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| Torbay Local Plan 2022 -2040 “A Landscape to Thrive”  Regulation 18 Consultation  Sustainability Appraisal | |
| October 2022 | |

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# Introduction

### Purpose of This Report

This document forms the Sustainability Appraisal (SA), incorporating the requirements of the Strategic Environmental Assessment Directive[[1]](#footnote-2) and Environmental Assessment of Plans and Programmes Regulations 2004[[2]](#footnote-3) (SEA Regulations), of the Torbay Local Plan. The Council published Regulation 18 growth option consultation in January 2022. The further Regulation 18

“Issues and options stage” consultation provides more detailed proposals about where housing growth should go, and updates housing policies. This report provides assessment of alternative Future Growth Areas (FGA) as well as the updated housing policies.

### Requirement for Sustainability Appraisal and Strategic Environmental Assessment

The Planning & Compulsory Purchase Act 2004[[3]](#footnote-4) requires that a Sustainability Appraisal (SA) is carried out for all Development Plan Documents (DPD). The National Planning Policy Framework[[4]](#footnote-5) (NPPF) also states that a SA, incorporating the requirements of the SEA Directive, is integral to the plan making process.

Sustainability Appraisal is a systematic and iterative process that attempts to predict and assess the economic, environmental and social effects that may arise from a plan, with a view to avoiding and mitigating adverse impacts and maximising positive impacts where appropriate. It plays an important role in demonstrating that a DPD is contributing towards sustainable development through the integration of environmental, social and economic considerations into the DPD. The stages of SA/SEA and relevant stages of plan-making are illustrated in Figure 1.

Diagram

Description automatically generated

Figure 1: Sustainability Appraisal Key Stages[[5]](#footnote-6)

# Assessing of Alternatives

### Sustainability Appraisal of Future Growth Areas Reasonable Alternatives

This section summarises how the SA has considered alternative Future Growth Areas (FGA) to identify the most sustainable areas to help inform the plan. Seven alternative areas were considered with each area appraised against the SA objectives.

The consultation recommends three FGA to be considered:

* Edginswell, Torquay
* Collaton St Mary, Paignton
* West of Yalberton/ Long Road and Berry Acres

Further four FGA that were rejected by the HELAA is included in this assessment:

* Stantor Barton
* Great Hill/Maidencombe Cluster
* Land south of Churscombe Cross/Windmill Hill
* Broadsands, Churston and Galmpton Sites

A summary of the areas SA is provided in Table 1 and figure 1 and the full assessment is presented in **Appendix A** in this report.

Table 1: Summary of SA alternative Future Growth Areas

| **Area** | **SA comments** | **SA recommendation** |
| --- | --- | --- |
| **Edginswell, Torquay** | The area was found to have potential for significant positive effects for provision of housing including affordable housing, economic development, transport and equality.  The area was found to have potential for positive impacts for health objective.  The area was found to have minor adverse impacts for the objectives for biodiversity climate change, heritage, landscape and waste objectives.  There are significant negative impacts concerning loss of greenfield land and large areas of best and most versatile (BMV) agricultural land. | The area was allocated in the Torbay Local Plan 2015 as a Future Growth Area and was subject to a masterplan.  It is possible to mitigate some of the potential adverse impacts and areas of uncertainty raised.  On balance and compared with other areas with similar environmental constraints, the area should be included in housing allocation subject to agricultural land study recommendations. |
| **Collaton St Mary, Paignton** | The area was found to have potential for significant positive effects for the provision of housing including affordable housing.  The area was found to have potential for positive impacts for economic development, transport and equality.  The area was found to have minor adverse impacts for the objectives of biodiversity climate change, heritage, landscape, waste and health.  There are significant negative impacts concerning loss of greenfield land and large areas of BMV agricultural land. | The area was allocated in the Torbay Local Plan 2015 as a Future Growth Area and was subject to a masterplan.  It is possible to mitigate some of the potential adverse impacts and areas of uncertainty raised.  On balance and compared with other areas with similar environmental constraints, the area should be included in housing allocation subject to agricultural land study recommendations. |
| **West of Yalberton/ Long Road and Berry Acres** | The area was found to have potential for significant positive effects for provision of housing including affordable housing.  The area was found to have potential for positive impacts for economic development, transport, health and equality.  The area was found to have minor adverse impacts for the objectives of biodiversity climate change, heritage, landscape and waste. The area is relatively visible from the AONB.  There are significant negative impacts concerning loss of greenfield land and large areas of BMV agricultural land. | The area was allocated in the Local Plan as a Future Growth Area. It is possible to mitigate some of the potential adverse impacts and areas of uncertainty raised through careful masterplanning. On balance and compared with other areas with similar environmental constraints, the area should be included in housing allocation subject to agricultural land study recommendations. |
| **Stantor Barton** | The area was found to have potential for significant positive effects for provision of housing including affordable housing.  The area was found to have potential for positive impacts for economic and social objectives.  The area was found to have minor adverse impacts for the objectives of biodiversity climate change, heritage, and waste.  There are significant negative impacts concerning landscape and loss of greenfield land. | Limited development may be accommodated in the area without substantial impact on the wider landscape setting of Torbay.  Development of the area is unlikely to deliver the number of dwellings suggested without extensive mitigations.  On balance and compared with other areas with similar environmental constraints, the area should not be included in housing allocation. |
| **Great Hill**  **/Maidencombe Cluster** | The area was found to have potential for significant positive effects for provision of housing including affordable housing.  The area was found to have potential for positive impacts for economic development, health, and equality.  The area was found to have minor adverse impacts for the objectives of biodiversity climate change, heritage, access to services and waste.  There are significant negative impacts concerning loss of greenfield land, large areas of BMV agricultural land and landscape. | Limited development may be accommodated in the area without substantial impact on the wider landscape setting of Torbay.  Development of the area is unlikely to deliver the number of dwellings suggested without extensive mitigations.  On balance and compared with other areas with similar environmental constraints, the area should not be included in housing allocation |
| **Land south of Churscombe Cross/Windmill Hill** | The area was found to have potential for significant positive effects for provision of housing including affordable housing  The area was found to have potential for positive impacts for economic development and social objectives.  The area was found to have minor adverse impacts for the objectives of biodiversity climate change, heritage and waste.  There are significant negative impacts concerning loss of greenfield land and landscape. | Limited development may be accommodated in the area without substantial impact on the landscape.  Development of the area is unlikely to deliver the number of dwellings suggested.  Although the area had potential for various positive impacts the area should not be included in housing allocation. |
| **Broadsands, Churston and Galmpton Sites** | The area was found to have potential for significant positive effects for provision of housing including affordable housing.  The area was found to have potential for positive impacts for the economic development and travel objectives.  The area was found to have minor adverse impacts for the objectives of biodiversity climate change, heritage, health and waste.  There are significant negative impacts concerning loss of greenfield large area of agricultural land and landscape. | The area is within South Devon AONB and highly sensitive to change. The negative impacts by far outweigh the positive impacts.  Due to high negative scoring, it should not be considered for the housing allocation. |

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| **SA Objective**  **Area** | 1. **Climate change** | 1. **Natural Resources** | 1. **Waste** | 1. **Biodiversity** | 1. **Heritage** | 1. **Landscape** | 1. **Travel** | 1. **Economy** | **9. Equality** | **10. Land-use** | **11. Safety** | **12. Housing** | **13. Health** |
| **Edginswell, Torquay** |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Collaton St Mary, Paignton** |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **West of Yalberton/ Long Road and Berry Acres** |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Stantor Barton** |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Great Hill**  **/Maidencombe Cluster** |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Land south of Churscombe Cross/Windmill Hill** |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Broadsands, Churston and Galmpton Sites** |  |  |  |  |  |  |  |  |  |  |  |  |  |

Figure 2: Summary of SA Future Growth Areas

**Key**

|  |  |
| --- | --- |
|  | Significantly positive |
|  | Positive |
|  | Uncertain |
|  | Neutral |
|  | Negative |
|  | Significantly negative |

# Sustainability Appraisal of Neighbourhood Plan Areas Policies and Housing and Regeneration Policies

This section provides a summary of SA of Neighbourhood Plan Areas Policies as well as Housing and regeneration Policies. The detailed assessment of these policies is presented in **Appendix B** in this report.

### Policy SS1 Growth Strategy and Responding to Climate Emergency

The strategy seeks to balance the need for growth with the protection of the environment and responding to the Climate Emergency. The policy has potential to have significant positive impacts on the objective for climate change, economic growth, affordable housing and equalities.

The policy was found to have potential for positive impacts for the objectives for heritage, landscape, travel efficient use of land and health as it supports urban regeneration of previously developed land.

The policy was found to have potential for adverse impacts for the objectives for waste and biodiversity. The policy requires all development to contribute to safeguarding the area’s natural and built environment, however, development on greenfield land is likely to negatively affect habitats and species. The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDT1 - Torquay Growth Strategy

The urban focus approach, adopted by this Policy will have clear benefits to the economic and social objectives. The policy has potential to have significant positive impacts on the objective for economic growth, affordable housing, equalities and transport. It was found to have potential for positive impacts for the objectives for efficient use of land, landscape, and health through increased access to additional leisure facilities and improved walking and cycling routes.

The policy was found to have potential for adverse impacts for the objectives for climate change heritage, waste and biodiversity. The policy requires all development to respect and enhance environment, the current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDT2 Torquay Town Centre and Harbour

Regeneration of Torquay Town Centre and Harbour as the largest retail and leisure centre of the Bay and become the key sub-regional retail and leisure destination will have clear benefits to the economic and social objectives. The policy has potential to have significant positive impacts on the objective for economic growth, affordable housing, equalities and efficient use of land.

The policy was found to have potential for positive impacts for the objectives for efficient use landscape, transport and health through reducing the cost of living by reducing the need to travel.

The policy was found to have potential for adverse impacts for the objectives for climate change heritage, waste, heritage, natural resource use and biodiversity. Although the policy requires development to have regard to the conservation or enhancement of the area’s historic character and environmental value, the current Local Plan policies SS8, SS9, NC1, SS10 and HE1 should be strengthened to ensure habitats, species and heritage are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDT3 Torquay Gateway

The policy has potential to have significant positive impacts on the objective for economic growth, affordable housing, equalities, health and transport.

The policy requires the strategic green gap between Torquay and Kingskerswell to be maintained this will have positive impacts for landscape the objective.

The policy was found to have potential for adverse impacts for the objectives for climate change, waste, biodiversity natural resources and efficient use of land. Although the policy requires all development to respect and enhance environment, the current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for crime due to impacts are largely dependent on location, scale and design of development. The policy was found to have neutral impacts for historic environment.

### Policy SDP1 Paignton Growth Strategy

The policy has potential to have significant positive impacts on the objective for economic growth, affordable housing and equalities. It was found to have potential for positive impacts for the objectives for landscape, transport and health through improvement of the built environment and green infrastructure.

The policy was found to have potential for adverse impacts for the objectives for climate change heritage, waste, efficient use of land and biodiversity. The current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDP2 Paignton Town Centre and Seafront

 Regeneration of the Paignton Town Centre and the Harbour area will have significant positive impacts on the objective for economic growth, affordable housing, efficient use of land, landscape and equalities.

The policy was found to have potential for positive impacts for the objectives for transport and health through regeneration of living environments within the urban area.

The policy was found to have potential for adverse impacts for the objectives for climate change heritage, waste and biodiversity. The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development.

### SDP3 Collaton St Mary, Paignton, Future Growth Area

The policy set up the criteria for development in Collaton St Mary FGA. The policy has potential to have significant positive impacts on the objective for affordable housing and equalities. It was found to have potential for positive impacts for the objectives for transport and economic growth health through upgrading transport infrastructure including improved walking, cycling and bus routes.

The policy was found to have potential for adverse impacts for the objectives for climate change heritage, landscape, natural resources, waste, efficient use of land and biodiversity. The current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDP4 Long Road, Yalberton Future Growth Area

The policy sets out the criteria for development in Long Road, Yalberton FGA. The policy has potential to have significant positive impacts on the objective for affordable housing and equalities.

It was found to have potential for positive impacts for the objectives for transport, economic growth and health through increase in some services/facilities, including health and community facilities, and improving pedestrian/cyclist access to the area.

The policy was found to have potential for adverse impacts for the objectives for climate change heritage, landscape, natural resources, waste, efficient use of land and biodiversity. The current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDP5 Clennon Valley Leisure Hub

The policy will have significant positive impacts on the objective for economic growth and Health.

The policy was found to have potential for positive impacts for the objectives for transport and efficient use of land, landscape, transport and equality.

The policy was found to have potential for adverse impacts for the objectives for climate change, waste and biodiversity. The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development. The policy was found to have neutral impacts for historic environment and affordable housing.

### Policy BCG1 Broadsands Churston Galmpton Villages

The policy has potential to have significant positive impacts on the objective for affordable housing. It was found to have potential for positive impacts for the objectives for transport, equalities and health.

The policy was found to have potential for adverse impacts for the objectives for climate change, waste, efficient use of land, Transport, natural resources, landscape and biodiversity. The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for crime due to impacts are largely dependent on location, scale and design of development. The policy was found to have neutral impacts for historic environment objective.

### Policy SDB1 Brixham Growth Strategy

The urban focus approach, adopted by this policy will have clear benefits to the economic and social objectives. The policy has potential to have significant positive impacts on the objective for equalities and affordable housing. It will have positive impacts for the objectives for economic growth, landscape, transport and health.

The policy was found to have potential for adverse impacts for the objectives for climate change, waste, heritage, biodiversity natural resources and efficient use of land. Although the policy requires all development to respect and enhance environment, the current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for crime due to impacts are largely dependent on location, scale and design of development.

### Policy SDB2 Brixham Town Centre, Harbour, and Waterfront

The Policy aims to provide a range of retail, employment, leisure, and residential facilities. The policy has potential to have significant positive impacts on the objective for economic growth, efficient use of land and equalities. It will have positive impacts for the objectives for affordable housing, transport and health.

The policy was found to have potential for adverse impacts for the objectives for climate change, waste, heritage and biodiversity. Although the policy requires all development to respect and enhance environment, the current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resource use and crime due to impacts are largely dependent on location, scale and design of development. The policy was found to have neutral impacts for landscape objective.

### Policy SHS Overall Housing Strategy and Presumption in Favour of Urban Regeneration

The policy will have clear benefits to the economic and social objectives. The policy has potential to have significant positive impacts on the objective for economic growth, equalities and sustainable transport. It will have positive impacts for the objectives for heritage, efficient use of land, affordable housing, landscape, sustainable transport and health.

