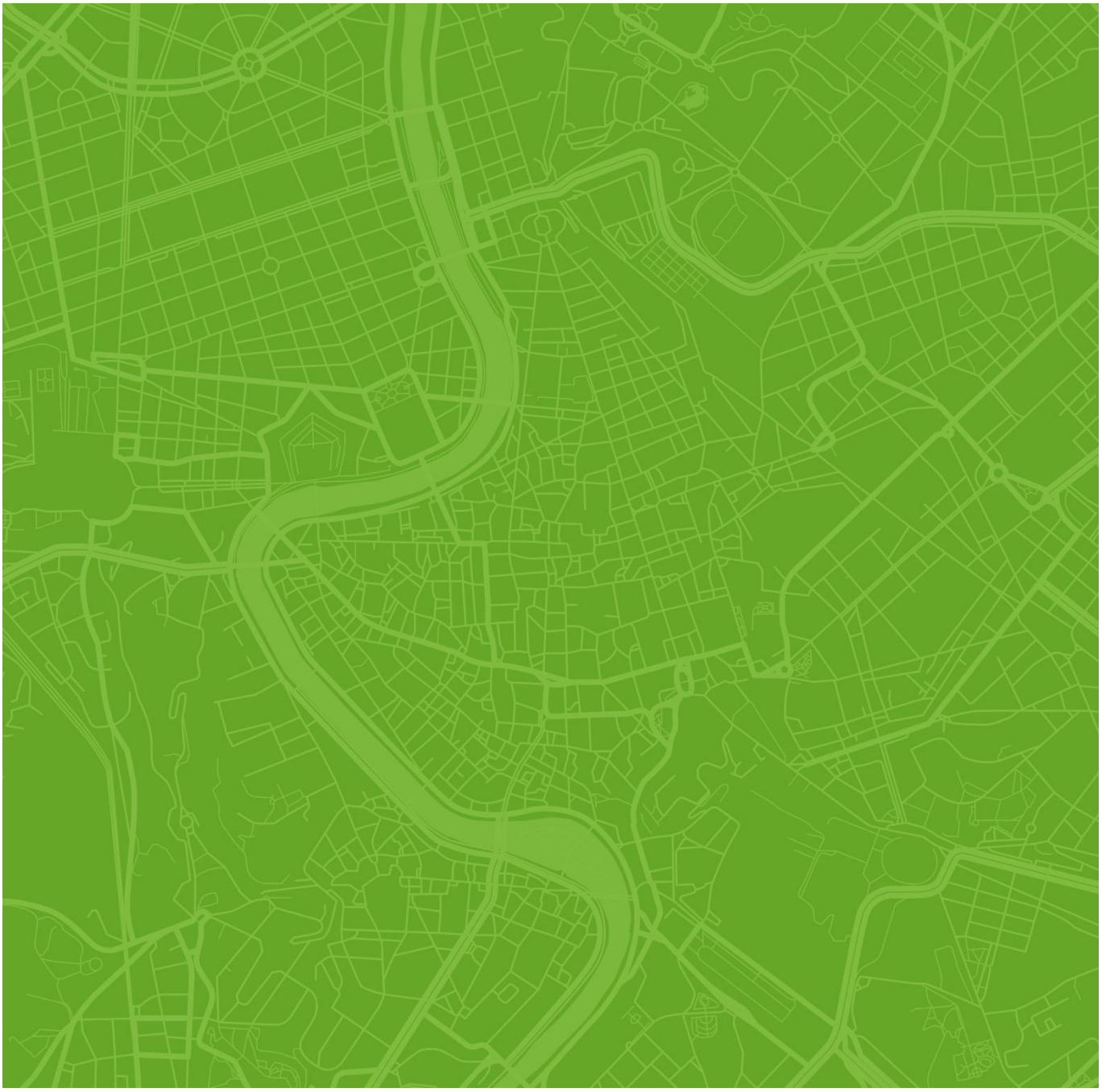
Exeter City Council

Exeter Plan: Full Draft Plan Consultation
Sustainability Appraisal Report

Annex 1: Reasonable Alternative Development Site Option Proformas
Prepared by LUC
October 2023



