

STRIDE TREGLOWN



Environmental Statement - Non-Technical Summary

Inglewood, Brixham Road, Paignton

Abacus Projects/Deeley Freed

Stride Treglown job no.	15230
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1.1. Introduction

- 1.1.1 An Environmental Impact Assessment (EIA) has been undertaken in respect of proposals to develop land on the western edge of Paignton, south of the White Rock area, for a residential-led mixed use development.
- 1.1.2 The EIA has been carried out in accordance with the Town and Country (Environmental Impact Assessment) Regulations 2017, however, it should be noted that the project was scoped under the previous 2011 regulations (as amended) and therefore the transitional arrangements apply.
- 1.1.3 The assessment has been coordinated and the Environmental Statement (ES) authored by Stride Treglown on behalf of the applicants, Deeley Freed/Abacus Projects. The detailed assessment work has been undertaken by a number of specialist consultants.
- 1.1.4 This report is a non-technical summary of the main ES. It provides a summary of the main environmental effects that are likely to arise from the project.

1.2. Competent Expert

- 1.2.1 As noted above, the Regulations governing the EIA process were amended in 2017. In order to ensure that the overall coverage and quality of Environmental Statements submitted for consideration is maintained at an appropriate level, Regulation 18 introduced the requirement for developers to confirm that their appointed consultant team are suitably qualified and can be considered to be 'competent experts'. Regulation 18(5) states:

In order to ensure the completeness and quality of the environmental statement—

(a) the developer must ensure that the environmental statement is prepared by competent experts; and

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.

- 1.2.2 In accordance with this Regulation, a standalone statement has been prepared and is submitted as part of the planning application in spite of the EIA having been undertaken under the 2011 (as amended) regulations; this is provided to demonstrate the competence of the team undertaking the work

1.3. Site Description

- 1.3.1 The site is located on the western edge of Paignton, within the administrative area of Torbay Council (a unitary authority). The majority of the western boundary of the site is the administrative border with South Hams District Council.
- 1.3.2 The site is formed of six fields in active agricultural use on a rotational arable and dairy cattle grazing basis. Further agricultural land is located to the south and west. A group of mature pines are situated on the southwestern edge of the site.
- 1.3.3 The A3022 / Brixham Road runs along the eastern edge of the site. Immediately north of the site is an area of newly planted woodland, provided as part of mitigation landscape works associated with a mixed use residential led development at White Rock, located a short distance further north.
- 1.3.4 The residential area of Galmpton is located immediately to the east of the A3022. White Rock Primary School is located immediately north east of the site.

1.3.5 A site location plan is included as an appendix to the main ES and further detailed analysis of the site is set out in the Planning, Design and Access Statement which accompanies the planning application.

1.4. Proposed Development

1.4.1 The proposed development, the subject of the outline planning application and Environmental Statement, is a residential-led mixed use masterplan. As the application is made in outline the exact form and quantum of development is subject to future reserved matters applications to be submitted if outline planning permission is granted.

1.4.2 Despite this, for the purposes of the technical and environmental impact assessment, the proposals submitted are for the following quantum of development:

- Up to 400 residential dwellings with an indicative mix of 9 no. 1 bed and 18 no. 2 bed apartments and 80 no. 2, 196 no. 3 bed and 80 no. 4 bed dwellings, 30% of which will be provided as affordable housing;
- A public house with associated car parking;
- A two form entry primary school together with associated 4G playing pitch and ancillary spaces;
- The means of access from the A3022/Brixham Road via a new 4 arm roundabout and internal access roads;
- Strategic landscaping and onsite ecology mitigation provision; and,
- Offsite land suitable for the mitigation of potential impacts on Cirl Bunting.

1.5. Environmental Effects

1.5.1 The EIA has considered the potential for environmental effects across a number of fields, specifically: ecology; landscape and visual impact; lighting; transport; and, agricultural land and soils. The following sections provide a non-technical overview of the work undertaken and findings.

Ecology

1.5.2 The scope of the ecology assessment was agreed via the EIA Scoping Opinion, in consultation with Officers (and their technical advisors) of Torbay Council and Natural England. A Zone of Influence and Desktop Study were undertaken to establish potential environmental receptors.

1.5.3 Prior to the commencement of detailed, species specific surveys, an Extended Phase 1 Habitat Survey was carried out in April 2016. This established the need for further species specific surveys of the following:

- Badgers;
- Dormouse;
- Bats;
- Great Crested Newts;
- Breeding birds;
- Invertebrates;
- Reptiles; and
- Cirl buntings.