The policy was found to have potential for adverse impacts for the objectives for climate change, waste and biodiversity. Although the policy requires all development to respect and enhance environment, the current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk.

The policy was found to have uncertain impacts for natural resources and crime due to impacts are largely dependent on location, scale and design of development.

### Policy SH1 Town Centre Regeneration Areas

The policy sets out the criteria for proposals that regenerate town centre areas and adjoining areas. The policy has potential to have significant positive impacts on the objective for economic growth, equalities, sustainable transport, climate change and efficient use of land. It will have positive impacts for the objectives for affordable housing and health.

The policy was found to have potential for adverse impacts for the objectives for heritage, waste and biodiversity. Although the policy requires all development to respect and enhance environment, the current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved.

The three town centres are in within conservation areas and there are a number of listed buildings. A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development.

The policy was found to have uncertain impacts for natural resources and crime due to impacts are largely dependent on location, scale and design of development. The policy was found to have neutral impacts for landscape objective.

The sites proposed for regeneration have been assessed individually in **Appendix C** in this report.

### Policy SH2 Housing Allocations and Future Growth Areas

The Policy allocates housing sites and FGA in Torbay as well as a range of local facilities. The policy has potential to have significant positive impacts on the objective for economic growth and affordable housing. It will have positive impacts for the objectives for sustainable transport, equalities and health.

The policy was found to have potential for adverse impacts for the objectives for climate change, heritage, waste, efficient use of land and biodiversity. The current Local Plan policies SS10, HE1, SS8, SS9 and NC1 should be strengthened to ensure heritage, habitats and species are enhanced and conserved. The current Local Plan policies SS14 and ER2 will also need to be strengthened to avoid negative impact on climate change including flood risk. A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development.

The policy was found to have uncertain impacts for natural resources and crime due to impacts are largely dependent on location, scale and design of development.

The three Future Growth Areas have been assessed individually as part of assessing alternatives in **Appendix A** and other housing sites have been assessed in **Appendix D** and shown in figure 3 in this report.

### Policy H3 Principal Occupancy

The policy has no relevance to most of the sustainability objectives. It will help to make the best use of land/buildings particularly where buildings are under-used or vacant. It is likely to reduce poverty through helping to reduce housing inequalities.

### Policy H4 Affordable Housing

The policy requires all major housing developments to provide a minimum of 30% affordable housing which will provide an opportunity to address local under provision of affordable housing in Torbay. The policy will have significant positive impacts on the objective for affordable housing, health, and reducing housing inequality. The policy has potential to have positive impacts on the objective for sustainable transport and climate change. Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change.

### Policy H5 Self-build Housing in Future Growth Area

The Policy has no relevance to most of the sustainability objectives. Affordable self-build housing will have clear benefits in reducing housing inequality. If development achieves high environmental standards, it will have the potential to help alleviate fuel poverty.

### Policy H6 Houses in Multiple Occupation (HMOs)

The Policy sets out the criteria for new buildings or sub-division of existing buildings into non-self-contained residential accommodation. The policy will have significant positive impacts on the objective for affordable housing and equalities. It has potential to have positive impacts on the objective for waste, natural resources, sustainable transport, efficient use of land, crime and Health.

Impacts for economic development is uncertain, as the policy could result in a lack of HMO accommodation and less choice in accommodation for young professionals impacting upon workforce, although this is unknown.

### Policy H7 Sites for Traveller

The policy sets out criteria for caravan sites for travelling people and therefore has no relevance to several SA objectives. It has potential to have positive impacts on the objective for climate change, waste, sustainable transport, equality, affordable housing and Health.

It is likely that the day-to-day lifestyles of travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage which results in less waste and less pollution.

### Policy H8 Housing for People in Need of Care

The policy sets out measures to help people live independently and therefore has no relevance to several SA objectives. The policy will have significant positive impacts on the objective for affordable housing and health. It has potential to have positive impacts on the objective for sustainable transport and equalities.

Map

Description automatically generated

Figure Site Location Map

# Appendix A: Sustainability Appraisal of Alternative Future Growth Areas

### Torquay Gateway, Edginswell, Torquay

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? NA |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions.  Small part of the site is in flood risk from surface water.  All proposals are resource intensive and will result in more greenhouse gas emissions, however the impacts can be mitigated. | New development in the gateway should demonstrate the use of sustainable building techniques to ensure high levels of energy efficiency.  Development should incorporate measures to minimise flood risk.  The site would offer opportunity to incorporate energy efficiency and micro renewable measures.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torquay Gateways Masterplan](https://www.torbay.gov.uk/media/8159/sd64.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? Yes  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? Possibly |  | There is an AQMA in Teignbridge DC adjacent to the area.  There is a large area of Grade 2 and 3a BMV agricultural Land | The South Devon Link Road and the proposed new Edginswell Station will reduce negative commuting impact on air quality in the area  Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf)  [An Assessment of Future Sewer Capacity in Torbay](https://www.torbay.gov.uk/media/1798/torbay2032sewercapacityassessment.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The area is within South Hams SAC Landscape connectivity zone. Development of the area is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The site is also in GC newt and cril bunting 2km consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will protect and enhance habitats and species. | [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | Prehistoric evidence found in area. | Requires assessment and evaluation to inform layout and archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within an area of rolling farmland and Aller Brook Valley. The valley and its setting create separation between the urban edge and the ring road, with the perception of the road passing through countryside. | Development should protect views and respect ridgelines on this urban / rural edge. The site is ‘green field’ and so a thorough understanding of the landscape needs to be considered, including a review of topography. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf)  [Torquay Gateways Masterplan](https://www.torbay.gov.uk/media/8159/sd64.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The area is within close proximity to key services and therefore could reduce the need to travel by car. The new railway halt proposed at Edginswell could reduce the need to travel by car and it well connected by other public transport services. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site should contribute to providing additional jobs in Torbay. The location of the area is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is currently used for agricultural purposes primarily although the agricultural uses to the north have lapsed, particularly on the steeper slopes which are regenerating naturally with scrub and tree cover.  Development of the site will have negative impact on the amount of land available for farming. | Agricultural land study will be required to recommend the appropriate mitigation measures. | [Torquay Gateways Masterplan](https://www.torbay.gov.uk/media/8159/sd64.pdf) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 350 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [Collaton St Mary Masterplan](https://www.torbay.gov.uk/media/6897/csm-masterplan.pdf) |

### Collaton St Mary, Paignton

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions.  There are two main rivers in the area, Celnnon Valley watercourse to the northeast and Yalberton stream runs in the middle of the area. Small parts of the area are in flood risk area.  The whole area in a critical drainage area. | A range of ‘Allowable Solutions’ can be adopted by developers to deliver the difference between the performance they are able to achieve through on-site solutions and the CO2 performance target of the building.  Development should incorporate measures to minimise flood risk.  Surface water runoff from all new development in Torbay must be kept out of the combined sewer network  Sufficient sewerage capacity will be required prior to development of the area. | [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf)  [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | 6 sites in the area are within BMV agricultural land and there are sites within unclassified agricultural land.  Agricultural land is a finite resource and its loss can not be fully mitigated. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf)  [An Assessment of Future Sewer Capacity in Torbay](https://www.torbay.gov.uk/media/1798/torbay2032sewercapacityassessment.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? No |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland? No |  | The eastern part of the area is within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone. Development of the area is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The area is within GC newt and cril bunting 2km consultation zone and the northern part is within 250m cril bunting zone.  The eastern edge of the area is within strategic nature area (SNA) Brake Copse OSWI lies to the south of the area.  There is a well-established network of hedgerows with intermittent trees primarily on the upper slopes of the rolling hilltops. | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Up-to-date site survey for cirl buntings will be required for all progressed allocations that may impact on potentially suitable habitat for cirl buntings.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | There are some archaeological potentials in the area.  Development of the area could have potential impact on the setting and significance of the:  grade II\* listed Blagdon Manor; grade II\* listed Parish Church of St Mary  grade II listed Collaton Farmhouse  grade II listed Planned Farmyard  grade II listed The Old Vicarage  grade II listed Collaton St Mary School. | A heritage impact assessment (HIA) should be undertaken to understand the area suitability for allocation and its capacity for development.  Development of the area may require programme of archaeological assessment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The area is located within a relatively constrained landscape setting.  The southern part of the area is predominantly rural in character apart from sections close to the Totnes Road and near the holiday camps. The northern part could accommodate some limited change. Any development elsewhere would be visible due to the generally open nature of the area, particularly the elevated higher land and ridge tops which should be safeguarded. | There are landscape management opportunities, in line with the ‘Torbay Assessment of Landscape Sensitivity and Capacity’, to reinforce hedgerows that align the road network, establish new woodland clumps and hedgerows within surrounding area. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf)  [Collaton St Mary Masterplan](https://www.torbay.gov.uk/media/6897/csm-masterplan.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The area lies immediately on the western edges of Paignton and the A380, Kings Ash Road and the community of Collaton St Mary; the northern and southern part of the area extend over the A385 (Totnes Road). There are a number of facilities in the area e.g. Collaton St Mary Primary School and the Church of St Mary and Parish Hall, and a local pub. | Although development of the area would require extensive infrastructure to access services and facilities, there are opportunities to enhance pedestrian and cycle accessibility which, consequently, would increase access to and enjoyment of, the surrounding areas and wider rural landscape This would unite and inter-connect the Village, for example, the two fragmented existing linear developments, to the north along A385 and St Mary’s Park. | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Collaton St Mary Masterplan](https://www.torbay.gov.uk/media/6897/csm-masterplan.pdf) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development should enhance the role of a village centre close to the existing pub, church, hall and school, and make provision for employment space. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the area will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reduced need for travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The area is within the Torbay countryside area. Development of the area will result in loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | There is a significant need for all types of housing locally.  Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it improve access to natural environment? Yes |  | There is limited public open space; there are no play areas and formal sports provision within the area. The churchyard formal sports provision has restricted access. | There are opportunities to provide a variety of different type of landscape uses, for example, for food production, swales and wetland parks, public open space and play areas. There are also opportunities to enhance pedestrian and cycle accessibility which, consequently, would increase access to and enjoyment of the surrounding areas and wider rural landscape. | [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [Collaton St Mary Masterplan](https://www.torbay.gov.uk/media/6897/csm-masterplan.pdf) |

### West of Yalberton/ Long Road and Berry Acres, Paignton

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area demonstrates potential to influence new development to incorporate soft-dig heat networks (i.e. heat networks installed beneath grass etc rather than roads) and reduce overall costs for deliverability.  The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions.  Yalberton stream main river runs to the west of the area. Small parts of the area are in flood risk area.  The whole area in a critical drainage area. | Yalberton is identified as Strategic District Heating Areas (SDHAs), which could deliver a number of low carbon district heating systems.  Development should incorporate measures to minimise flood risk. Surface water runoff from all new development in Torbay must be kept out of the combined sewer network.  Sufficient sewerage capacity will be required prior to development of the area. | [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf)  [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Climate Change Adaptation Manual](file:///C:\Users\stsr050\Downloads\NE751%20(2).pdf)  [National Biodiversity Climate Change Vulnerability Assessment Model](http://publications.naturalengland.org.uk/publication/5069081749225472) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? Yes |  | Most of the area (5 sites) is within Grade 2 and 3a BMV agricultural land.  There is an area of groundwater protection. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices such new allotments. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf)  [An Assessment of Future Sewer Capacity in Torbay](https://www.torbay.gov.uk/media/1798/torbay2032sewercapacityassessment.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? Yes |  | The western part of the area lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area. | Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction.  Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland |  | The whole area is interlinked within an extensive network of species-rich mature traditional hedges and a large number of mature and veteran trees.  The whole area is within greater horseshoe bat sustenance zone, and there is small GHB mitigation area.  The area is within GC newt and cril bunting 2km consultation zone, the northern part is within 250m cril bunting consultation zone.  There is an area of Nature Recovery Network the western part of the area is within Strategic Nature Area. | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Create and enhance urban and rural wildlife corridors in accordance with the Torbay Green Infrastructure Delivery Plan.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Paignton Neighbourhood Plan](https://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2019-06-19%20PNP%20Made-2%20(WS).pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There are two sites within the area have potential for prehistoric archaeology   Potential for impacts on the group of listed buildings at Lower Yalberton Farm particularly from highways upgrades that would be needed to support development, and cumulative impacts on other grade II listed buildings located further northwest of the area. | A programme of archaeological mitigation will be required.  A heritage impact assessment (HIA) should be undertaken to understand the area suitability for allocation and its capacity for development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The area is relatively open to views from the AONB. | Strategic landscaping will be essential to protect the attractive rural hinterland/orchards to the west of Yalberton.  Development of the area should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries in line with the Torbay Landscape Character Assessment. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? No  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The area lies immediately on the western edges of Paignton and the A379. Although development of the area would require extensive infrastructure to access services and facilities, there are opportunities to enhance pedestrian and cycle accessibility which, consequently, would increase access to and enjoyment of, the surrounding areas and wider rural landscape |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? no  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Yalberton area forms part of an important employment and education hub, with South Devon College and a range of businesses in close proximity  The area should provide a significant amount of employment floorspace through mix use which include residential and employment uses. |  | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes |  | Development of the area will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reduced need for travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the area will result in significant loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seeks to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes  4. Will it improve access to natural environment? Yes |  | The area is within a walking distance from an open space.  Development of the area should result in an increase in some services/facilities, including health and community facilities, and improve pedestrian/cyclist access to the area. |  | Green Infrastructure Strategy  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |

### Stantor Barton, Torquay

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within Medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.  The whole area in a critical drainage area  The southwest part of area is within surface flood water from river which cause medium risk. | Development would need to ensure flood risk is managed or avoided through appropriate layout.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf)  [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Possibly  3. Will it contribute to surface or ground water pollution? No  5. is the site exposed to high levels of noise? Yes |  | The area is unclassified agricultural land, exposed to high levels of noise from the A380 to the west.    The southern the part of the area is within an area of groundwater protection. | Avoid the development of the western part of the area and ensure careful design and construction to minimise noise in the area.  Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland? No |  | The area is within Landscape connectivity zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The area is within Occombe Valley Wood LNR, CWS, and Nature Recovery Network (grassland).  The whole area is within GC newt and 2km cril bunting consultation zone. Most of the area is within 250m cril bunting consultation zone. | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Development of the site will require extensive mitigations to offset numerus negative impacts on habitats and species in particular cril bunting.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)    [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The area includes Bronze Age funerary site and medieval manor/farmstead. | Requires undertaking of detailed historic characterisation studies to inform development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [HEAN 8: Sustainability Appraisal and Strategic Environmental Assessment (2016)](https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment/) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The area is predominantly open area of arable fields defined within a distinct pattern of managed hedges with very few trees. The higher areas allow medium and longer distance views over Cockington and the bay to the east and towards Dartmoor to the west  The eastern part (Barton) is an elevated area that is open to wide views from most directions,  significant changes are likely to have substantial adverse effects. | Limited development may be accommodated without substantial impact on the wider landscape setting of Torbay provided that extensive mitigation in the form of woodland planting and thickening of existing field boundaries were undertaken. | Brixham Urban Fringe Study  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? No  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No |  | The location of the area is distant from the built-up area.  Could provide possible Park and Ride location for Torbay Hospital. | Require extensive infrastructure to access services and facilities. | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the area could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the area is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the area will involve loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes  4. Will it improve access to natural environment? Yes |  | The site is reasonably accessible to open space and countryside.  should result in an increase in some services/facilities, including health and community facilities, and improve pedestrian/cyclist access to the site. |  | [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |

### Great Hill/Maidencombe Cluster, Torquay

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within Medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.  There is small area in flood risk from surface water.  The southwest end of the area is within a critical drainage area. | Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf)  [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | The land in the west of Teignmouth Road is within Grade 2 and 3a agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland? No |  | The area is within Landscape connectivity zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The eastern part of the area could have negative impact on the Marine SAC and MCZ. The lack of sewerage infrastructure, if not addressed, could result in adverse impacts on the Marine SAC.  The area is also in GC newt and cril bunting 250m consultation zone. | HRA will be required to inform suitable mitigations for the two SACs.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)    [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | There are a number of Grade II listed buildings to the south and northwest of the clusters of sites.  The cluster of sites is close to prehistoric or Romano-British settlement and Medieval field pattern. | Development sensitive to the historic environment value of the site’s setting and a programme of archaeological mitigation will be required.  A heritage impact assessment (HIA) should be undertaken to understand their suitability for allocation and their capacity for development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The eastern part (Barton) is an elevated area that is open to wide views from most directions and the western part (Northern Maidencombe) forms an integral part of the coastal landscape,  significant changes are likely to have substantial adverse effects. | Development of the area should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No |  | The area is distant from services. | Require extensive infrastructure to access services and facilities. | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will involve loss of greenfield land within the countryside zone. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes  4. Will it improve access to natural environment? Yes |  | The site is reasonably accessible to open space and countryside.  should result in an increase in some services/facilities, including health and community facilities, and improve pedestrian/cyclist access to the site. |  | [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |

### Land south of Churscombe Cross/Windmill Hill, Paignton

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The eastern part of the area is within Medium Climate Change Vulnerability Buffers, while the western part is within low Medium Climate Change Vulnerability Buffers, which indicate it would benefit from climate change adaptation actions.  Most of the area in a critical drainage area. | The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf)  [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk)) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | The area is unclassified agricultural land | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland? No |  | The area falls within the South Hams SAC Landscape Connectivity Zone. Development of the area is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.  The area is also in GC newt and cril bunting 2km consultation zone. The western part is within cril bunting 250m consultation zone.  The area is within Strategic Nature Area | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | Development of the area will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The character area on higher ground which is visible from the west means that any changes are likely to be very apparent unless carefully sited and screened. On a clear day, this corner of Torbay is likely to be visible from the higher parts of the South Devon AONB. | It may be possible to accommodate small changes if they are well screened and set within the existing strong field boundary network. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The area is well connected to the wider urban area; adjacent to Marldon Road Local Centre where there is a neighbourhood shop and post office and has access to nearby bus stops and good access to the A380. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it improve existing facilities within Torbay’s Town Centres? NA  5. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? No |  | The area is within countryside area. Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes  4. Will it improve access to natural environment? Yes |  | The area is reasonably accessible to open space and countryside.  should result in an increase in some services/facilities, including health and community facilities, and improve pedestrian/cyclist access to the site. |  | [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |

### Broad Location: Broadsands, Churston and Galmpton Sites

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located outside an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.  The eastern side of the area is close to Churston Watercourse (main river).  The whole area in a critical drainage area. | Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf)  [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk)) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | 6 sites of the area are within BMV agricultural land | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? Yes |  | Any new development will inevitably increase waste generation due to the increase in the households and economic activities. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland? No |  | The site is within the South Hams SAC Sustenance Zone and there is a radiotracking flightpath run through the site.  Most of the area in cril bunting 250m consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The area is within Churston conservation area. There are a number of Grade II listed buildings, Lupton Park Registered Park/Garden in the area  The area has high archaeological potential.  Development of the area will have significant negative impacts on the historic environment, including archaeological remains, and their settings. | Development sensitive to the historic environment value of the site’s setting will be required.  Requires assessment and evaluation to inform in principle decision and any archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [HEAN 8: Sustainability Appraisal and Strategic Environmental Assessment (2016)](https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment/) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure?  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The area is within South Devon AONB highly sensitive to change. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No |  | Sites located to the south of Windy Corner and are therefore less accessible than sites located further north. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the area will focus new development outside of existing settlement boundaries on open land, therefore, represents a significant negative effect on this sustainability option. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirement for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes  4. Will it improve access to natural environment? Yes |  | The area is distant from key health services.  should result in an increase in some services/facilities, including health and community facilities, and improve pedestrian/cyclist access to the site. | Provision of Health services will be required. | [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |

# Appendix B: Sustainability Appraisal of Housing and Regeneration Policies

### Policy SS1 Growth Strategy and Responding to Climate Emergency

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | The Growth Strategy requires all development in Torbay to make full and appropriate use of opportunities for low carbon and renewable energy technologies, consistent with the need to reduce Torbay’s carbon footprint, and provide resilience to climate change. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | The policy requires all development to contribute to safeguarding the area’s natural and built environment. However, development on greenfield land is likely negatively affect habitats and species. | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | Policy SS1 promotes a high-quality built environment which contributes positively to the historic environment. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Policy SS1 promotes a high-quality built environment that contributes to landscape setting of the area. This will have positive effect on this SA objective. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The urban focus approach, adopted by this Policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel |  |
| 8. To support strong, diverse and sustainable economic growth |  | The Strategy seeks to reinforce Torbay’s role as a main urban centre and premier resort. It also provides a supportive planning framework for net employment space over the Plan period, equal to at least 17 ha. This would have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | The urban focus approach, adopted by this Policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The Strategy support urban regeneration of previously developed land. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy supports affordable housing provision. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Policy SS1 requires all development to achieve a high-quality urban design and create good quality living accommodation, which will have positive impacts on health and wellbeing. |  |

### Policy SDT1 Torquay Growth Strategy

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | There are areas at risk of flooding including Torquay Harbour, the area between Torre Abbey and Torquay station, Livermead, Torbay Road, Teignmouth Road, Newton Road and Cockington. | The current Local Plan policies and SS14 ER2 need to be strengthened to avoid negative impact on climate change including flood risk. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | The policy requires conserving or enhancing the natural environment and safeguarding priority species such as Cirl Buntings and Greater Horseshoe bat.  However, development on greenfield land is likely negatively affect habitats and species. | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | There are several historic assets in Torquay including conservation areas, ancient monument and listed building. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Policy SDT1 promotes a high-quality built environment and the strategic green gap between Torquay and Kingskerswell will be maintained. This will have positive effect on this SA objective. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The urban focus approach, adopted by this Policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel |  |
| 8. To support strong, diverse and sustainable economic growth |  | The policy supports Torquay to remain the primary commercial centre of Torbay and provides 37,200 square metres employment floorspace This would have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | Policy SDT1 linked provision of housing with employment. This is likely to reduce long distance travel. This will have clear benefits on this objective. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The Growth Strategy support urban regeneration of previously developed land. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Torquay expected to deliver at least 2,400 new homes including affordable housing provision over the Plan period. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The Policy supports provision of additional green infrastructure and leisure facilities in new growth areas. This is likely to increase access to these facilities to all residents of Torbay. which will have positive impacts on health and wellbeing. |  |

### Policy SDT2 Torquay Town Centre and Harbour

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Torquay Harbour and some parts Torquay Town Centre are within flood zone 2 and 3.  The main flood risk to the area around Torquay Harbour is from tidal flooding from the English Channel. However, this risk is residual due to the presence of flood management structures which protect the area around Torquay Harbour from flood events, under normal conditions. South Devon and Dorset Shoreline Management Plan policy for the flood defences in this area is “Hold the Line”.  The main flood risk for Torquay Town Centre is from fluvial flooding which emanates from the River Fleet/combined sewer system. During heavy rainfall events the drainage system through Torquay Town Centre has a history of flooding. | Developments in flood risk zones 2&3 should have flood risk assessment in accordance with the Torbay SFRA level 2  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Surface run-off pollution is likely to have cumulative negative impacts on water quality. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development of the area is likely to have negative effects on the Lyme Bay and Torbay Marine SAC and the Marine Conservation Zone. | HRA and MCZ assessment will be required to inform suitable mitigations for the Marine SAC and MCZ. |
| 5. To conserve, enhance and enjoy the historic environment |  | There are several historic assets in the policy area including conservation areas, ancient monument and listed building. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Policy SDT2 will have positive effect on this SA objective. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The urban focus approach, adopted by this Policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel |  |
| 8. To support strong, diverse and sustainable economic growth |  | Provision of retail, eating and leisure facilities, regeneration of key sites and enhancing the tourism setting promoted by this policy will have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | Policy SDT2 linked provision of housing with employment. This is likely to reduce long distance travel. This will have clear benefits on this objective. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The policy supports urban regeneration of previously developed land. This will have clear benefits on this objective. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Tall buildings promoted by this policy will have significant positive impact on affordable housing provision. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Regeneration of the Torquay Harbour area is likely to have a positive effect to improve health and wellbeing through offering pleasant surroundings. |  |

### Policy SDT3 Torquay Gateway

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Part of the Policy area is a floodplain zone 3b. | The Policy should restrict development on areas at risk of flooding. It should also incorporate SUDS into new development. |
| 2. To improve water, air, soil quality and minimise noise levels |  | There is an AQMA in Teignbridge DC adjacent to the area.  There is a large area of Grade 2 and 3a BMV agricultural Land | The South Devon Link Road and the proposed new Edginswell Station will reduce negative commuting impact on air quality in the area  Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Some developments are likely to be built on greenfield land; this will have potential for direct negative impacts on habitats and species. The Policy area is also adjacent to several LWS that require protection. However, the Policy promotes biodiversity enhancements with specific reference to strategic green gap between Torquay and Kingskerswell. | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Policy SDT3 promotes a high-quality built environment and requires the strategic green gap between Torquay and Kingskerswell to be maintained. This will have positive effect on this SA objective. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The policy expects to deliver improved sustainable transport infrastructure including a new train station at Edginswell and park and ride/transport hubs at Gallows Gate and Broomhill Way. This will have clear benefits in terms of reducing the cost of living by reducing the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | The policy will provide at least 25% employment land of the area will have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | Policy SDT3 linked provision of housing with employment. This is likely to reduce long distance travel. This will have clear benefits on this objective. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | Policy SDT3 allows for development on greenfield land. This will have negative impact on the amount of land available for farming. | Agricultural land study will be required to recommend the appropriate mitigation measures. |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Policy SDT3 expected to deliver at least 500 new homes including affordable housing provision over the Plan period. This will have clear benefits on this objective. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The Policy supports provision of additional green infrastructure and leisure facilities in the areas. This is likely to increase access to these facilities to all residents of Torbay, which will have positive impacts on health and wellbeing. |  |

### Policy SDP1 Paignton Growth Strategy

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | The Policy area is at risk of both coastal and fluvial flooding. | The policy supports residential development subject to flooding considerations |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | The policy requires all development to contribute to safeguarding the area’s natural and built environment. However, development on greenfield land is likely negatively affect habitats and species. | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | The policy supports residential development subject to heritage considerations. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Implementation of Policy SDP1 is likely to enhance the area’s townscape through improvement of the built environment that capture the historic character of the old town and affluent appeal of the 19th century “Garden Suburb” |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The policy seeks to restore and improve connectivity from the Town Centre to the seafront, Paignton Harbour and surrounding. This will have clear benefits in terms of reducing the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | Paignton will provide a minimum of 30,100 square metres employment floorspace This would have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits on reducing the cost of living by reducing the need to travel. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | Development in west Paignton will result in loss of greenfield land.  This will have negative impact on the amount of land available for farming. | Agricultural land study will be required to recommend the appropriate mitigation measures. |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Policy SDP1 expected to deliver at least 2,300 new homes including affordable housing provision over the Plan period. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The policy provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing. |  |

### Policy SDP2 Paignton Town Centre and Seafront

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | The Policy area is at risk of both coastal and fluvial flooding. It however recognises the area is in a flood risk zone and suggests a number of measures including raised sea wall and soft landscaping, flood resistant design and avoiding location of flood vulnerable uses. | The Policy should restrict development on areas at risk of flooding. New development should incorporate SUDS. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development of the area is likely to have negative effects on the Lyme Bay and Torbay Marine SAC and the Marine Conservation Zone. | HRA and MCZ assessment will be required to inform suitable mitigations for the Marine SAC and MCZ. |
| 5. To conserve, enhance and enjoy the historic environment |  | There are several historic assets in the policy area including conservation areas, ancient monument and listed building. However, the Policy states that new development would complement and sit alongside the area’s historic character. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | The Policy will have clear positive impact on townscape by re-establishing the formerly distinctive pattern of Paignton and connecting the medieval town with the Victorian Garden Suburb. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The policy seeks to restore and improve connectivity from the Town Centre to the seafront, Paignton Harbour and surrounding. This will have clear benefits in terms of reducing the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | The policy requires developments within Paignton Town Centre, Harbour and seafront to comprise a mix of suitable uses including tourism, leisure, retail and residential. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits on reducing the cost of living by reducing the need to travel. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The policy supports urban regeneration of previously developed land. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy supports affordable housing provision. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The policy provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing. |  |

