**TORBAY LOCAL PLAN**

A landscape for success

The Plan for Torbay – 2012 to 2032 and beyond

PROPOSED SUBMISSION PLAN (FEBRUARY 2014)

**DETAILED SUSTAINABILITY APPRAISAL OF PROPOSED ADDITIONAL SITES WITH POTENTIAL FOR DEVELOPMENT TO BE INCLUDED AS PROPOSED MAIN MODIFICATIONS TO THE LOCAL PLAN**

Torbay Council - February 2015

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# Detailed sustainability Appraisal of Proposed Additional Sites

## Land South of White Rock (Future Growth Area) Paignton

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | ++ | The site could provide approximately 355 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site is likely to provide appropriate infrastructure including green infrastructure. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs. |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact. |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact. |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | + | The site is connected by public transport and other key services , and therefore could reduce the need to travel by car |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | + | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage. |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact. |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | -- | 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 will be required. A survey would be required to ascertain the presence of cirl bunting and inform suitable mitigations. |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | -- | Development of the site could result in loss of large areas of Grade 1, 2 and 3a agricultural land (excellent, very good and good). |  High quality agricultural land should not be developed. |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | -- | The site lies within AGLV and it is 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 to the west and south.The western part of the site lies on an area of Brixham Limestone that is likely to form part of the New Local Plan Mineral Safeguarding Area. | Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | -- | Development of the site will involve loss of greenfield land within the countryside zone.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ++ | The site will provide infrastructure including green infrastructure. |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | - | The predominant historic character of the site is post-medieval enclosures, Barton fields and modern enclosures adapting medieval fields.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | The site is not within a flood risk area, although Galmpton Watercourse (main river) is adjacent to the southern edge of the site.  | Development and associated infrastructure should not increase run off to Yalberton watercourse. Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. | To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale. |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Development of the site could put pressures on water resources, although negative impacts could be mitigated by designing water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could cause light pollution. | Mitigation measure to reduce negative impact on bats should be implemented. |

## Sladnor Park, Torquay (SHLAA Site No.13037)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | + | The site could provide open space for informal recreation. |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site will provide approximately 25 new homes. New development on greenfield sites should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |   |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site is likely to provide green infrastructure |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | - | The site is distant from key services and therefore could increase the need to travel by car. |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | - | The site is distant from key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | -- | There is an end of a bat flyway at the north of the site. The whole site is within a 2km cirl bunting buffer zone. Rare species are recorded within the site.Part of the site is designated as OSWI.  | A survey would be required to ascertain the presence of bats and cirl bunting and inform suitable mitigation measures and other biodiversity enhancement within the site. |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | - | The western part of the site is park (Slandor Park) and the eastern part is previous holiday park. There is a small area of Grad 3b agricultural land within the site.  |  Development should be on the brownfield part of the site (the previous holiday park) and avoid the park area and the agricultural land. |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | -- | The site lies within an area classifies as AGLV. It is considered to be of highly sensitive landscape the eastern part is more sensitive due to relationship to Coastal Plateau.  | The land forms an important setting for Maidencombe 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.The holiday camp at Sladnor Park is currently subject to redevelopment proposals but the well wooded nature of this section of the combe is likely to help limit the impact of this change.  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | + | Redevelopment of the holiday park may realise wider benefits such as woodland management.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ++ | The site should provide green infrastructure |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | - | Development of the site could have impact on medieval enclosures based of strip fields and post- on medieval enclosures.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | There is a small area of flood risk to the east of the site.  | The flood risk area should be avoided.Development and associated infrastructure should not increase surface water runoff. Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate energy efficiency and micro renewable measures, to offset the overall increase from new units. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale. However the overall energy use will increase through growth. |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Victoria Car Park, Paignton (SHLAA Site No. T787)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could achieve 60 dwellings. It should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | The site could provide a mix of residential and commercial development  |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site is likely to provide infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is fairly accessible and is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | -- | The site is located within a Core Tourism Investment Area. |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site lies within a walking distance from a local centre. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | The site is brownfield land within the urban area and therefore would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land. |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets. |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | -- | The site is located within a flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water pollution during construction stage. | Measures to prevent water pollution should be implemented. |

## Station Lane/Great Western Car Park, Paignton (SHLAA Site No. H1:014)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could achieve up to 35 dwellings. It should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site is likely to provide appropriate infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is fairly accessible and is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact. |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site lies within a walking distance from a local centre. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | The site is brownfield land within the urban area and therefore would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land. |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets. |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | The southern edge of the site is adjacent to a flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth. |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water pollution during construction stage. | Measures to prevent water pollution should be implemented. |