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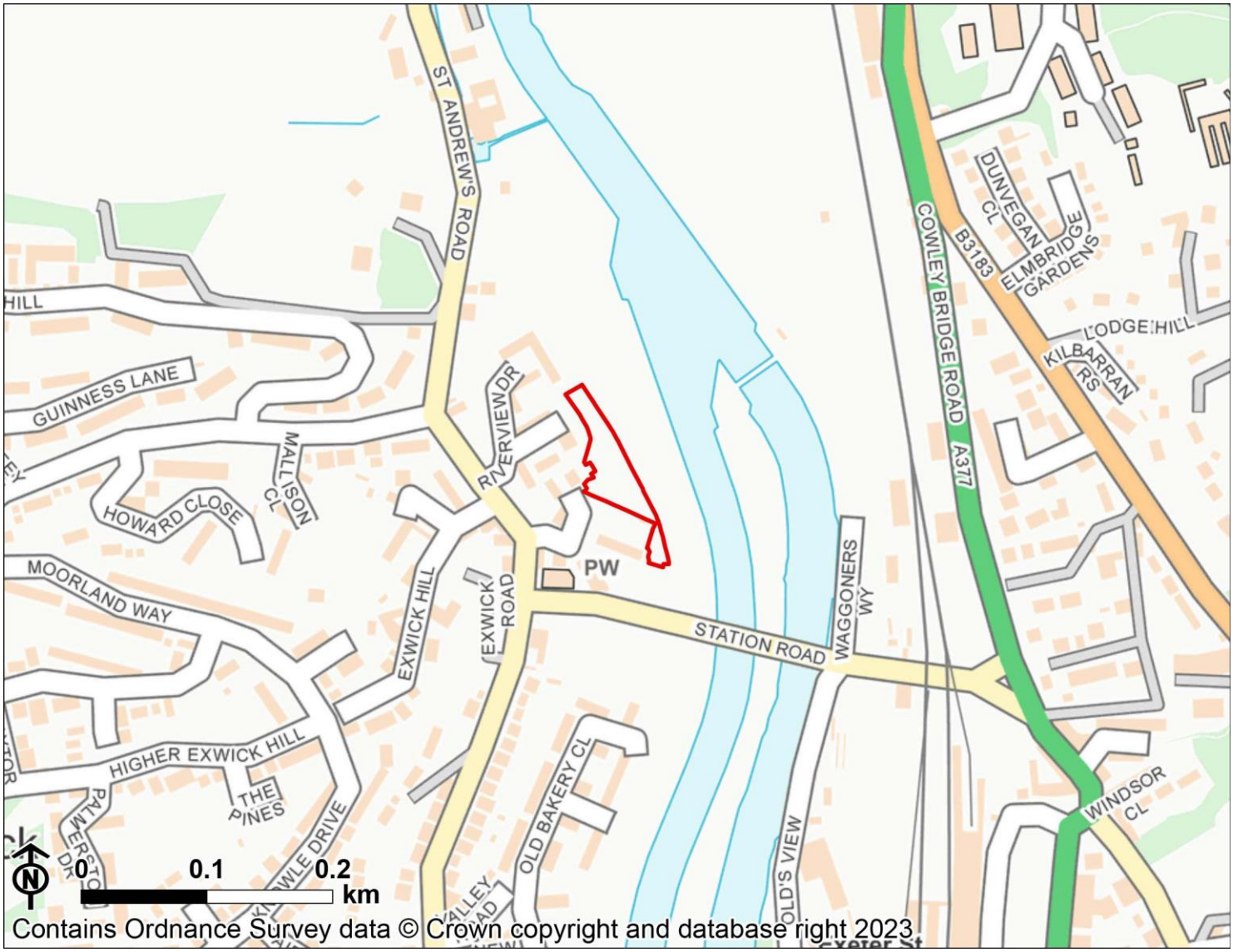
Site 2
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