### Policy SDP3 Collaton St Mary Paignton Future Growth Area

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Small parts of the area are in flood risk area. However, the policy requires proposals to ensure that down-stream settlements are not put at increased risk of flooding. | The Policy should restrict development on areas at risk of flooding. New development should incorporate GI and SUDS. |
| 2. To improve water, air, soil quality and minimise noise levels |  | There are areas of BMV agricultural land and unclassified agricultural land. | Avoid development in high grade agricultural land where possible and mitigate the effect on the agricultural economy through habitat creation and adapting farming practices. |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development of the policy area is likely to have negative effects on the South Hams SAC. Other priority habitats and species might be present within the policy area. | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. |
| 5. To conserve, enhance and enjoy the historic environment |  | There are several listed buildings and some archaeological potentials in the area. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | The area is located within a relatively constrained landscape setting | There are landscape management opportunities, in line with the ‘Torbay Assessment of Landscape Sensitivity and Capacity’, to reinforce hedgerows that align the road network, establish new woodland clumps and hedgerows within surrounding area. |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The policy requires improved sustainable transport routes including bus and cycling facilities along the A385 Corridor. This will have clear benefits in terms of reducing the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | Development should enhance the role of a village centre close to the existing pub, church, hall and school, and make provision for employment space. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits on reducing the cost of living by reducing the need to travel by car. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | Development of the policy area will result in loss of greenfield land. | Agricultural land study will be required to recommend the appropriate mitigation measures |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy provides for 600 new homes, including at least 30% affordable housing, at least 12 serviced plots for self-build housing and traveller’s site. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The policy requires development to be accompanied by upgraded transport infrastructure including improved walking, cycling and bus routes. |  |

### Policy SDP4 Long Road, Yalberton Future Growth Area

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Small parts of the area are in flood risk area | The Policy should restrict development on areas at risk of flooding. New development should incorporate SUDS. |
| 2. To improve water, air, soil quality and minimise noise levels |  | There are areas of BMV agricultural land and unclassified agricultural land. | Avoid development in high grade agricultural land where possible and mitigate the effect on the agricultural economy through habitat creation and adapting farming practices. |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development of the policy area is likely to have negative effects on the South Hams SAC. Other priority habitats and species might be present within the policy area. | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. |
| 5. To conserve, enhance and enjoy the historic environment |  | There are several listed buildings and some archaeological potentials in the area. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | The area is relatively open to views from the AONB. | Strategic landscaping will be essential to protect the attractive rural hinterland/orchards to the west of Yalberton. |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | Although development of the area would require extensive infrastructure to access services and facilities, there are opportunities to enhance pedestrian and cycle accessibility which, consequently, would increase access to and enjoyment of, the surrounding areas and wider rural landscape. |  |
| 8. To support strong, diverse and sustainable economic growth |  | The area should provide a significant amount of employment floorspace through mix use which include residential and employment uses. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits on reducing the cost of living by reducing the need to travel by car. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | Development of the policy area will result in loss of greenfield land. | Agricultural land study will be required to recommend the appropriate mitigation measures |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy provides for 650 new homes, including at least 30% affordable housing and at least 12 serviced plots for self-build housing. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Development of the area should result in an increase in some services/facilities, including health and community facilities, and improve pedestrian/cyclist access to the area. |  |

### Policy SDP5 Clennon Valley Leisure Hub

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | The Policy area is at risk of fluvial flooding (Zones 2 and 3). The Policy however requires flood vulnerable uses to be directed to areas of no/low flood risk. | The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | There is a coastal protection zone and SSSI within the Policy area. Development in Clennon Valley could potentially have negative impacts on habitats and species on the site. The Policy area is also adjacent to Lyme Bay and Torbay Marine SAC.  Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored. | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Implementation of Policy SDP5 is likely to enhance the area’s townscape through landscape and green infrastructure-led design approach. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The Policy makes a particular reference to pedestrians and green links in Clennon Valley. This is likely to promote walking and cycling in the area and consequently reduce the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | Leisure and tourism development, supported by this policy, is likely to provide year-round tourism and consequently provide job opportunities in the tourism sector. |  |
| 9. To reduce poverty and income inequality |  | Provision of recreation and tourism facilities would have benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The Policy requires development to contribute towards flood alleviation and sea defence measures. This is likely to promote wise use of land. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | No significant effect |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The Policy will have significant positive impact on health and wellbeing, through development of Clennon Valley Leisure Hub, which would promote activities that are good for physical and mental health. |  |

### Policy SDBCG 1 Broadsands Churston Galmpton Villages

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | The area is largely greenfield which make it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  There are small areas at risk of flooding and the whole area in a critical drainage area. | Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Development of Inglewood site will result in loss of large areas of Grade 2 and 3a BMV agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | The area is within GHB sustenance zone, cirl bunting 2km buffer zone and the SW part is within 250m buffer zone.  Manor Farm OSWI is adjacent to the SW of the area.  The northern part of the Inglewood site is designated as Long-Term Environmental Monitoring Program (LEMP) | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | The site lies within an area highly sensitive to change. Parts of the southern area slightly less sensitive due to visual contaminant.  Most of the policy area is open to views from the AONB.  The site location provides an area of separation between the village of Galmpton and the town of Paignton development would lead to the coalescence of these settlements. | Development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport.  A reference to walking and cycling does not come through particularly strongly in this policy. | The Policy should include improvement of walking and cycling routes in the area as stated in the GI Delivery Plan. |
| 8. To support strong, diverse and sustainable economic growth |  | Development of the area could provide short-term construction jobs and support vibrancy of existing local centres. |  |
| 9. To reduce poverty and income inequality |  | The Policy could have minor positive impact on reducing the cost of living, through providing of affordable housing and supporting sustainable transport. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | Development of the site will result in loss of greenfield land. This will have negative impact on the amount of land available for farming. | Agricultural land study will be required to recommend the appropriate mitigation measures |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Area will provide a minimum of 400 dwellings over the Plan period. This will support affordable housing. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Development of the area will encourage healthier lifestyles through well designed urban environments that encourage cycling and walk. |  |

### Policy SDB1 Brixham Growth Strategy

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Brixham Harbour, the Strand and Pump Street are within flood zone 2&3. The Higher Brixham Watercourse has a history of flooding. | The policy should require development to be resilience to the effects of climate change by providing flood resilient design.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | The Policy recognises the environmental sensitivity of the area. However, a limited number of dwellings will be built on greenfield sites. This would have the potential to have a direct negative impact on habitats and species.  Developments that are likely to affect the integrity of the South Hams SAC or Lyme Bay and Torbay Marine SAC.    Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored. | The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | There are several historic assets in Brixham including conservation areas, ancient monument and listed building. The policy supports development subject to heritage considerations. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | The policy requires the Area of Outstanding Natural Beauty and its setting to be conserved and enhanced to protect its intrinsic landscape value. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | Improved water-borne transport supported by this policy will reduce private care use. |  |
| 8. To support strong, diverse and sustainable economic growth |  | Brixham will provide a minimum of 2,700 square metres employment floorspace This would have benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits on reducing the cost of living by reducing the need to travel by car. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The Policy supports limited greenfield development. This could have negative impact on the amount of land available for farming. | Agricultural land study will be required to recommend the appropriate mitigation measures. |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Policy SDB1 expected to deliver at least 200 new homes including affordable housing provision over the Plan period. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The policy provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing. |  |

### Policy SDB2 Brixham Town Centre, Harbour, and Waterfront

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Parts of the Policy area are within flood zone 2 &3.  The main flood risk to the area around Brixham Town Centre and Harbour area is as a result of tidal flooding from the English Channel. SDADSMP policy for the flood defences in this area is “Hold the Line”.   The flood risk to Brixham Town Centre is from fluvial flooding, which emanates from the Higher Brixham main river and Lupton watercourse systems. | The Policy should restrict development on areas at risk of flooding. New development should incorporate SUDS. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development of the area is likely to have negative effects on the Lyme Bay and Torbay Marine SAC and the Marine Conservation Zone and South Hams SAC. | HRA and MCZ assessment will be required to inform suitable mitigations for the Marine SAC and MCZ. |
| 5. To conserve, enhance and enjoy the historic environment |  | The Policy area contains a number of historic assets including a conservation area in Brixham Town, Battery Grounds ancient monument and a number of listed buildings. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The link between housing and employment is likely to reduce long distance travel.  Concentration of development in urban areas could help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere. |  |
| 8. To support strong, diverse and sustainable economic growth |  | The policy supports mixed use regeneration is proposed in the Brixham Town Centre, Harbour, and waterfront areas, to provide a range of retail, employment, leisure. This will have clear benefits on this objective. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits on reducing the cost of living by reducing the need to travel by car. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The policy supports urban regeneration of previously developed land. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy expected to deliver at least 200 new homes including affordable housing provision over the Plan period. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The policy provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing. |  |

### Policy SHS Overall Housing Strategy and Presumption in favour of Urban Regeneration

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | All development is resource intensive and will result in more greenhouse gas emissions.  The scale of impact will vary depending on the location and scale of new development.  There are areas at risk of flooding in the three town centres. However, the policy requires development to provide resilience to extreme weather events. | The current Local Plan policies and SS14 ER2 need to be strengthened to avoid negative impact on climate change including flood risk. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | The policy requires protection of the natural and built environment. However, development on greenfield land is likely negatively affect habitats and species. | HRA and MCZ assessment will be required to inform suitable mitigations for the South Hams SAC, Marine SAC and MCZ.  The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | Policy SHS promotes a high-quality built environment which contributes positively to the historic environment. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | Policy SHS promotes a high-quality built environment that contributes to landscape setting of the area. This will have positive effect on this SA objective. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The urban focus approach, adopted by this Policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel |  |
| 8. To support strong, diverse and sustainable economic growth |  | The urban focus approach, adopted by this Policy. This would have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | The urban focus approach, adopted by this Policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The Strategy support urban regeneration of previously developed land as well as greenfield development. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy supports affordable housing provision. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Policy SHS requires all development to achieve a high-quality urban design and create good quality living accommodation, which will have positive impacts on health and wellbeing, which will have positive impacts on health and wellbeing. |  |

### Policy SH1 Town Centre Regeneration Areas

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | The policy requires development to provide resilience to climate change. | The current Local Plan policies and SS14 ER2 need to be strengthened to avoid negative impact on climate change including flood risk. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development supported by the Policy SH1 is likely to have negative effects on the Lyme Bay and Torbay Marine SAC and the Marine Conservation Zone. | HRA and MCZ assessment will be required to inform suitable mitigations for the Marine SAC and MCZ  The current Local Plan policies SS8, SS9 and NC1 should be strengthened to ensure habitats and species enhanced and conserved. |
| 5. To conserve, enhance and enjoy the historic environment |  | The three town centres are in within conservation areas and there are a number of listed buildings. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The urban focus approach, adopted by this policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | The urban focus approach, adopted by this policy will have clear benefits in assisting diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | The urban focus approach, adopted by this policy, will have clear benefits in terms of reducing the cost of living by reducing the need to travel by car. Provision of affordable housing will also have clear benefits in terms of reducing housing inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The Strategy support urban regeneration of previously developed land. |  |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy will support affordable housing provision. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Policy SH1 requires all development to achieve a high-quality urban design, which will have positive impacts on health and wellbeing. |  |

### Policy SH2 Housing Allocations and Future Growth Areas

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Development in Future Growth Areas offers opportunity to incorporate extensive energy efficiency and micro renewable to offset the overall increase from new units. | Micro renewable energy should be designed at neighbourhood scale. |
| 2. To improve water, air, soil quality and minimise noise levels |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure new development will provide facilities to allow the recycling of materials. |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | Development supported by the Policy SH2 is likely to have negative effects on the South Hams SAC | HRA will be required to inform suitable mitigations for the South Hams SAC. |
| 5. To conserve, enhance and enjoy the historic environment |  | Development supported by this policy is likely to negatively affect the heritage assets in Torbay. | A heritage topic paper and heritage impact assessment (HIA) will be required to understand the suitability for allocation and its capacity for development. |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | See SA of individual areas |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | Development of large areas of greenfield could increase the need to travel, however the detailed transport infrastructure requirement will be set out through master planning and neighbourhood planning. |  |
| 8. To support strong, diverse and sustainable economic growth |  | Employment land proposed as part of the mixed-use development should contribute to diversification of Torbay’s economy. |  |
| 9. To reduce poverty and income inequality |  | The Policy is likely to help to reduce poverty through provision of affordable housing and reducing the need to travel by car. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The tree Future Growth Areas will result in loss of greenfield land. This will have negative impact on the amount of land available for farming. | Agricultural land study will be required to recommend the appropriate mitigation measures |
| 11. To promote safe communities and reduce fear of crime |  | Uncertain effect on this objective – largely dependent on location, scale and design of development. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy will support affordable housing provision. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Access to decent housing is one of the wider determinants of health. Health and well-being are likely to be improved through the implementation of this Policy. |  |

### Policy H3 Principal Occupancy

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | No significant effect. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | No significant effect. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | No significant effect. |  |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | No significant effect. |  |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | No significant effect. |  |
| 8. To support strong, diverse and sustainable economic growth |  | No significant effect. |  |
| 9. To reduce poverty and income inequality |  | The policy is likely to reduce poverty through helping to reduce housing inequalities. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The policy may help to make the best use of land/buildings particularly where buildings are under-used/vacant. |  |
| 11. To promote safe communities and reduce fear of crime |  | No significant effect. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | No significant effect. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | No significant effect. |  |

### Policy H4 Affordable Housing

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | No significant effect. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | No significant effect. |  |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | No significant effect. |  |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | Meeting housing needs locally is likely to reduce commuting and consequently reduce the need to travel. |  |
| 8. To support strong, diverse and sustainable economic growth |  | No significant effect. |  |
| 9. To reduce poverty and income inequality |  | The policy will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, will have the potential to help alleviate fuel poverty. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | No significant effect. |  |
| 11. To promote safe communities and reduce fear of crime |  | No significant effect. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy requires all major housing developments to provide a minimum of 30% affordable housing. This will provide an opportunity to address local under provision of affordable housing. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | affordable housing supported by this policy is one of the determinants of good health. |  |

### Policy H5 Self-build Housing in Future Growth Areas

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | No significant effect. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | No significant effect. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | No significant effect. |  |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | No significant effect. |  |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | No significant effect. |  |
| 8. To support strong, diverse and sustainable economic growth |  | No significant effect. |  |
| 9. To reduce poverty and income inequality |  | Affordable self-build housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, it will have the potential to help alleviate fuel poverty. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | No significant effect. |  |
| 11. To promote safe communities and reduce fear of crime |  | No significant effect. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The Policy provides a great opportunity to address local under provision of affordable self-build housing. This will have clear benefits for this SA objective. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | No significant effect. |  |