- 1.5.4 These surveys (see Baseline Ecology Assessment for detailed methods) recorded no evidence of Dormouse, Great Crested Newt, active Badger setts and only a low population of Slow Worms (*Anguis fragilis*). Given their absence/limited ecological value, no significant impacts would be expected on these species/species group, and as such are they were not considered further. Detailed surveys were undertaken in respect of bats, breeding birds, cirl buntings and invertebrates.
- 1.5.5 The baseline conditions were established including consideration of statutory nature conservation designations and non-statutory sites. The impact assessment considered the proposed development in its final form, albeit with a significant level of embedded mitigation, including onsite mitigation land in the form of cattle grazed pasture, the retention and enhancement of hedgerows and the delivery of woodland planting. Consideration was also given to the implications of the site being partially identified in respect of mitigation of the White Rock development to the north, specifically the need to ensure that mitigation is not lost in the overall position.
- 1.5.6 The overall outcome of the assessment is that significant negative impacts are avoided on all important ecological features during construction, with significant positive impacts predicated on the bat interest of the South Hams SAC and Berry Head to Sharkham Point SSSI, bats, birds and invertebrates in the long term.
- 1.5.7 Table 5.24 of the main ES provides an overall summary of the findings of the ecological impact assessment.

LVIA

- 1.5.8 The Landscape and Visual Impact Assessment (LVIA), carried out in accordance with Guidelines for Landscape and Visual Impact Assessment, 3rd edition, (GLVIA 3), investigates the potential impacts of proposed residential development on agricultural land west of and adjacent to the urban edge of Goodrington, Paignton, Devon. The landscape receptors, visual receptors and the viewpoint locations were agreed with the local planning authority landscape officers (for Teignmouth-Torbay and for the South Hams) and the South Devon AONB Manager.
- 1.5.9 The site lies within Devon wide Landscape Character Area/ Type: LCT 3B: Lower rolling farmed and settled valley slopes, as defined by Devon County Council. The site landscape and its surroundings, with its rolling agricultural fields, high hedge-banks, hedgerow trees and copses, is typical of this South Devon landscape type. The south western part of the site is more closely associated with the River Dart valley sides. The Waddeton and Galampton Conservation Areas (CAs) lie within this local landscape some fields away from the site.
- 1.5.10 The site is visible from some of the elevated AONB landscape, as it rises to the south and to the south west. The South Devon AONB is around 500m from the nearest part of the site, where the River Dart valley side meets the rolling plateau. Visibility varies as the site lies on an undulating plateau, which falls overall to the south/south-west, to the River Dart.
- 1.5.11 Scattered woodland blocks, hedgerows on hedge-banks, the urban edges of Goodrington to the East, and Galampton to the southeast, limit possible views to the site, reducing the visual envelope.
- 1.5.12 Selected viewpoint photographs from various orientations and locations were chosen to represent and describe the views obtained by the visual receptors:
- Residents;
 - Road users;
 - Recreational and non-recreational users of Public Rights of Way (PRoWs); and,
 - The local AONB as a whole as a visual receptor.

1.5.13 The assessment considers the potential landscape effects on the existing landscape, conservation areas and the AONB and the visual effects on viewers in general, from the conservation areas and from the AONB. Consideration has also been given to night time impacts.

1.5.14 The conclusions of the LVIA are as follows:

- the essential quality of this wider landscape within the study area will not be significantly changed;
- the landscape around the conservation areas will not be significantly changed and the designation of the conservation area will not be affected;
- the essential landscape quality of the local AONB within the study area will not be significantly changed;
- With planting mitigation, the impact on viewers will be reduced over time and are not considered to be significant;
- For those viewers in the conservation areas the effects are not significant;
- Within the AONB there is a slight adverse impact; and,
- The lighting effects are considered to not be significant.

Lighting

1.5.15 The lighting assessment was informed by a baseline light survey, undertaken in December 2016 between the hours of 1700 and 2100. The survey was undertaken in accordance with the scope set out in the adopted EIA Scoping Opinion.

1.5.16 The site is noted to have no external lighting at present owing to its agricultural use with the only lighting of the site coming from adjacent street lighting. The survey resulted in a classification of Environmental Zone E2 – Rural.

1.5.17 In order to develop an appropriate lighting strategy, a multi-disciplinary working group was established in order to ensure that the final design is able to sensitively respond to ecological interests – Greater Horseshoe Bats and Cirl Bunting – and the views of the site from the South Devon AONB.