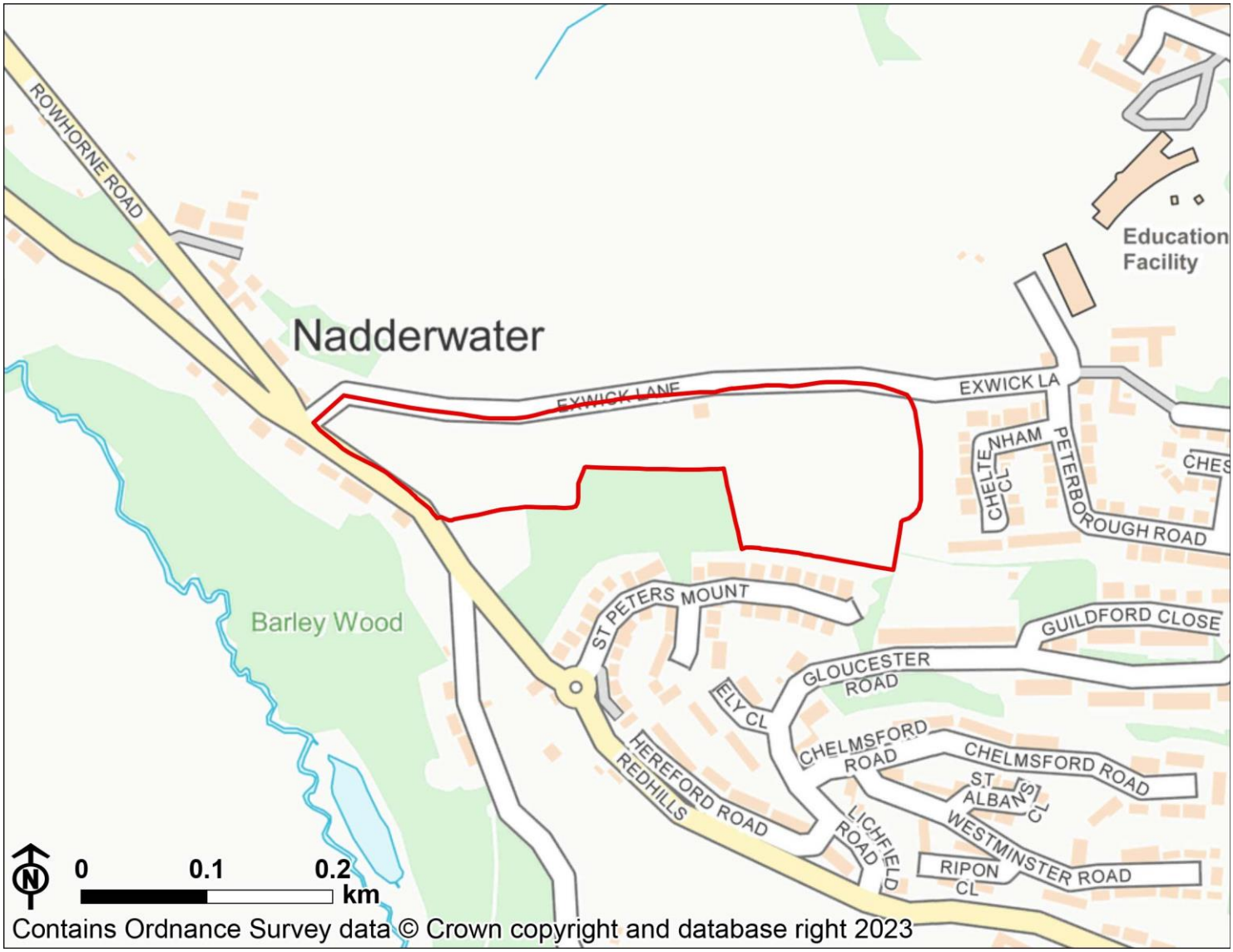
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 4
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