### Policy H6 Houses in Multiple Occupation (HIMOs)

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | No significant effect. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | Policy H6 requires that the scale and nature of the use does not harm neighbouring amenity including noise. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | Change of use to HMOs could increase waste production, however the policy makes a particular reference to provision of adequate storage facilities for waste and recycling collection. |  |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | No significant effect. |  |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | Policy H6 requires HMOs to be located within easy reach of public transport and community facilities. It also makes a particular reference to provision of adequate storage facilities for cycles. |  |
| 8. To support strong, diverse and sustainable economic growth |  | Impacts for economic development are uncertain, as the policy could result in a lack of HMO accommodation and less choice in accommodation for young professionals impacting upon workforce, although this is unknown. |  |
| 9. To reduce poverty and income inequality |  | Low-cost housing would have clear benefits in terms of reducing housing inequality. Policy H6 requires HMOs to be located within easy reach of public transport and community facilities, which would assist reducing the cost of living by reducing the need and cost of travel. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | The policy may help to make better use of existing stock through adaptive re-use. |  |
| 11. To promote safe communities and reduce fear of crime |  | Policy H6 could have a negative effect on this objective if concentration of HMOs exceeds the threshold at which the negative effects of HMOs can materialise. However, the policy requires avoidance of over-concentration of HMOs particularly in deprived areas. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | Policy H6 supports non-self-contained residential units to meet residents’ needs and create balanced communities; provided certain criteria are met. The Policy is likely to reduce the level of homelessness in Torbay. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | Whilst not all occupants of HMOs cause problems, some problems can be created by some HMO residents, with amenity being a main concern. Problems can be exacerbated where there are high concentrations of HMOs.  Policy H6 requires the scale and nature of the use does not harm neighbouring amenity. This would have minor positive impact on health and wellbeing. |  |

### Policy H7 Sites for Travellers

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | It is likely that the day-to-day lifestyles of travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | No significant effect. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | Caravans do not require mineral construction materials. This would reduce consumption and extraction of minerals. |  |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | No significant effect. |  |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The Policy requires travellers’ sites to be located within reasonable distance of local services and facilities. This would encourage walking and cycling. |  |
| 8. To support strong, diverse and sustainable economic growth |  | No significant effect. |  |
| 9. To reduce poverty and income inequality |  | Provision of sites within the built-up area near to shops, services and employment is likely to have a positive impact on reducing poverty and income inequality by reducing the need to travel long distance. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | No significant effect. |  |
| 11. To promote safe communities and reduce fear of crime |  | This objective relates to urban design that is not directly relevant to travellers’ sites. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The Policy ensures that travellers have access to decent affordable accommodation through setting out the criteria for suitable sites. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The Policy requires travellers’ sites to be located within reasonable distance of local services including hospitals. This will have a positive impact on health and wellbeing of traveller’s communities and reduce health inequality. |  |

### Policy H8 Accommodation for People in Need of Care

| **Sustainability Objective** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** |
| --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change |  | No significant effect. |  |
| 2. To improve water, air, soil quality and minimise noise levels |  | No significant effect. |  |
| 3. To minimise waste and increase the recycling and reuse of waste materials |  | No significant effect. |  |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity |  | No significant effect. |  |
| 5. To conserve, enhance and enjoy the historic environment |  | No significant effect. |  |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape |  | No significant effect. |  |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel |  | The Policy requires new extra care unit to be accessible to facilities and public transport. This would reduce the need to travel by car. |  |
| 8. To support strong, diverse and sustainable economic growth |  | No significant effect. |  |
| 9. To reduce poverty and income inequality |  | The Policy requires new extra care unit to be located within easy reach of local community facilities. This would reduce travel cost and therefore reduce poverty and income inequality. |  |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land |  | No significant effect. |  |
| 11. To promote safe communities and reduce fear of crime |  | No significant effect. |  |
| 12. To provide housing that meets the needs of existing and future residents |  | The policy helps to ensure the housing needs of older people are met through support for a range of different types of housing and affordable housing that complies with current quality standards. |  |
| 13. To improve health and wellbeing and reduce health inequalities |  | The provision of quality and suitable housing has health benefits in itself, and housing specifically for older people could help to support and manage the health needs of older people to live active within the community. It will also contribute towards good mental health and well-being and can help to reduce the risk of isolation. |  |

# Appendix C: Sustainability Appraisal of Town Centre Regeneration sites

## Torquay

### Town Hall Car Park, TCRT01\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Most of the site is within an area at risk of surface water flooding and river flooding. | The site is within the Castle Circus and Union Street strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | New development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Torquay Harbour Conservation Area and surrounded by listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  |  |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  |  |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, currently used as carpark. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Former Magistrates Court, Union Street, TCRT02, Union Square Shopping Centre, Union Street, TCRT05, Former New Look, 70-82 Union Street, TCRT07, Lower Union Lane Office Block, TCRT11\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures.  The site is within an area at risk of surface water flooding and river flooding. | Some of the sites are within the Castle Circus and Union Street strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Torquay Harbour Conservation Area and surrounded by listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will result in loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, currently used as offices. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Municipal Chambers, Union Street, TCRT03\*, Land R/O Market Street, Torquay, TCRT04\*, Waste Land R/O Castle Circus House, TCRT06\*, Former New Look, 70-82 Union Street, TCRT07, Site opposite Market, Market St (Blockbuster), TCRT08\*, 3-9 Pimlico, TCRT09\*, Pimlico, TCRT10\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures.  The sites are in risk of surface water flooding and river flooding. | Some of the sites are within the Castle Circus and Union Street strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The sites are close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will result in loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Roebuck House, Abbey Road, TCRT12\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? No |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is in Abbey Road conservation area and adjacent to a number of listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, the site formerly used as offices |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 49 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Adjacent to Abbey Hall, Rock Road, TCRT13\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Torquay Harbour Conservation Area and surrounded by a number of listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | The site is currently vacant plot of previously developed land sited. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### 50/54 Swan Street, TCRT14

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Small part of the site is in flood risk area. | Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Torquay Harbour Conservation Area and surrounded by a number of listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land currently used as shopping centre. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### 30-34 The Terrace, TCRT15

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is Grade II listed building and within Torquay Harbour Conservation Area. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, currently used as offices. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 12 new homes respectively during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Debenhams, 10-15 The Strand, TCRT16

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures | The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is within Torquay Harbour Conservation Area and surrounded by a number of listed buildings.  The site is in historic settlement core. | Development sensitive to the historic environment value of the site’s setting will be required. It will also require programme of archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, former Debenhams |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### The Marina Car Park, TCRT17

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures.  The east north part of the site is within flood risk zone from sea. | The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk.  The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Torquay Harbour Conservation Area and adjacent to the Pavilion, a great 2 listed building and Princess Garden register garden. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment and tourism |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, former zoo |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.    . |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Former Living Coasts, Beacon Hill, TCRT18

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures  The east north part of the site is within flood risk zone from sea. | The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is adjacent to a conservation area and a number of listed buildings to the west and east of the site. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment and tourism |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, former zoo |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Imperial Hotel, Park Hill Road, TCRT19

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures.  The eastern part of the site is within flood risk zone from sea | The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within Marine SAC and MCZ zone and adjacent to Dyers Quarry SSSI. | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Torquay Harbour conservation area and adjacent to a number of listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land currently used as a hotel |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site will deliver 50 dwellings, which should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.    . |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

## Paignton

### Paignton Harbour, TCRP01

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| 1. To reduce and manage the impacts of climate change | 1. Will it provide opportunities for additional renewable energy generation capacity within Torbay?  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The north-east part of the site is within flood risk area. | Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site is close to the Lyme Bay and Torbay Marine SAC and MCZ. | The is a requirement for HRA and MCZ assessment to ascertain no likely effects of the development on the sea cave and reef features Lyme Bay and Torbay SAC and the MCZ. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? No  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is within Roundham and Paignton Harbour Conservation Area. | Development sensitive to the historic environment value of the site’s setting will be required.  A heritage impact assessment (HIA) should be undertaken to understand their suitability for allocation and their capacity for development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area. The location of the site will facilitate shorter journeys and enable the use of existing public transport routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? Yes  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to health care facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Crossways shopping centre, TCRP02

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The northern part of the site is within surface flood risk area. | Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site is within 600m of the Lyme Bay and Torbay Marine SAC and MCZ. | The is a requirement for HRA and MCZ assessment to ascertain no likely effects of the development on the sea cave and reef features Lyme Bay and Torbay SAC and the MCZ. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? Yes  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is adjacent to Roundham and Paignton Harbour Conservation Area. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, located between Torquay Road and Hyde Road in Paignton’s town centre.  The location of the site will facilitate shorter journeys and enable the use of existing public transport routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? Yes  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA |  |  |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mixed-use redevelopment scheme including, inter alia, 89 flats (13 sheltered flats and 76 extra care flats). Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is located within Paignton town centre. It incorporates an existing multi-storey car park which now redundant shopping centre facilities. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 89 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to health care facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Victoria Square/Multi Storey Car Park, TCRP03, Station Lane/ Great Western Car Park, TCRP04 and Site Opposite Paignton Train Station, TCRP05

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is surrounded by an area of surface flood water. | Development should incorporate measures to minimise flood risk.      The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site is located within the Consultation Zones for Greater Crested Newts and for cirl Buntings 2km, however it is a brownfield site. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? Yes  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is within old Paignton Conservation Area.  The site has historic settlement core and industrial archaeological potential that requires programme of archaeological mitigation. | Development sensitive to the historic environment value of the site’s setting will be required. It may require programme of archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, located between Torquay Road and Hyde Road in Paignton’s town centre.  The location of the site will facilitate shorter journeys and enable the use of existing public transport routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? Yes  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is located within Paignton town centre. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site should meet the requirements for affordable housing provision |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is accessible to health care facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

## Brixham

### Town Centre Car Park Middle Street TCRB01\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | New development offers opportunity to incorporate energy efficiency and micro renewable measures  The site at risk of surface water, sea and river flooding. | The site is within the Brixham Town Centre strategic site for delivering renewable energy as identified in the SEA.  Development should incorporate measures to minimise flood risk.  The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective   . |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. The site is within Marine SAC and MCZ zone.  The site is also in cril bunting 2km consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is located within Brixham Town conservation area and adjacent to a number of listed buildings.  The site in historic town core.  There are Remains of medieval and early post-medieval wharfs/harbour at the northeast side of the site. | Development sensitive to the historic environment value of the site’s setting will be required.  Pre-determination assessment and evaluation to inform design/layout and archaeological mitigation would be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | There are not considered to be any negative effects on the townscape or landscape character resulting from allocation of this site for housing. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.  The site has excellent transport links with the rest of Torbay and it is unlikely to result in an increase in car dependency, due to the site’s limited distance from key services,  facilities and frequent public transport links. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site will deliver 25 dwellings, which should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is located close to walking and cycle routes and key services and facilities. This will support the health and wellbeing of residents. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

# Appendix D: Sustainability Appraisal of Housing Sites Allocation

## Torquay

### Sladnor Park, Maidencombe, H2T01

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Small part of the site is in an area at risk of surface water flooding. There are drainage issues in the wider area | Development should incorporate measures to minimise flood risk and address the drainage issues. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? Yes |  | Small part of the site is within Grade 2 agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within Landscape connectivity zone and close to the Marine SAC. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.    The site is also in GC newt and cril bunting 250m consultation zone and MCZ. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | There are 3 Grade II listed buildings at the north of the site and several Grade II listed building around the site.  There is potential for medieval archaeology. | Development sensitive to the historic environment value of the site’s setting and a programme of archaeological mitigation will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The eastern part (Barton) is an elevated area that is open to wide views from most directions and the western part (Northern Maidencombe) forms an integral    The site is part of the coastal slope and combe landscape character area.  The well wooded nature of this section of the combe is likely to help limit the impact of this change and may realise wider benefits such as woodland management. However, significant changes are likely to have substantial adverse effects. | Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing vegetation.    The land forms an important setting for the village and Conservation Area and any changes should be only limited in nature, and strictly controlled to  ensure that the secluded character of the area and setting of the village is not harmed. Infilling should be resisted. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No |  | The site is distant from services. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is a former holiday park |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Brunel Manor, Teignmouth Road, H2T02

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site in flood risk from surface water. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | The land in the west of Teignmouth Road is within Grade 2 and 3a agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within Landscape connectivity zone and close to the Marine SAC. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.    The site is also in GC newt and cril bunting 250m consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | There are a number of Grade II listed buildings to the south and northwest of the clusters of sites.  The cluster of sites is in proximity to prehistoric or Romano-British settlement. Medieval field pattern. | Development sensitive to the historic environment value of the site’s setting and a programme of archaeological mitigation will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The eastern part (Barton) is an elevated area that is open to wide views from most directions and the western part (Northern Maidencombe) forms an integral part of the coastal landscape,  significant changes are likely to have substantial adverse effects. | Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No |  | The area is distant from services. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will involve loss of greenfield land within the countryside zone. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land at Kingskerswell Road (Kingskerswell Fields A & B), H2T03

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions | The site could offer opportunity to incorporate energy efficiency and micro renewable measures. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is in GC newt and cril bunting 2km consultation zone. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Loss of greenfield open green space. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Babbacombe Business Park, Babbacombe Road, H2T04

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? no  3. Will there be an opportunity for flood risk reduction? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ and Hopes Nose to Walls Hill SSSI. | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The site is located within the built-up area but close to the Landscape Character Type 5: Open Coastal Plateau. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | A small business park located within a former quarry to the eastern edge of Torquay’s built-up area. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area will deliver 12 homes, which is below the requirement for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land North of Bottompark Lane, H2T05

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is within flood risk from surface water.    All proposals are resource intensive and will result in more greenhouse gas emissions, however the impacts can be mitigated. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? Yes  4. Will it contribute to surface or ground water pollution? Possibly |  | The site in agricultural Land not classified.  All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is in GC newt and cril bunting 2km consultation zone. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site should contribute to providing additional jobs in Torbay. The location of the site is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is greenfield land, currently Agricultural fields. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more) |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Torbay Hospital (key worker accommodation) Ref. H2T06

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | The site will have positive impact on this objective. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes, no  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site brownfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the site should meet the requirements for affordable housing provision. | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |  |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

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### Hatfield House, (Sanctuary Housing), Hatfield Cross, Ref. H2T07