## The Terrace Car Park, Torquay (SHLAA Site No.HC090)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? |  At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could provide approximately 20 new homes. It would meet the requirement for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site would provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | + | Development of the site could provide cultural facilities. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site will provide the necessary infrastructure to serve the new development. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Development of the site would support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | + | Development of the site could contribute to regeneration and possibly the tourism industry |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | Development of the site would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | There is a flood risk area in close proximity to the southern edge of the site.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Lower Union Lane Car Park and Temperance Street Car Park, Torquay (SHLAA Site No. T782, 13228 and TM003)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? |  At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | ++ | The site could provide approximately 100 new homes. It would meet the requirement for affordable housing provision area. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | + | Development of the site could provide cultural facilities. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site will provide the necessary infrastructure to serve the new development. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Development of the site would support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | + | Development of the site could contribute to town centre regeneration and possibly enhancement of the tourism industry |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | Development of the site would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | Somel part of the site is within a flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Paignton Harbour Car Park, Paignton (SHLAA Site No. T857)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could achieve up to 50 high density dwellings. It should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site is likely to provide appropriate infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is fairly accessible and is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | -- | The site is located within a Core Tourism Investment Area. |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site lies within a walking distance from a local centre. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | The site is brownfield land within the urban area and therefore would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | - | The site is adjacent to Paignton Harbour and Roundham Head SSSI.  |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land. |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets. |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | The northern edge of the site is adjacent to a flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water pollution during construction stage. | Measures to prevent water pollution should be implemented. |

## Churchward Road Car Park, Paignton (SHLAA Site No. HC232)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could achieve up to 15 residential units in a high density development. It should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site is likely to provide appropriate infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is fairly accessible and is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site lies within a walking distance from a local centre. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | The site is brownfield land within the urban area and therefore would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land. |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land. |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets. |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | The site is located within a flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth. |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water pollution during construction stage. | Measures to prevent water pollution should be implemented. |

## Preston Gardens Car Park, Paignton (SHLAA Site No. HC239)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could achieve 20 residential units in a high density development. It should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site should provide infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is fairly accessible and is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site lies within a walking distance from a local centre. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | The site is brownfield land within the urban area and therefore would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land. |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets. |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | -- | The site is located within flood risk area and close to Occombe Valley watercourse. Increased hard surface in the area could increase the risk of flooding.  | Development and associated infrastructure should not increase runoff to the watercourses.Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water pollution during construction stage. | Measures to prevent water pollution should be implemented. |

## Sheddon Hill Car Park, Torquay (SHLAA Site No. HC076)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? |  At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site will provide approximately 50 new homes. It would meet the requirement for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site would provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | + | Development of the site could provide cultural facilities. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site will provide the necessary infrastructure to serve the new development. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Development of the site would support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | + | Development of the site could contribute to regeneration and possibly the tourism industry |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | Development of the site would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | -- | The site is in close proximity to Torre Abbey Sands, conservation area and Princess Garden and Rock Walk Registered Park and Garden. It is considered to be moderately sensitive. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | There is a flood risk area in close proximity to the south and south west of the site.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Brunswick Square Car Park,Torquay (SHLAA Site No. HC105)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? |  At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site will provide approximately 30 new homes. It would meet the requirement for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the Wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site would provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | + | Development of the site could provide cultural facilities. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site will provide the necessary infrastructure to serve the new development. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Development of the site would support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | + | Development of the site could contribute to regeneration and possibly the tourism industry |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | Development of the site would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | The eastern part of the site is adjacent to flood risk zone.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Meadfoot Road Car Park, Torquay (SHLAA Site No. HC156)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? |  At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site will provide approximately 20 new homes. It would meet the requirement for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site would provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | + | Development of the site could provide cultural facilities. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site will provide the necessary infrastructure to serve the new development. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Development of the site would support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | + | Development of the site could contribute to regeneration and possibly the tourism industry |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | Development of the site would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | There is a flood risk are close to the north of the site.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Chilcote Close Car Park, Torquay (SHLAA Site No. HC062)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The two sites will provide approximately 10 new homes and therefore should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | - | The site is unlikely to provide cultural uses due to the small size. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site is could provide green infrastructure |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | Development is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | The site is brownfield land within the built up area. Development is unlikely to cause adverse impact on biodiversity.  |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within Non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the sites will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the sites will not involve loss of greenfield land  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | + | The site could provide green infrastructure |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | - | The site is within conservation area  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | ++ | The area is not within flood risk zoon. |  |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |