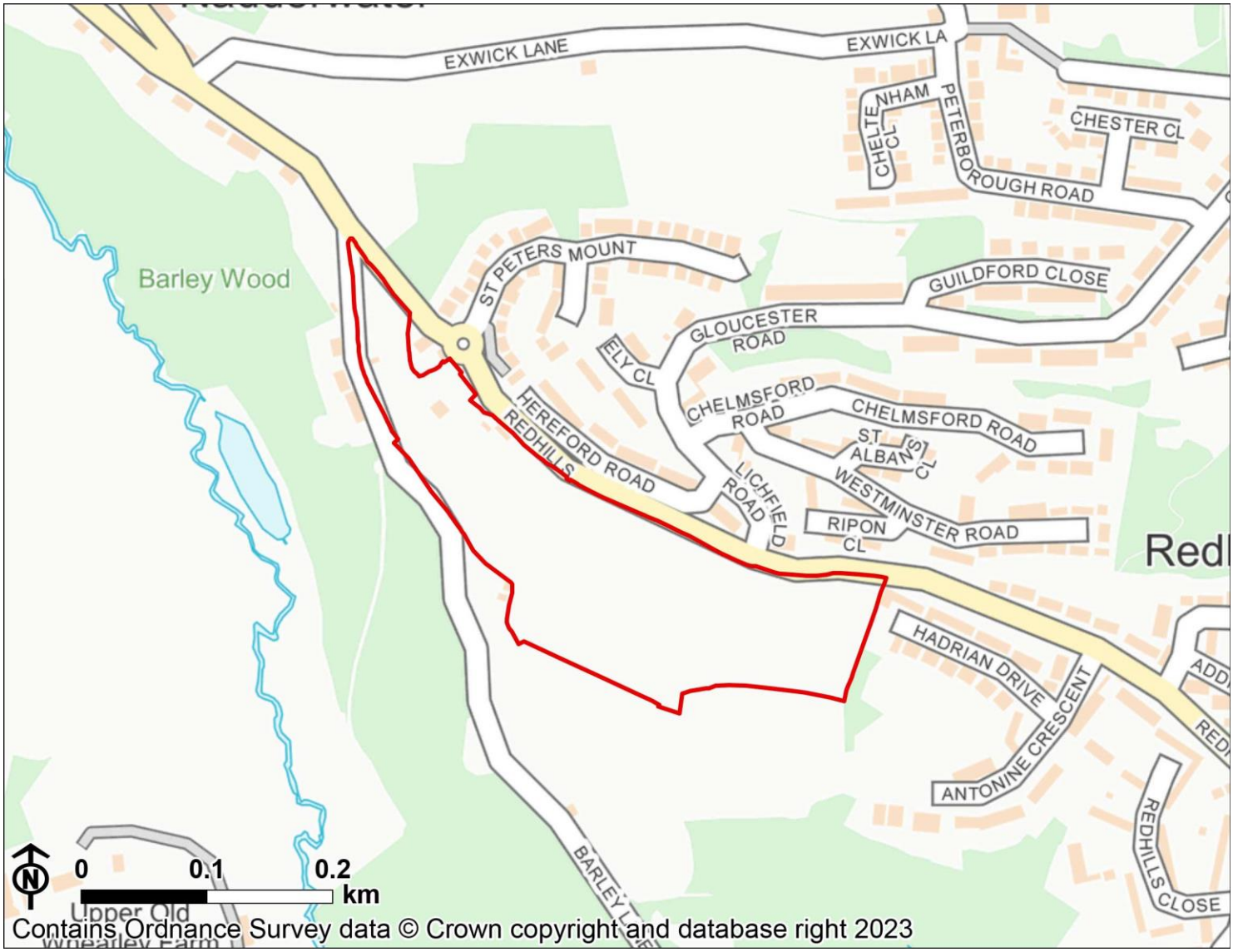
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 5
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