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it provide opportunities for additional renewable energy generation capacity within Torbay?  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Small part of the site is in an area at risk of surface water flooding. There are drainage issues in the wider area | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former care home and offices, currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Grand Hotel Garage Site, H2T08

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? possibly |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.  The site could have soil contamination issues due to its current use as a garage. | There is a requirement for land remediation.  The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone. | HRA and MCZ assessment would be required. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Chelston conservation area. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land currently used as a garage. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more) |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land adjacent to Broadley Drive, Livermea, H2T09

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is located between two watercourses, Hollicombe Stream 200m to the south and SW and Cockington Stream 500m to the east and NE of the site. Although both are ordinary watercourses, increased hard surface in the area could increase the risk of flooding. | Development and associated infrastructure should not increase runoff to the two watercourses. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.    Development of the site would result in loss of Grade 3b agricultural land (moderate). | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes  5. Will it protect sites of geological importance? NA |  | The site is within South Hams SAC Landscape connectivity zone and close to the Marine SAC. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.    The southern edge is adjacent to Scadson Woods LNR and Scadson Plantation and Ten Acre Brake LWS. Whilst the northern edge is adjacent to Cockington Court CWS. The whole site lies within cirl bunting 2km buffer zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | Development of the area could have negative impact on post medieval enclosures and Barton fields.  Potential impacts on the settings and special interest of the Cockington Conservation Area and nearby listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required.  A heritage impact assessment (HIA) should be undertaken to understand their suitability for allocation and their capacity for development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is generally well screened from adjoining areas and could accommodate change without significant wider landscape impact. It   considered of moderately sensitive landscape | The design of new development should be carefully controlled and strengthen with a generous green infrastructure that reflect the character of the area. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will involve loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Watcombe Hall, Watcombe Beach Road, Ref H2T10\*

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| --- | --- | --- | --- | --- | --- |
| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| 1. To reduce and manage the impacts of climate change | Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within South Hams SAC Landscape connectivity zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The site is also in cril bunting 2km consultation zone and surrounded by Nature Core area of Woodland, forest and grassland. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is in Watcombe Park conservation area. There is a listed building close to the site. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? No  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate moderately suitable journeys to service and enable the use of existing public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is in a vacant brownfield land previously used as a care home. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site will meet the requirement for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Site 1 Higher Cadewell Lane, H2T11\* and Site 2 Higher Cadewell Lane, H2T12\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes  5. Will it protect sites of geological importance? NA |  | | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes, no  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  |  | Site 2: greenfield land, currently in use as public green. Space  Site1: brownfield land, currently used as parking spaces and garages |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  |  | Site 2 will provide 12 new dwellings respectively during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).  Site 1 will provide 18 dwellings, which should meet the requirements for affordable housing provision. | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |  |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Hatchcombe Lane, Scotts Bridge/Barton, H2T13\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? Possibly |  | The site in agricultural Land not classified.  All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is in GC newt and cril bunting 2km consultation zone.  Scotts Bridge/Barton ULPA is close to the site. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site should contribute to providing additional jobs in Torbay. The location of the site is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is greenfield land currently is an open space. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the site will deliver 50 dwellings, which should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Westhill Garage, Chatto Road, H2T14\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? possibly |  | The site could have soil contamination issues due to its current use as a garage. | There is a requirement for land remediation. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land currently used as a garage. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Exmouth View Hotel, St Albans Road, Ref. H2T15\* and 18 Babbacombe Road, Ref. H2T20\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? Yes |  | The site is close to the Marine SAC and MCZ and Babbacombe Cliffs SSSI. | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land a former hotel |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The two sites will provide 10 and 12 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Seabury Hotel, 11 Manor Road, H2T16\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Small part of the site is within flood risk area. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is in St Marychurch conservation area. There is a listed building close to the site. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land currently used as a hotel. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area will deliver 10 homes, which is below the requirement for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Quintaville Junction Reddenhill Road, Ref. H2T17\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? No |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former care home currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Former Stoodley Knowle School, Ansteys Cove Road, H2T18\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ and Hopes Nose to Walls Hill SSSI. | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is adjacent to a number of listed buildings and Kents Keven schedule monument.  Medieval settlement in site core and possible ancient earthwork at ‘bury’ at Black Head. | Development sensitive to the historic environment value of the site’s setting will be required.  Requires programme of archaeological mitigation, including further evaluation of ‘bury’ site if this part of the site is to be developed  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The site lies within an area of open coastal plateau considered to be moderately sensitive due to highly modified landscape and presence of development. | The area has little capacity to accommodate changes through development and development within the adjoining urban area could also impact negatively upon its character. It is unlikely to be possible to mitigate the impact of major development. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is part of the grounds of the former Palace Hotel and the south-eastern edges of the site comprise of woodland. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 90 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Former Palace Hotel, Babbacombe Road, H2T19\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Small part of the site is within flood risk area. | Development should incorporate measures to minimise flood risk.    Local Plan Policy SS14 Low Carbon Development and Adaptation to Climate Change seeks to offset the overall energy increase from new units. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ and Hopes Nose to Walls Hill SSSI.  There are two ULPAs at the north and south of the site. | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is adjacent to a number of listed buildings and there is Prehistoric field system at Walls Hill to the north-east of the Palace Hotel. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The site lies within an area of open coastal plateau considered to be moderately sensitive due to highly modified landscape and presence of development. | The area has little capacity to accommodate changes through development and development within the adjoining urban area could also impact negatively upon its character. It is unlikely to be possible to mitigate the impact of major development. | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is part of the grounds of the former Palace Hotel and the south-eastern edges of the site comprise of woodland. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 38 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Former Dairy Crest Depot, Parkfield Road, H2T21\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Most of the site is within flood risk zone. | Development should incorporate measures to minimise flood risk.    . | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former Dairycrest milk depot, currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 55 new homes during the Plan period, development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### R/O Edinburgh Villas, off McKay Avenue & Newton Road, H2T22\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? No |  | The site is within flood risk from surface water. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site will deliver 75 dwellings, which should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Shelley Court Hotel, 29 Croft Road, Ref. H2T23\* and Shedden Hall Hotel, Shedden Hill, Ref. H2T26\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is adjacent to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is in Belgravia conservation area and adjacent to a number of listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former hotel, currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The two sites will provide 11 and 14 new homes respectively during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Brampton Court Hotel, St Lukes Road South, Ref H2T24\* and Conway Court Hotel, Warren Road, H2T25\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is in an area at risk of surface water flooding. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is close to the Marine SAC and MCZ zone | HRA and MCZ assessment would be required.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is within Belgravia Conservation Area and there are two listed buildings to the east of the site. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? No  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land, currently used as offices. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the area will deliver 11 homes, which is below the requirement for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### 21 Old Mill Road, H2T27\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will contribute positively to the achievement of this objective. |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? Yes  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is in Torre conservation area and adjacent to a number of listed buildings. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former school building, three temporary classrooms and associated car parking. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 11 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Bancourt Hotel, Avenue Road, H2T28\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? No |  | Small part of the site is in flood risk from surface water. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is in Torre conservation area. | Development sensitive to the historic environment value of the site’s setting will be required.  Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will contribute positively to the achievement of this objective |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former hotel currently vacant. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from healthcare facilities and open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Hollicombe Gas Works, Torbay Road, H2T129\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? NA |  | The site in flood risk from surface water. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? Possibly |  | The site could have soil contamination issues  The area is affected by the high level of traffic noise and the railway | There is a requirement for land remediation. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within South Hams SAC Landscape connectivity zone and close to the Marine SAC. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.    The site is also in GC newt and cril bunting 2km consultation zone and MCZ.  The eastern side is adjacent to Round Hill OSWI and the northern edge is adjacent to Cockington LNR. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site has potential for industrial archaeology and palaeoenvironmental evidence. | Requires programme of archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within an area of LNR highly sensitive to change, however it is located in an areas of tarmac surfacing. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield land former gas works and marsh. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land at Hamelin Way and Moles Lane (Edginswell), SDT3a\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? NA |  | Small part of the site is in flood risk from surface water. | Development should incorporate measures to minimise flood risk.  Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? Yes  4. Will it contribute to surface or ground water pollution? Possibly |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.    There is a large area of Grade 2 and 3a BMV agricultural Land | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.  Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within South Hams SAC Landscape connectivity zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.    The site is also in GC newt and cril bunting 2km consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | Prehistoric evidence found in site. | Requires assessment and evaluation to inform layout and archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within an area of rolling farmland and Aller Brook Valley. The valley and its setting create separation between the urban edge and the ring road, with the perception of the road passing through countryside. | Development in the site would be well contained from the wider area by the valley topography. Provision of access along the valley would help to provide access to open countryside for the residents of Shiphay, which seems to have a low level of open space provision. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is within close proximity to key services and therefore could reduce the need to travel by car. The new railway halt proposed at Edginswell could reduce the need to travel by car and it well connected by other public transport services. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site should contribute to providing additional jobs in Torbay. The location of the site is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Most of the site is greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 400 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

## Paignton

### Sandringham Gardens (West of Preston Down Road), Ref. H2P01

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. | Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)[Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | New development should provide the opportunity to design in resource efficiency measures.    Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The whole site falls within the South Hams SAC Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.  The site is within the Occombe Woods East OSWI and adjacent to Occombe Valley Woods LNR.  The whole site lies within cirl bunting 2km buffer zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site has archaeological potential needs to be assessed and evaluated. | The site requires evaluation to inform design and archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site could accommodate limited change in areas adjoining the existing housing. It considered of moderately sensitive landscape | The design of new development should be carefully controlled and strengthen with a generous green infrastructure that reflect the character of the area. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area. The site is less than half a mile from Paignton Town Centre and Paignton bus and train stations. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? NO  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. The site is well connected with sustainable mode of transport. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 9 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to health care facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land at Preston Down Road North, Ref. H2P02

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. | Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.    Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.  The site is within Occombe SSSI impact zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There is Prehistoric or Roman settlement enclosure to south of the site. There is also archaeological potential, which may require programme of evaluation and mitigation. | Existing policy in the Local Plan HE1 will ensure that new development will  protect and enhance historic environment. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is Part of the Occombe Farm Country Park. It highly sensitive to development due to existing uses (Heritage Farm), intact landscape structure, and visibility. Some isolated pockets less sensitive where closely related to existing urban edge. | Mitigation will be required to reduce harm to the higher quality landscape in particular.  Existing policy in the Local Plan C1 will ensure that new development will  protect and enhance sensitive landscape. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area via Preston down Road and adjacent to the existing urban area to the east, which could optimise the use of exciting sustainable modes of transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 50 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land at Preston Down Road South, Ref. H2P03

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. | Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.    Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? No  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.  The site is within Occombe SSSI impact zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There is Prehistoric or Roman settlement enclosure to south of the site. There is also archaeological potential, which may require programme of evaluation and mitigation.  Potential for highly significant archaeology. | Existing policy in the Local Plan HE1 will ensure that new development will  A heritage impact assessment (HIA) should be undertaken to understand their suitability for allocation and their capacity for development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is Part of the Occombe Farm Country Park. It highly sensitive to development due to existing uses (Heritage Farm), intact landscape structure, and visibility. Some isolated pockets less sensitive where closely related to existing urban edge. | Mitigation will be required to reduce harm to the higher quality landscape in particular.  Existing policy in the Local Plan C1 will ensure that new development will  protect and enhance sensitive landscape. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area via Preston down Road and adjacent to the existing urban area to the east, which could optimise the use of exciting sustainable modes of transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 50 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Hilltop Nursery, Kings Ash Road, Ref. H2P04

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The northern part of the site is within flood risk zone. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | Most of the site falls within the South Hams SAC landscape connectivity zone, and small part of the site is within. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.  The site is also in GC newt and cril bunting 2km consultation zone. The norther part of the site is within cril bunting 250m consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | There is archaeological potential, which may require programme of evaluation and mitigation. | There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The location of the site is on higher ground which is visible both from the west and parts of the east mean that any changes are likely to be highly visible. | Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area; adjacent to  the existing urban area from the south and east, which could optimise the use of exciting sustainable modes of transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. The site will also provide a supermarket or smaller local centre. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? No |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land off Fishacre Close, Great Parks, Ref. H2P05

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | There is an area of surface water flooding at the southeast of the site. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The southern part of site is within settlement enclosure and archaeological finds. | There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within historic landscape character. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area; adjacent to  the existing urban area from the south, east and east, which could optimise the use of exciting sustainable modes of transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. The site is well connected with sustainable mode of transport. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? No |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 9 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Summerhill Hotel, 2 Braeside Road, Ref. H2P06

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site is in GC newt and cril bunting 2km consultation zone | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? No  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is adjacent to Roundham and Paignton Harbour Conservation Area. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? NA |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area. The location of the site will facilitate shorter journeys and enable the use of existing public transport routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA |  | The site is currently used as a hotel. Development of the site will result in loss of employment. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 11 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to health care facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Former Kia Garage, Totnes Road, Ref. H2P07

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is in Low Climate Change Venerability Buffer.  There are areas of flood risk along the western and northern sides of the site. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? No  3. Will it contribute to surface or ground water pollution? No  does the site lie in contaminated land? Yes |  | The site could have soil contamination issues due to its former   use as a car dealership. | There is a requirement for land remediation. This may prove costly and will have to be considered alongside wider viability testing. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? No |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site will contribute positively to the achievement of this objective. |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There are a number of listed buildings around the site. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site would lead to loss of employment land. However, it could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Brownfield site located close to Paignton’s town centre. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 25 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? No |  | The site is reasonably accessible to health facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land at rear of 24 Grange Road, Ref. H2P08

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site is within the South Hams SAC sustenance zone.  The site is in GC newt and cril bunting 250m consultation zone.  The site is also a core nature area | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? Yes  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is a former marsh and there is archaeological Palaeoenvironmental potential. | There is a requirement for Archaeological evaluation before development. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? NA |  | The site is designated Urban Landscape Protection Areas (ULPAs) in the Local Plan | Development of the site should follow Policy C5 requirement. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NO  4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES |  | The site is an ULPA |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? No  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 24 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to health care facilities. will have  positive influences on residents’ health and wellbeing. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land at Local Centre, White Rock, Waddeton Close, Ref. H2P09