1.5.18 The strategy is set out in the main environmental statement and the standalone technical report, however, in short it ensures that lighting levels are as low as is feasibly possible and directed in such a way as to avoid adverse impacts on bat foraging and commuting patterns. The strategy proposes an operational timing regime which reduces the potential for permanent impacts throughout night-time hours.

1.5.19 The proposed lighting colour has a colour temperature of 3000k in order to ensure that it is integrated with the baseline position. Finally, where possible, luminaires will be positioned to face away from the AONB.

1.5.20 In general terms, the strategy ensures that there is sufficient and appropriate lighting of roads and public spaces to allow for their safe use and is sensitive to the ecological designations, ensuring that the assessment can confirm there is no significant adverse impact on protected species.

Transport

1.5.21 In accordance with the agreed EIA Scope, consideration has been given to the potential traffic and transportation impacts of the proposed development on a study area which forms the site frontage and the following junctions:

- A3022 Brixham Road/Goodrington Road/Long Road junction;
- A3022 Brixham Road/White Rock/Kingsway Avenue junction;

- A3022 Brixham Road/Hunters Tor Drive junction;
- A3022 Brixham Road/A379 Dartmouth Road/Langdon Lane, Windy Corner junction.

1.5.22 The baseline conditions assessment considered the local road network as defined above together with pedestrian/cycling facilities, public transport provision and collision records.

1.5.23 As with other disciplines, mitigation is embedded within the scheme design. In relation to this site, this principally relates to the form of the access junction and the provision of two pedestrian/cycle crossing points on Brixham Road together with the provision of an off-road link between the site and the White Rock development to the north.

1.5.24 In addition, details of off-site highway improvements are provided which demonstrate the ability to improve capacity. These schemes include:

- the A3022 Brixham Road/Long Road/Goodrington Road traffic signal controlled junction;
- the Windy Corner A379/A3022 traffic signal controlled junction; and,
- carriageway widening on the A3022 Brixham Road to the north of the site

1.5.25 A Framework Travel Plan is also provided to support the delivery of sustainable travel improvements.

1.5.26 The overall assessment establishes that the residual effects are not of a major or moderate adverse significance and that capacity at junctions can be improved as a result of development due to the highways improvements schemes that are deliverable in association with the development. A summary of the residual effects is set out in table 8.7 of the ES.

Agricultural Land and Soils

1.5.27 The Council's EIA Scoping Opinion confirmed the requirement to consider agricultural land and soils as part of the wider EIA. A detailed agricultural land classification report was prepared to support the assessment and is included as a technical appendix to the ES.

1.5.28 The baseline assessment confirmed the use of the site for predominantly agricultural purposes, comprising grass and kale production for beef cattle together with an arable field and mitigation tree planting relation to the White Rock development to the north. Consideration was also given to the potential for impacts to arise on existing farm businesses. The baseline conditions confirmed that the site comprises a mix of Grade 2, 3a and 3b land.

1.5.29 The assessment notes that the loss of land for agricultural purposes will be gradual based on development phasing with the majority, albeit not all, land lost to development; c. 6-7ha are retained for cattle grazing to support the ecological mitigation package. The loss is considered to represent a minor adverse impact.

1.5.30 The assessment also notes that around 23ha of land will be removed from the existing tenancies of two farmers. However, it is noted that this does not represent the whole of their farm tenancy. Furthermore, wider proposals forming part of the application will see alternative arrangements/land provided. The change represents a minor adverse impact.

1.6. Conclusions

1.6.1 The development proposals represent an opportunity to further support the Council's long term growth strategy through the delivery of housing to support their long term housing land supply which, in turn, supports the strategy of attracting employers to the Bay area.

- 1.6.2 The proposals represent sustainable development, both through the mitigation (embedded and offsite) for impacts arising but also through the creation of what represents a genuinely sustainable community. This is delivered via the mix of housing (including affordable), the provision of land for a new primary school which supports wider Council objectives, the identification of land for a new public house serving the wider area, together with a range of public open space.
- 1.6.3 The main ES sets out the approach followed by the consultant team. It demonstrates that the individual work streams have been considered in a collaborative manner, particularly in respect of ecology, landscape/visual impacts and lighting impacts.
- 1.6.4 The application to which the ES relates is supported by a range of additional reports and documents which, when considered as a single suite, demonstrate that the development can be considered to have a positive impact and, where negative impacts might occur, they can be mitigated, via deliverable mitigation on applicant controlled land, in perpetuity.

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