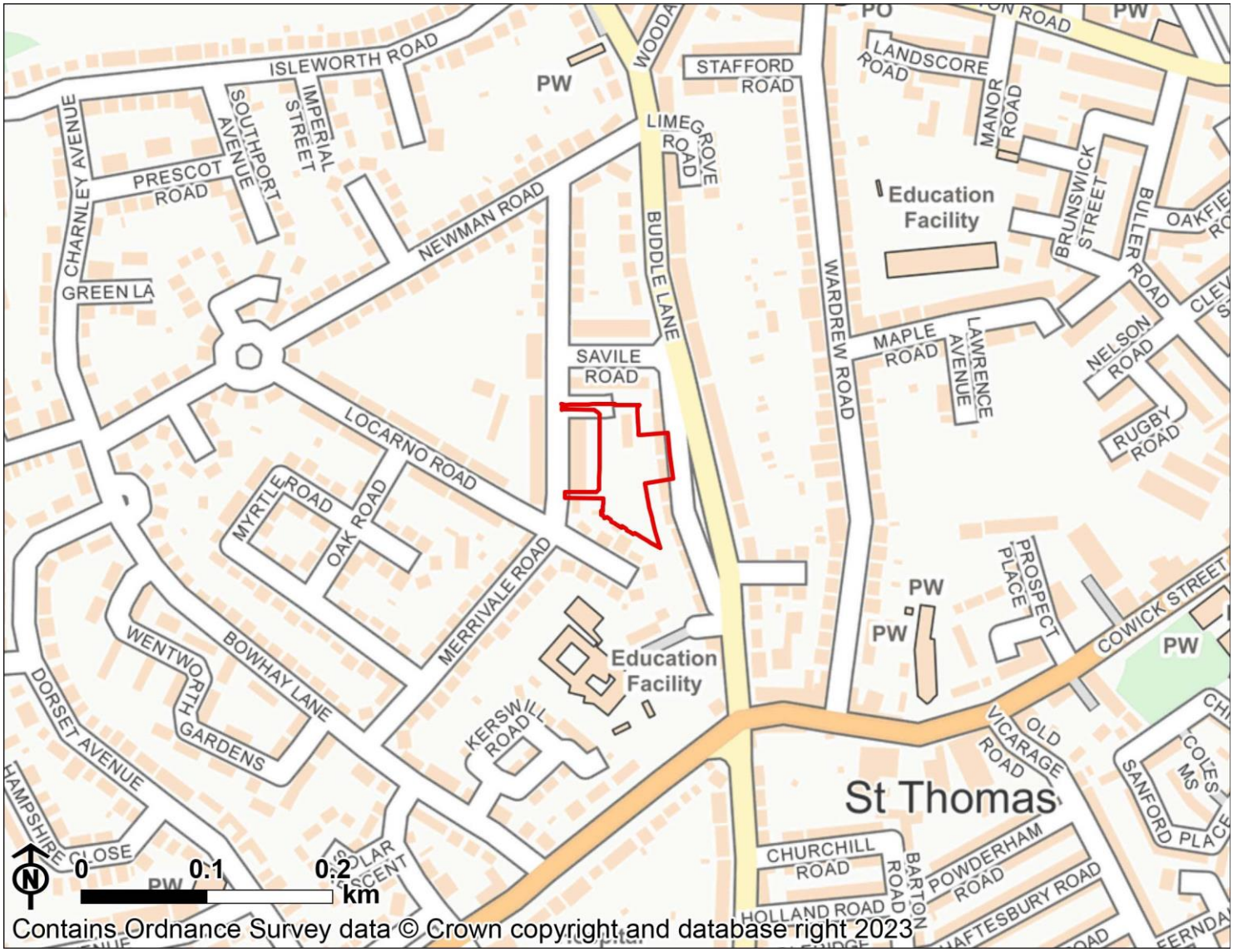
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 7
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