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site demonstrates potential to influence new development to incorporate soft-dig heat networks (i.e. heat networks installed beneath grass etc rather than roads) and reduce overall costs for deliverability.  The north and west parts of the site is within flood risk from surface water. | The site is an area identified as Strategic District Heating Areas (SDHAs), which could deliver a number of low carbon district heating systems.  Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | The southern part of the site is Grade 2 agricultural land BMV. | The proposed site could include new allotments. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation.  The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Although the site is the within greater horseshoe bat sustenance zone, it is surrounded by residential and employment units. | GHB survey and Mitigation has been included in the planning application No. P/2011/0197. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site is within Historic Environment Record Events. | There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within historic landscape character, postmedieval | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore   is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 121 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land off Limekiln Close, Ref. H2P010

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | Small part of the site at the north classified as Grade 2 agricultural land BMV. | The proposed site could include new allotments. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation.  The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There are no archaeological constraints affected the site. | There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within historic landscape character. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore   is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of open and undeveloped land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 19 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Site North of Luscombe Lane, Great Parks, Ref. H2P11

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.    Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | Most of the site falls within the South Hams SAC Sustenance Zone and the northwest corner of the site Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site contains a number of features of Historic Environment Record Monuments.  There is also archaeology, which may require programme of evaluation and mitigation. | There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area; adjacent to  the existing urban area from the south and east, which could optimise the use of exciting sustainable modes of transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. The site will also provide a supermarket or smaller local centre. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? No |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 80 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Great Parks- Phase 2: Allocation H1:12, Ref. H2P12

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/  renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.    Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | Most of the site falls within the South Hams SAC Sustenance Zone and the northwest corner of the site Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site contains a number of features of Historic Environment Record Monuments. | There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area; adjacent to  the existing urban area to the east, which could optimise the use of exciting sustainable modes of transport. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore   is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? No |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 80 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is reasonably accessible to open space and countryside. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### 38-40 Palace Avenue, Ref. H2P13\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon  / renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. However, the site is brownfield land will have minimum impact on natural resources. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? NA  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? No  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site is currently used as office, and therefor will have significant positive impact on this objective. |  | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area. It is less than half a mile from Paignton Town Centre and Paignton bus & train stations. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site will result in loss of employment; it is change of use from office to dwelling. However, would provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? NO  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES |  | The site is currently commercial unit on the ground floor with offices above. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 9 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from a park. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### White Rock, Ref. H2P14\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? yes |  | Development of the site offers opportunity to incorporate energy efficiency and micro renewable measures.  The eastern part of the site is within flood risk from surface water. | The site is within Yalberton and White Rock that is identified as Strategic District Heating Areas (SDHAs), which could deliver a number of low carbon district heating systems.  Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will result in loss of large areas of Grade 2 and 3a agricultural land BMV. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices such new allotments. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation.  The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The whole site is within greater horseshoe bat sustenance zone. | GHB survey and Mitigation has been included in the planning application No. P/2011/0197. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site is within Historic Environment Record Events. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Most of the site is open to views from the AONB.  The site location provides an area of separation between the village of Galmpton and the Town of Paignton and any development would lead to the coalescence of these settlements. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.  The western part of the site is to be developed for employment uses. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore   is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 81 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land adj Bona Vista Holiday Pk, Totnes Road, SDP3a, Land adj Beechdown Farm Bungalow, Totnes Road, SDP3b, Plot 1 & 2, Totnes Road, SDP3c

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The whole site falls within the South Hams SAC Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The site is also in GC newt and cril bunting 2km consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | 21P042 and 21P043 are in close proximity to prehistoric or Romano-British settlement. | Development of the sites require evaluation and archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The landscape character of the area is fragmented and partly urbanised with a number of scattered developments, visually contained from much of the wider surrounding area. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Although the site is connected to the wider urban area via Totnes Road, however, it is distant from the main settlements and services. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? Yes |  | Development of the site would result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The sites will provide 8 - 20 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Western half of Taylor Wimpey Site, North off Totnes Road, SDP3d

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.    The whole site leis in BMV Grade 2 agricultural land | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices  The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The eastern part of the site falls within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone.  Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Inter-visibility with the Grade II\* listed Church of St Mary forms a small part of the wider setting of the Church, which in its entirety provides a secondary  level of contribution to the asset’s significance. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the west, with employment uses to the south.  The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.  Development would support the regeneration of the site and result in positive effects for the population and community. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is currently undeveloped greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land North of Totnes Road (Bloors), SDP3e

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | The site is in unclassified agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The whole site falls within the South Hams SAC Sustenance Zone.  Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.   The site is also in GC newt and cril bunting 2km consultation zone. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is surrounding by a number of listed buildings, most notably, grade II\* listed Parish Church of St Mary. The church is located in a small group of buildings to the west of the site. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with residential units to the east, and south. Will provide new access onto Totnes Road.  The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is currently undeveloped greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 150 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Torbay Holiday Motel, Totnes Rd, Collaton St Mary, SDP3f\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The whole site falls within the South Hams SAC Landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Development of the site will contribute positively to the achievement of this objective | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Although the site is connected to the wider urban area via Totnes Road, however, it is distant from the facilities. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? Yes |  | Redevelopment of former Torbay Holiday Motel (now derelict) |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 39 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### South of Totnes Rd, Collaton St Mary, SDP3g\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is within surface flood risk. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | The eastern and norther parts of the site leis in BMV Grade 2 agricultural land | The proposed site could include new allotments. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The eastern part of the site falls within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone.  Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | There is a listed building to the north-west to the site. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is part of area that is predominantly rural in character and sensitive to change. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Although the site is connected to the wider urban area via Totnes Road, it is distant from facilities. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is currently undeveloped greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 310 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land to the North of Totnes Road (Taylor Wimpey), SDP3h\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | The whole site leis in BMV Grade 2 agricultural land | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices  The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The eastern part of the site falls within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone.  Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | Inter-visibility with the Grade II\* listed Church of St Mary forms a small part of the wider setting of the Church, which in its entirety provides a secondary  level of contribution to the asset’s significance. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the west, with employment uses to the south.  The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.  Development would support the regeneration of the site and result in positive effects for the population and community. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is currently undeveloped greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land North of Totnes Road (Former Bloors now Cavanna), SDP3i\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | Large part of the site is within surface flood risk. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? Possibly |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The whole site falls within the South Hams SAC Sustenance Zone.  Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is surrounding by a number of listed buildings, most notably, grade II\* listed Parish Church of St Mary. The church is located in a small group of buildings to the west of the site. | Development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with residential units to the east, and south. Will provide new access onto Totnes Road.  The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is currently undeveloped greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 100 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Yalberton Holiday Park/Berry Acres 'Link', SDP4a

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| --- | --- | --- | --- | --- | --- |
| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Large part of the site is within surface flood risk. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of BMV agricultural land? No  4. Will it contribute to surface or ground water pollution? Possibly |  | The previously developed part of the site may have contamination issues and uncertain ground conditions. | There is a requirement for land remediation and ground stability. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features  of South Hams SAC alone or in-combination with other proposals or projects. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species.    GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There is Historic Environment Record Monuments and Events at the north of the site. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site lies in a moderately sensitive lower rolling farmed and settled valley slops. It is relatively open to the South Devon AONB to the west. | Strategic planting would be required to screen proposed development. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the west, with employment uses to the south.  The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.  Development would support the regeneration of the site and result in positive effects for the population and community. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is open field with hedgerows currently undergoing development. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from a playfield. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land South of Yalberton Road (Berry Acres), SDP4b\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Large part of the site is within surface flood risk. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.    The previously developed part of the site may have contamination issues and uncertain ground conditions. | The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements    There is a requirement for land remediation and ground stability. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features  of South Hams SAC alone or in-combination with other proposals or projects. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species.    GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There is Historic Environment Record Monuments and Events at the north of the site. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site lies in a moderately sensitive lower rolling farmed and settled valley slops. It is relatively open to the South Devon AONB to the west. | Strategic planting would be required to screen proposed development. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the west, with employment uses to the south.  The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.  Development would support the regeneration of the site and result in positive effects for the population and community. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? NA  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site is open field with hedgerows currently undergoing development. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from a playfield. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land North of Lower Yalberton Holiday Park, Long Road, SDP4c

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The eastern part of the site is within flood risk from reiver. | Development should incorporate measures to minimise flood risk.  The site is within Yalberton FGA that was identified as Strategic District Heating Areas (SDHAs), which could deliver a number of low carbon district heating systems. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | Most of the site is within Grade 2 and 3a BMV and 3b agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices such new allotments. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? Yes |  | The southwestern corner within groundwater protection zone.  The site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area. | Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction.  Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The whole site is within greater horseshoe bat sustenance zone, GC newt consultation zone cirl bunting 2km consultation zone. | GHB cril bunting, GC newt survey and Mitigation will be required. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site has potential for prehistoric archaeology | A programme of archaeological mitigation will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The site is open to views from the AONB. | Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? No  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No |  | The site is away from |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? no  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Although development of the site will result in loss of employment; it will be developed for mix use which include employment. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore   is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? no  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 150 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space. However, the site is not easily accessible to health care facilities. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land off Brixham Road (Devonshire Park), SDP4d\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | Small part at the northwest of the site is within surface flood risk. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect | . | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone.  The likely significant effects identified in the planning Application No. P/2019/0173, relate to the loss and fragmentation of greater horseshoe bat commuting and foraging habitat, impacts of increased lighting and  impacts on adjacent mitigation features. | The mitigation measures assessed in the HRA accompanying the Planning Application P/2019/0173, which have been designed to primarily avoid any effects associated with disturbance, loss or damage to commuting and foraging habitat and changes in lighting, including the protection of dark corridors along existing hedgerows and adjacent mitigation features. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is within an area of Historic Environment Record Events. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is within an area of Historic Landscape Character. |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is well connected to the wider urban area, with employment units to the east, and industrial units to the north.  The location of the site will facilitate shorter journeys and enable the use of existing public transport routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  |  |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? Yes  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | This is a flat, brownfield site that is currently only partially in use.  Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 255 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from a playfield. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

## Broadsands Churston Galmpton Villages

### Gliddon Ford Filling Station, Dartmouth Road, Churston Ferrers, Ref. H2BCG01

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site is in Low Climate Change Venerability Buffer.  Small part of the site is within surface flood risk zone. | Flood risk assessment will be required to assess suitability of the site at the project level. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | The site could have soil contamination issues due to its current use as a filling station. | There is a requirement for land remediation. This may prove costly and will have to be considered alongside wider viability testing. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? Yes |  | Any new development would increase waste generation.  The site is within Minerals Safeguarding Area (MSA) | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.  Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. It also falls within countryside area and Churston and Galmpton Village envelope | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species.    HB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | The site will result in loss of employment |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 10 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is within a walking distance from an open space |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Archery Field, Dartmouth Road, Ref. H2BCG02

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions.  Small part of Galmpton watercourse runs to the west of the area. Small parts of the area are in flood risk area.  The whole area in a critical drainage area. | Development would need to ensure flood risk is managed or avoided through appropriate layout. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Climate Change Adaptation Manual](file:///C:\Users\stsr050\Downloads\NE751%20(2).pdf)  [National Biodiversity Climate Change Vulnerability Assessment Model](http://publications.naturalengland.org.uk/publication/5069081749225472) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | The eastern part of the area could have soil contamination issues due to its current use as a filling station.  Most of the area is an agricultural land (classification is unknown). | There is a requirement for land remediation.  Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA  6. Is the site is within ancient woodland? No |  | The eastern part of the area is within the South Hams SAC Sustenance Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.  The area is within cril bunting 2km consultation zone and small part is within 250m.  Impacts on the South Hams SAC calcareous grassland likely arising from likely increase in recreational use (eg dog walking) from new housing in Brixham area. | HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Create and enhance urban and rural wildlife corridors in accordance with the Torbay Green Infrastructure Delivery Plan.  Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | There is potential for prehistoric archaeology in the area. | Requires assessment and evaluation to inform archaeological mitigation. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character? No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The area is in Character Type 1 Rolling Farmland, Area of Local Character 1P South Galmpton and Lupton. Highly sensitive.  Whilst the area is not within the South Devon AONB, development at this location has the potential to affect views from the AONB to the south.  Development of the area could also have negative impact on the setting of Galmpton and Churston villages, by causing settlement Coalescence. This would change the role and function of settlements which may impact on their identity and sense of place.  It also falls within countryside area and Churston and Galmpton Village envelope. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The area is located to the south of Windy Corner which is a recognised infrastructure constraint.  New access off Dartmouth Road or Kennels Road would be required.  The location of the area will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the area could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? Yes |  | Development of the area will reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? No |  | Development of the area will result in loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | Development of the area should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes  4. Will it improve access to natural environment? Yes |  | Health and wellbeing of residents would be supported by green infrastructure networks present locally, several playing pitches within 100m of the site, and Churston Golf Course is within 200m of the site. However, the area is further from health care facilities. | Provision of health care facility will be required. | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Land South of White Rock (Inglewood) Ref. H2BCG03\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding?  Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments.  The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions.  There are small areas at risk of flooding and the whole area in a critical drainage area. | Development should incorporate measures to minimise flood risk.  Sufficient sewerage capacity will be required prior to development of the area. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 2. Is the site within or directly connected to road to an AQMA? No  3. Will it result in the loss of quality agricultural land? Yes  4. Will it contribute to surface or ground water pollution? No |  | Development of the site will result in loss of large areas of Grade 2 and 3a BMV agricultural land. | Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation.  The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area. | Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction.    Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The whole site is within cirl bunting 2km buffer zone and the SW part is within 250m buffer zone. It is also within GHB sustenance zone.  Protected species have been recorded within the site. Manor Farm OSWI is adjacent to the SW edge of the site.  The northern part of the site is designated as Long-Term Environmental Monitoring Program (LEMP) | GHB survey and Mitigation has been included in the planning application No. P/2017/1133. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | Development of the site will contribute positively to the achievement of this objective |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site lies within an area highly sensitive to change. Parts of the southern area slightly less sensitive due to visual contaminant.    Most of the site is open to views from the AONB.  The site location provides an area of separation between the village of Galmpton and the Town of Paignton and any development would lead to the coalescence of these settlements. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore   is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 400 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