## Steps Cross Playing Field, Torquay

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | - | Development of the site would reduce the amount of land available for formal recreation.  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | -- | Development of the site would reduce the amount of playing field available in the area. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | ++ | The site would provide approximately70 new homes. New development on greenfield sites should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | - | The site is designated in the Local Plan as a community investment area. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site will provide green infrastructure |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | + | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | + | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage. |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | - | The whole site lies within a 2km cirl bunting foraging/feeding zone.  |  A survey would be required to ascertain the presence of cirl bunting and inform suitable mitigation measures. |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within Non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | - | The site is designated in the Local Plan (C5) as an ULPA  |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | - | Development of the site will involve loss of greenfield land  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ++ | The site should provide green infrastructure |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | + | Development of the site would not impact negatively on historic assets in the area.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | - | River Fleet (ordinary watercourse) runs to the west of the site.  | Development and associated infrastructure should not increase runoff to River Fleet. Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth. |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | ~ | No obvious impact |  |

## Shoalstone Overflow Car Park, Brixham (SHLAA Site No.T816)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage  |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site could achieve up to 6 dwellings. It is unlikely to meet should be capable of meeting requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site should provide infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs.  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is fairly accessible and is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site lies within a walking distance from a local centre. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | -- | The site is brownfield land within the urban area, however the site is within GHB sustenance zone and adjacent to Berry Head SAC and Berry Head Farm OSWI | GHB survey will be required. |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land. |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | -- | Ash Hole Cavern adjacent to the site and within the Berry Head CWS. | Development of the site should not compromise the historic site.  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | -- | The site is within flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water pollution during construction stage. | Measures to prevent water pollution should be implemented. |

## St Mary's Road, Brixham

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? | At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | + | The site will provide approximately 50 new homes. Development of the site should meet the requirements for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime.  |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | ? | At design stage. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | ++ | The site should provide infrastructure.  |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site could provide short-term construction jobs  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing  |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Could support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | ~ | No obvious impact |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | - | Although the site is within a close proximity to the southern edge Brixham; access to the site is restricted. | Development of the site should contribute to the access improvements |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | + | The site is within close proximity to key services  |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | -- | The site is within a GHB sustenance zone and flyways. The whole lies within 2km cirl bunting buffer zone. The site is also adjacent to Sharkham Point and Southdown and Woodhuish CWSs  |  GHB survey will be required.A survey would be required to ascertain the presence of cirl bunting and inform suitable mitigation measures.  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non-agricultural land.  |  |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | -- | The site is within South Devon AONB. It is located within Type 1 rolling farmland; however it abuts the existing built up area.  |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | -- | Development of the site will involve loss camping site. Any change or development would be highly visible from the surrounding area. Generally the site considered to be highly sensitive.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ++ | The site should provide infrastructure including green infrastructure. |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | - | The historic character of the area is modern enclosures adapting medieval fields and post-medieval enclosures. |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | ++ | The site itself is not located in a surface water flood risk area. |  |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.  | To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale. |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Development of the site could put pressures on water resources, although negative impacts could be mitigated by designing water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could cause light pollution.  | Mitigation measure to reduce negative impact on bats should be implemented. |