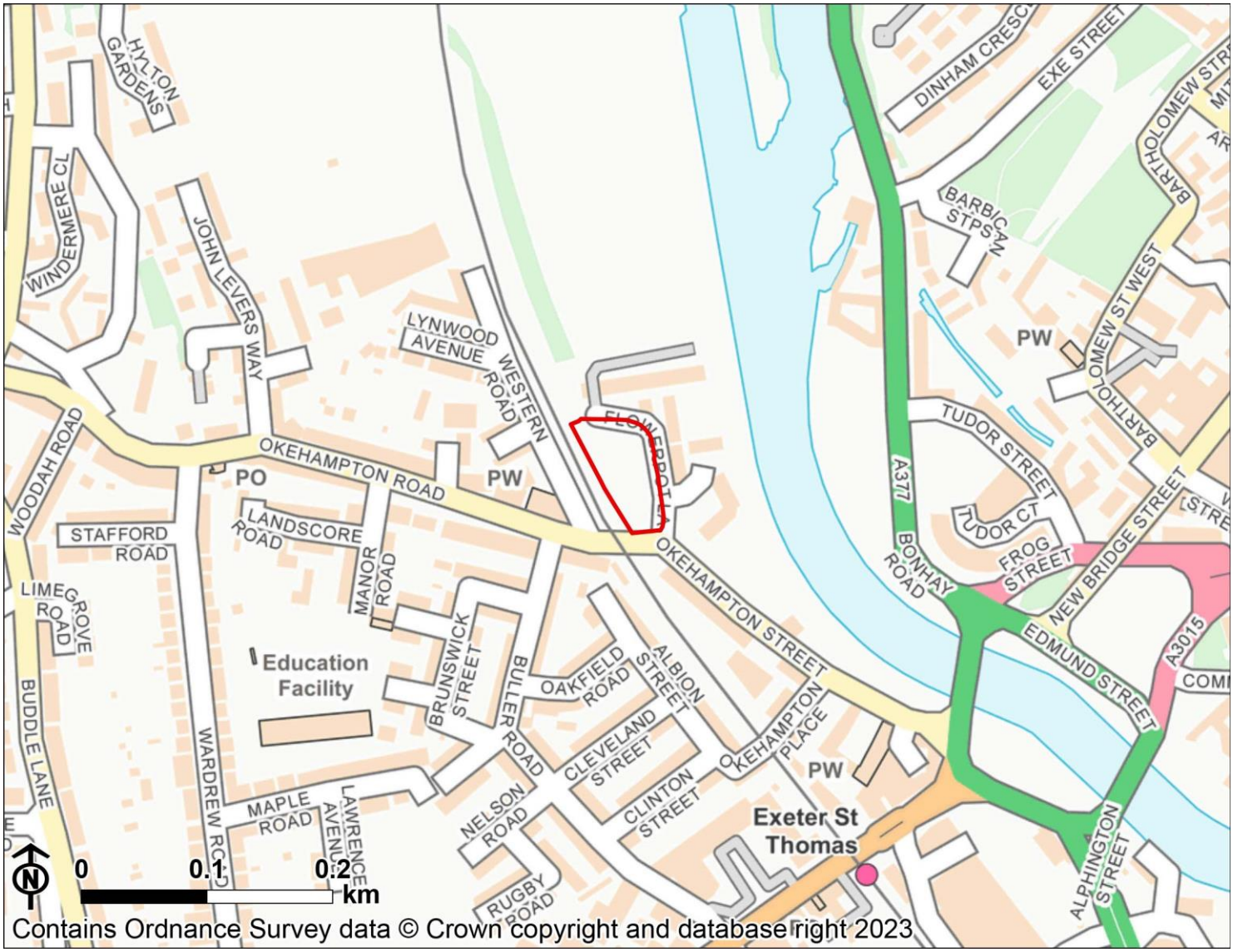
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 9
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

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SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

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SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

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SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

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Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