## Brixham

### Wall Park Extensions (rear of Wall Park Farm, 39 Wall Park Rd), Ref. H2B01

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? Yes  3. Will it contribute to surface or ground water pollution? No |  | Development of the site will result in loss of large areas of Grade 1, 2 and 3a agricultural land (excellent, very good and good) | The proposed site could include new allotments to mitigate the loss of BMV agricultural land. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The whole site is within cirl bunting 2km buffer zone and the SW part is within 250m buffer zone. It is also within GHB sustenance zone.  Protected species have been recorded within the site. Manor Farm OSWI is adjacent to the SW edge of the site. | GHB survey and Mitigation has been included in the planning application No. P/2019/0594. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site is adjacent to a Grade II listed structure (a boundary stone), and is in close proximity to a scheduled monument, the Old Redoubt and later Victorian Rifle Range Target; both are located to the southeast of the site. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is located within the South Devon AONB. The site’s ‘green’ outlook retains the open character of the AONB at this location. In this context, in landscape and townscape terms, the current green perspective of the site is a key contributor to the character of the AONB at this edge-of-town location. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site has good access by sustainable modes of transport, with bus services located close by, though more frequent bus services to a wider range of destinations go from Brixham Town Centre, approx. 600m from the site. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Development is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of greenfield land |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 20 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is located close to walking and cycle routes. Shoalstone Outdoor Swimming Pool is approx. 700m away and the site is accessible to key green infrastructure assets, including Berry Head and the coast path.  The site is also reasonably accessible to health care facilities, being located 600m from a Primary Healthcare Centre. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Paint Station, Ref. H2B02\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | Given the previous uses as a paint factory, the site could be contamination | There is a requirement for land remediation. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. | Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species.    GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site is located 100m from a  conservation area; however development is unlikely to affect its setting. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | There are not considered to be any negative effects on the townscape or landscape character resulting from allocation of this site for housing. |  | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.  The site is accessible from New Road. It has excellent transport links with the rest of Torbay and it is unlikely to result in an increase in car dependency, due to the site’s limited distance from key services,  facilities and frequent public transport links. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? No  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No  2. will it help to reduce the need to travel? Yes |  | Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? No  5. Will it meet the needs of the travelling community? No |  | The site will provide 10 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is located close to walking and cycle routes and key services and facilities. This will support the health and wellbeing of residents. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Northcliff Hotel, Ref. H2B03\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of BMV agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | No significant effect |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected/priority Habitats and species? Yes  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? NA  5. Will it protect sites of geological importance? NA |  | The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. The site is close to the Marine SAC and MCZ zone | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  HRA and MCZ assessment would be required.    Existing policies in the Local Plan NC1 and The South Hams SAC Guidance  seek to ensure that new development will  protect and enhance habitats and species. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes |  | The site is located across North Furzeham Road from the Battery Park Conservation Area and a scheduled monument located in Battery Gardens Park. The scheduled monument is a World War Two Emergency Coastal Battery and the remains of a practice battery. Development could therefore have negative effects on the setting of these designations, if not designed sensitively. | Development at this location may offer opportunities for enhancements to the setting of the historic environment compared to its current use as a derelict plot of land. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? Yes |  | The site is located 100m from the South Devon AONB. Development on the site would relate well to its surroundings and is not considered to result in adverse effects on the AONB. |  | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? Yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is located approx. 1km from the centre of Brixham with no closer local services. A local bus service is located 150m from the site that provides a bus route into Brixham. At the scale of development stated (eight dwellings), the site is unlikely to result in a significant increase in car use. |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA  6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes |  | Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.  Development would support the regeneration of the site and result in positive effects for the population and community. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes  2. will it help to reduce the need to travel? No |  | Development of the site is likely to reduce poverty through provision of affordable housing and accessibility to local bus service. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? No  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures? Yes  2. Will it contribute to a safe built environment? Yes |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour. | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.    Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes  2. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide 15 dwellings.  Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is located close to walking and cycle routes, and also adjacent to Stoney Park Allotments and Battery Gardens Park. However, the site is not easily accessible to health care facilities, being located 1.2km from a Primary Healthcare Centre. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### St Kildas, Ref. H2B04\*

| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| --- | --- | --- | --- | --- | --- |
| 1. To reduce and manage the impacts of climate change | 1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes  2. Is the site located in an area of risk from flooding? Yes  3. Will there be an opportunity for flood risk reduction? Yes |  | The site’s north-western boundary is at risk of surface water flooding, in the area closest to the watercourse. Development on the site would need to ensure this risk is managed.    The site is in Low Climate Change Venerability Buffer. | Flood risk assessment will be required to assess suitability of the site at the project level. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | No significant effect. |  | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? No |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The site is within GHB sustenance zone.  The Higher Brixham Watercourse runs in the northern part of the site. The stream may provide a more sheltered and darker potential commuting corridor for bats. | Light spill should be retained to no greater than 0.5 lux at the Higher Brixham Watercourse that runs at the northern part of the site. | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? No  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA |  | The site is located within the Higher Brixham Town Conservation Area. Furthermore, No. 15 Drew Street (Kilda House) is Grade II listed. Negative effects on the historic environment have the potential to take place without appropriate design and layout. | The appropriate design and layout; in this context retention of 15 Drew Street and development sensitive to the historic environment value of the site’s setting will be required. | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? NA  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes  6. Does it safeguard historic views and valuable skylines of settlements? No |  | Development of the site will contribute positively to the achievement of this objective |  | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel? Yes  2. Will it reduce the overall impact on traffic sensitive areas? No  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is located in an area well placed for sustainable modes of transport, with frequent bus services located less than 100m away from the site that travel to Brixham town centre (700m away). |  | [Devon and Torbay Local Transport Plan](https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? Yes  2. Will it encourage new employment that is consistent with local needs? Yes  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? Yes   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes |  | Overall, the site will have positive impact on this objective. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? No  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? Yes |  | Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | The site will provide approximately 20 new homes.  Development of the site should meet the requirements for affordable housing provision |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.  The site is located close to walking and cycle routes, as well as being within 500m of St Mary’s Park. This will support the health and wellbeing of residents. Health care facilities  are located in close proximity to the site at Brixham Hospital and the adjacent medical centre, approximately 150m to the north. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### Torbay Industrial Estate Part 1, Ref. H2B05

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| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| 1. To reduce and manage the impacts of climate change | 1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. |  | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? No  3. Will it contribute to surface or ground water pollution? Possibly |  | Given the previous uses of the site as a paint factory, and current uses land contamination could be present; however, details of this are unknown. | There is a requirement for land remediation. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The whole site is within GHB sustenance zone, Berry Head 5km recreation buffer zone and cirl bunting 2km buffer zone.  The site contains a large area of woodland, a Biodiversity Action Plan (BAP) Priority Habitat; in addition, a number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation. | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Cril bunting mitigation measures would be required | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is located 100m from a conservation area; however, development is unlikely to affect its setting. There are not considered to be any negative effects on the historic environment townscape character resulting from allocation of this site for housing. |  | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  Yes  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? No  5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes |  | Development of the site will contribute positively to the achievement of this objective. |  | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel?  Yes  2. Will it reduce the overall impact on traffic sensitive areas? yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site has good transport links with the rest of Torbay and it is considered that the site allocation would not result in an increase in car dependency, due to the site’s limited distance from key services, facilities and frequent public transport links. |  | [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No |  | Overall, the site will have positive impact on this objective. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | The site contains a large area of woodland, a Biodiversity Action Plan (BAP) Priority Habitat; in addition, a number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation. However, given the topography of the site, it is unlikely that this woodland of biodiversity value would be lost to development. |  | [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is located close to walking and cycle routes and key services and facilities. This will support the health and wellbeing of residents. |  | [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

### St Mary's/Old Dairy, Ref. H2B06\*

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| **Sustainability Objective** | **Site Specific Questions** | **Effect** | **Impact of proposal** | **Proposed mitigation measures and considerations** | **Evidence** |
| 1. To reduce and manage the impacts of climate change | 1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? yes  2. Is the site located in an area of risk from flooding? No  3. Will there be an opportunity for flood risk reduction? NA |  | The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.  Small part of the site lies in an area of risk of flooding. | Development should incorporate measures to minimise flood risk. | [Torbay Strategic Flood Risk Assessment (SFRA)](file:///C:\Users\stsr050\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\OS6I3TC7\Microsoft%20Word%20-%20Final%20Draft%20Level%202%20SFRA%20-%20December%202010.doc%20(torbay.gov.uk))  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [Torbay PPS1 Sustainable Energy Assessment (SEA)](https://www.torbay.gov.uk/media/1797/sustainableenergyassessment.pdf) |
| 2. To improve water, air, soil quality and minimise noise levels | 1. Is the site within or directly connected to road to an AQMA? No  2. Will it result in the loss of quality agricultural land? No  3. Will it contribute to surface or ground water pollution? No |  | Given the previous and current uses on the brownfield part of the site, land contamination could be present. | There is a requirement for land remediation. | [Magic Map Application](https://magic.defra.gov.uk/MagicMap.aspx)  [Torbay Water Cycle Study](https://www.torbay.gov.uk/media/1788/watercyclestudy.pdf)  [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 3. To minimise waste and increase the recycling and reuse of waste materials | 1. Will it reduce household waste? No  2. Will it increase waste recovery and recycling? No  3. Will it reduce the proportion of waste sent to landfill? Yes  4. Will it lead to the sterilisations of mineral resources? |  | Any new development would increase waste generation. | Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. | [Torbay Local Plan 2012 - 2030](https://www.torbay.gov.uk/media/16942/2012to2030torbaylocalplanweb18may16.pdf) |
| 4. To conserve, protect and enhance habitats  and species, and geodiversity | 1. Will it conserve protected or priority Habitats and species? No  2. Will it conserve protected local nature conservation sites? NA  3. Will it affect the integrity of a European site? Yes  4. Will it encourage ecological connectivity (including green corridors and water courses)? No  5. Will it protect sites of geological importance? NA |  | The whole site is within GHB sustenance zone, Berry Head 5km recreation buffer zone and cirl bunting 2km buffer zone.  The site contains a large area of woodland, a Biodiversity Action Plan (BAP) Priority Habitat; in addition, a number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation | GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.  Cril bunting mitigation measures would be required | [South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats](https://www.torbay.gov.uk/media/13699/sac-greaterhorseshoebats.pdf)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf)  [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 5. To conserve, enhance and enjoy the historic environment | 1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? No  2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA  3. Will it preserve and enhance conservation areas including their setting? NA  4. Will it offer opportunities to bring heritage assets back into active use? NA  5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No |  | The site is located adjacent to Norton House a Grade II listed building and is located in close proximity to the Grade II listed 1, 2 and 3, St Marys Road. | Development would need to be sensitive to the historic environment value of the listed buildings’ setting | [Torbay Heritage Strategy](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/)  [Conservation Area Appraisal](https://torbaycouncil1-my.sharepoint.com/personal/ashwag_shimin_torbay_gov_uk/Documents/Torbay%20Area%20Appraisal%20Report)  [Devon Environment Viewer](https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924) |
| 6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape | 1. Does it respect and protect existing landscape character?  No  2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No  3. Will it improve green infrastructure? Yes  4. Will it result in the loss of historic landscape features? Yes  5. Does it value and protect diverse and locally distinctive settlement and townscape character? No  6. Does it safeguard historic views and valuable skylines of settlements? No |  | The site is within the AONB. The eastern part of the site a greenfield land while the western part previously developed. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries. | [Brixham Urban Fringe Study](https://www.torbay.gov.uk/media/1789/bufmainreport.pdf)  [Torbay Landscape Character Assessment](https://www.torbay.gov.uk/media/1791/torbaylca2.pdf) |
| 7. To reduce the need and desire to travel by car and support sustainable/active modes of travel | 1. Does the site location encourage the use of existing sustainable modes of travel?  Yes  2. Will it reduce the overall impact on traffic sensitive areas? yes  3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes |  | The site is located in an area with reasonable access to sustainable modes of transport, with local bus routes nearby, though more frequent bus routes are further from the site. |  | [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf) |
| 8. To support strong, diverse and sustainable economic growth | 1. Will it encourage higher skilled economic sectors in Torbay? No  2. Will it encourage new employment that is consistent with local needs? No  3. Will it encourage growth of existing businesses? Yes  4. Will it encourage small businesses to grow? Yes  5. Will it improve existing facilities within Torbay’s Town Centres? NA |  | Development of the site could provide short-term construction jobs and support vibrancy of existing local centres. |  |  |
| 9. To reduce poverty and income inequality | 1. Will it secure afford affordable homes? No   2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No |  | Overall, the site will have positive impact on this objective. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land | 1. Will it result in loss of greenfield land? Yes  2. Is the site capable of supporting higher density development and/or a mix of uses? Yes  3. Does the site allow for the re-use of existing buildings? No  4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA |  | Development of the site will result in loss of greenfield land. |  | [HELAA](https://www.torbay.gov.uk/council/policies/planning-policies/helaa/) |
| 11. To promote safe communities and reduce fear of crime | 1. Will it reduce crime through design measures?  2. Will it contribute to a safe built environment? |  | At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour | At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.  Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards. | [Crime trends in Torbay](https://devonandcornwall.s3.amazonaws.com/Documents/Planning%20and%20Performance/Torbay%20Crime%20Profile%202018%20Jun.pdf) |
| 12. To provide housing that meets the needs of existing and future residents | 1. Will it provide sufficient housing to meet existing and future housing need? Yes  3. Will it increase the range and affordability of housing for all social groups? Yes  5. Will it meet the needs of the travelling community? No |  | Development of the site should meet the requirements for affordable housing provision. |  | [Planning Contribution and Affordable housing SPD](https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/) |
| 13. To improve health and wellbeing and reduce health inequalities | 1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes  2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes  3. Will it enable enhanced access to existing open space? Yes |  | The site is located close to walking and cycle routes, including the Southwest Coast Path. In addition, St. Marys Park is also in close proximity, and health care facilitates are within a reasonable distance, approx. 700m away. |  | [Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment](https://brixhampeninsula.files.wordpress.com/2017/08/ii-aecom-strategic-environmental-assessment.pdf)  [National Office Audit](https://www.nao.org.uk/other/transport-accessibility-to-local-services-a-journey-time-tool/)  [The Torbay Green Infrastructure Delivery Plan](https://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf) |

1. [Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment (legislation.gov.uk)](https://www.legislation.gov.uk/eudr/2001/42/adopted) [↑](#footnote-ref-2)
2. [The Environmental Assessment of Plans and Programmes Regulations 2004 (legislation.gov.uk)](https://www.legislation.gov.uk/uksi/2004/1633/contents/made) [↑](#footnote-ref-3)
3. [Planning and Compulsory Purchase Act 2004 (legislation.gov.uk)](https://www.legislation.gov.uk/ukpga/2004/5/contents) [↑](#footnote-ref-4)
4. [National Planning Policy Framework (publishing.service.gov.uk)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) [↑](#footnote-ref-5)
5. https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal [↑](#footnote-ref-6)