## Town Hall Car Park, Torquay (SHLAA Site No. TM001)

| **High level objectives** | **Sub-objective** | **Site specific questions**  | **Score** | **Comments**  | **Mitigations**  |
| --- | --- | --- | --- | --- | --- |
| 1. Improve health | 1.1 Improve health of all communities in Torbay | Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones? | ? | At design stage |  |
| 1.2 Reduce health inequality  | Would development of the site:involve locating a noisy or polluting land use next to a sensitive land use?provide open space for informal and/or formal recreation? | ? |  At design stage |  |
| 1.3 Promote healthy lifestyles | Would development of the site enable enhanced access to existing open space? | + | New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. |  |
| 2. Support communities that meet people’s needs | 2.1 Help make suitable and affordable housing available to everyone | Would development of the site secure afford affordable homes? | ++ | The site will provide approximately 50 new homes. It would meet the requirement for affordable housing provision. |  |
| 2.2 Provide everyone with opportunities for education and training | Would development of the site provide local education facilities or enable access to existing ones? | + | Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. |  |
| 2.3 Reduce crime and fear of crime  | Would development of the site:reduce crime through design measures?increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? | + | New development offers opportunity to design out crime within residential and employment layouts. |  |
| 2.4 Promote stronger and more vibrant communities | Would development of the site:provide facilities that existing communities could share?help support existing community facilities?promote mixed tenure and mixed use?provide business and employment space near to residents? | + | Development of the site could provide a range of facilities locally. |  |
| 2.5 Increase access to and participation in cultural activities | Would development of the site include provision of cultural uses? | + | Development of the site could provide cultural facilities. |  |
| 2.6 Provide the required infrastructure and services in line with the rate of population increase  | No site specific questions | + | The site will provide the necessary infrastructure to serve the new development. |  |
| 3. Develop the economy in ways that meet people’s needs | 3.1 Give everyone in Torbay access to work opportunities | Would development of the site:lead to the loss of viable employment/jobs?contribute employment floorspace?encourage provision of jobs to local people? | + | Development of the site will create permanent job opportunities  |  |
| 3.2 Reduce poverty and income inequality | Would development of the site:secure afford affordable homes?help to reduce the need to travel? | + | The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. |  |
| 3.3 Meet local needs locally | Would development of the site:support the vibrancy of the town centressupport the vibrancy of the local centres | + | Development of the site would support vibrancy of existing local centres. |  |
| 3.4 Harness the economic potential of the coast in a sustainable way | No site specific questions | ~ | No obvious impact |  |
| 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising | No site specific questions | - | Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.  | The increase in emissions from new housing can be reduced through sustainable design. |
| 3.6 Contribute to the regeneration and quality and diversity of the tourism industry | No site specific questions | + | Development of the site could contribute to regeneration and possibly the tourism industry |  |
| 4. Provide access to meet people’s needs with least damage to communities and the environment | 4.1 Reduce the need /desire to travel by car  | Does the site location encourage sustainable modes of travel?Would development of the site help to reduce the need to travel? | ++ | The site is within a close proximity to key services and therefore could reduce the need to travel by car.  |  |
| 4.2 Help everyone access basic services easily, safely and affordably  | Is the site within a main settlement?Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc) | ++ | The site is within close proximity to key services. |  |
| 4.3 Make public transport, cycling and walking easier and more attractive | Would development of the site:provide opportunities to extend or improve the cycle/footpath network?affect public rights of way? | ? | At design stage |  |
| 4.4 Encourage a switch from transporting freight by road to rail or water | No site specific questions | ~ | No obvious impact |  |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species | Would development of the site:provide opportunities for enhancement of biodiversity?avoid fragmentation and improve connectivity?affect the integrity of a European site?involve a loss of greenfield land? | ++ | Development of the site would not negatively affect biodiversity. |  |
| 5.2 Promote conservation and wise use of land | Is the site on previously developed land?Would development of the site:involve a loss of high quality agricultural land? involve remediation of previously developed land? | ++ | The site is within non -agricultural land  |   |
| 5.3 Protect and enhance landscape and townscape | Would development of the site:protect woodlands, hedgerows, trees and watercourses?be likely to adversely affect an area of landscape importance?be likely to adversely affect townscapes? | ++ | Development of the site will not affect an area of landscape importance. |  |
| 5.4 Value and protect diversity and local distinctiveness including rural ways of life | Would development of the site:have the potential to enhance the quality and diversity of open land/countryside?lead to coalescence of existing towns/villages? | ++ | Development of the site will involve redevelopment of brownfield land.  |  |
| 5.5 Promote the essential need for green infrastructure | Would development of the site:contribute to a wider green infrastructure strategy?provide open space for allotments? | ~ | No obvious impact |  |
| 5.6 Maintain and enhance the historic environment | Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS? | ++ | Development of the site would not have negative impact on historic assets.  |  |
| 5.7 Reduce vulnerability to flooding and sea level rise | Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?Would development of the site:reduce the risk of flooding to people and property?provide an appropriate drainage system? | -- | Most of the site is within flood risk area.  | Introduction of SUDS in new development should help to minimise the risk of flooding. |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions  | Would development of the site:support the generation and use of renewable resources?take advantage of passive solar gain through orientation?minimise use of energy through design and occupation?Is the site of a size to support waste to energy options?Is the site of sufficient size to provide on or off-site CHP?Is the site located such that it could be linked to an existing CHP facility? | + | - | New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.Overall energy use will increase through growth |  |
| 6.2 Keep water consumption within local carrying capacity limits | Would development of the site operate within the existing capacities for water supply and wastewater treatment? | - | Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. |  |
| 6.3 Minimise consumption and extraction of minerals | Is the site in a mineral safeguarding zone?Would development of the site:minimise demand for primary minerals and aggregates?enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? | ? | At design stage |  |
| 6.4 Reduce waste generation and increase materials efficiency  | Would development of the site:ensure waste is recovered or disposed of without endangering human health or harm the environment? | - | Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. |  |
| 6.5 Minimise land, water, air, light and noise  | Would development of the site:affect an AQMA or lead to its designation?contribute to surface and ground water pollution?cause light pollution? | - | Development of the site could contribute to surface water during construction stage. | Measures to prevent water pollution should be implemented. |