton watercourse and 1km of the Clennon Valley watercourse, both of which are classified as main river. Development and associated infrastructure in the area should not increase runoff into local watercourses
Aggregated score:			3	

Objective 12: To improve the amount of ground and surface waters available for abstraction for other, non-waste management uses

No.	Indicators	Stage 2	Stage 3	Additional Comments
39	Proximity and impact on public or private water sources (ground and surface water)		5	The site is not within groundwater source protection zone.
Aggregated score:			5	

Objective 13: To reduce the risk of flooding (including coastal flooding)

No.	Indicators	Stage 2	Stage 3	Additional Comments
40	Proximity to and impact upon Flood Zones 2 and 3	-	4	There is flood zone 3 within 500m adjacent to the east of the site boundaries. Further flood zone 3 is within 1km to the NW of the site boundaries. Increased flood flows may cause contamination in terms of suspended solid and even litter.
41	Impact upon ground water vulnerability	-	4	There is little risk of groundwater flooding in the site or within 1km of the site boundaries.
42	Impact upon surface water vulnerability ³³	1	5	The site itself is not located in a surface water flood area. There is however a potential for surface water flooding within 500m to the east of the site boundaries.
43	Historic flooding vulnerability	-	4	Surface water flooding map showed the land adjacent to the north boundary of the site has a history of flooding. Historic flood evidence should be used in conjunction with development proposals.
Aggregated score:			17	

³³ Locally agreed surface water information is available for Great Torrington, Tavistock, Teignmouth, Horrbridge & Yelverton, Rockbeare and Ottery St Mary (assessed using Areas Susceptible to Surface Water Flooding). Therefore, this more locally specific data will be used at Stage Two for potential sites within areas.

Objective 14: To improve air quality

No.	Indicators	Stage 2	Stage 3	Additional Comments
44	Impact on Air Quality Management Areas (including proposed)	-	5	There is no AQMA within 1km of the site boundaries.
Aggregated score:			5	

Objective 15: To reduce the impact of noise and vibration on tranquillity

No.	Indicators	Stage 2	Stage 3	Additional Comments
45	Impact on level of tranquillity at site	-	5	Low at present due to road noise and close relationship to development
Aggregated score:			5	

Aggregated Stage 3 Score for constraints criteria: 185

Opportunity Criteria

Objective 2: To encourage sustainable economic growth in Devon's urban and rural areas

No.	Indicators	Stage 2	Stage 3	Additional Comments
46	Located within existing industrial estate ³⁴	-	3	Site is not currently in industrial use but does have industrial employment uses to the north (Yalberton Tor) Electrical Substation to the east.
47	Alignment with District DPD allocation for employment land (B2 or B8) ³⁵		3	Site is allocated in the adopted Local Plan for Employment use (E1.16c) B1, B2, and B8. The new local plan identifies this area SDP3 Paignton west for a mix of housing, employment recreation and local facilities.
48	Site within previously developed land	-	1	Agricultural land
49	Potential to restore, or utilise unrestored land at former quarries	-	1	Not a former quarry site.
Aggregated score:			8	

³⁴ Not applicable for consideration of landfill or land raise sites

³⁵ Not applicable for consideration of landfill or land raise sites

Objective 3: To reduce the mileage of waste transported by road whilst promoting the use of more sustainable modes of transport

No.	Indicators	Stage 2	Stage 3	Additional Comments
50	Potential for alternative modes of transport (rail or water)		1	None
51	Access to the strategic road network		4	Good
Aggregated score:			5	

Objective 10: To reduce total waste arisings and the proportion of waste disposed in landfill

No.	Indicators	Stage 2	Stage 3	Additional Comments
52	Ability to export electricity and/or gas to the national grid		4	Site Lies adjacent to Electricity Sub station
53	Ability to export heat to local user		4	Site lies with 500m of Supermarket and site with consent for 220 dwellings and 5000sqm of employment use.
Aggregated score:			8	

Aggregated Stage 3 Score for opportunity criteria: 21

Stage 4: Consideration of cumulative impacts

The site is located within the emerging Local Plan Policy SDP3 and in proximity to a number of areas which have been identified for potential development within the emerging Torbay Local Plan and therefore there may be potential for cumulative impacts. Torpark Road, Yalberton Depot and Claylands sites, lie within 500m of the site, are also being appraised through this process; therefore if the two or the three sites were to come forward for development, cumulative impacts assessment would be required.

Stage 5: Summary of Site Appraisal for Yalberton tor Quarry:

Well located (within 100m) to the HWRC , the site is a former limestone quarry and an inert landfill site and therefore it could potentially cause land contamination and stability issues. The site currently has permission and is operating phased approach to recovering and disposing of in-situ and imported waste, the progressive land filling of the quarry void with inert waste and the construction of an appropriate geological barrier in conjunction with waste recycling operations and restoration and ceasing of mineral extraction. This is operating as a suitable CDEW facility for the Plan Period (23-29 years processing for 150,000 tonnes of material pa). The site has good potential for multiple and complimentary waste uses and therefore it could accommodate a recovery facility in the long-term.

Recommendation:

The site currently operates as Torbay's CDEW. It could accommodate CIW recovery facility in the long-term.