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Significant negative (--)/Negligible (0)

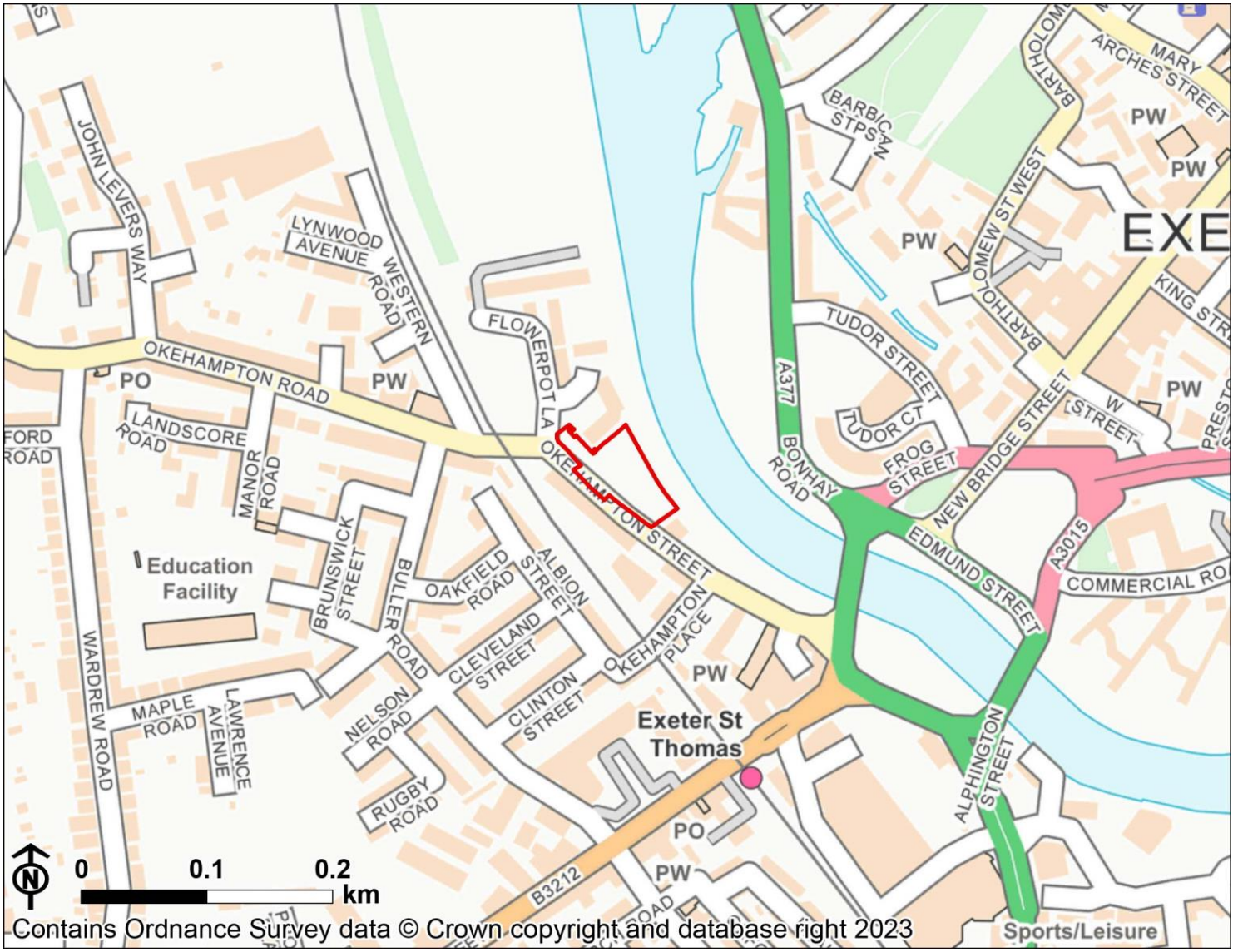
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 10
Residential



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Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 11
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

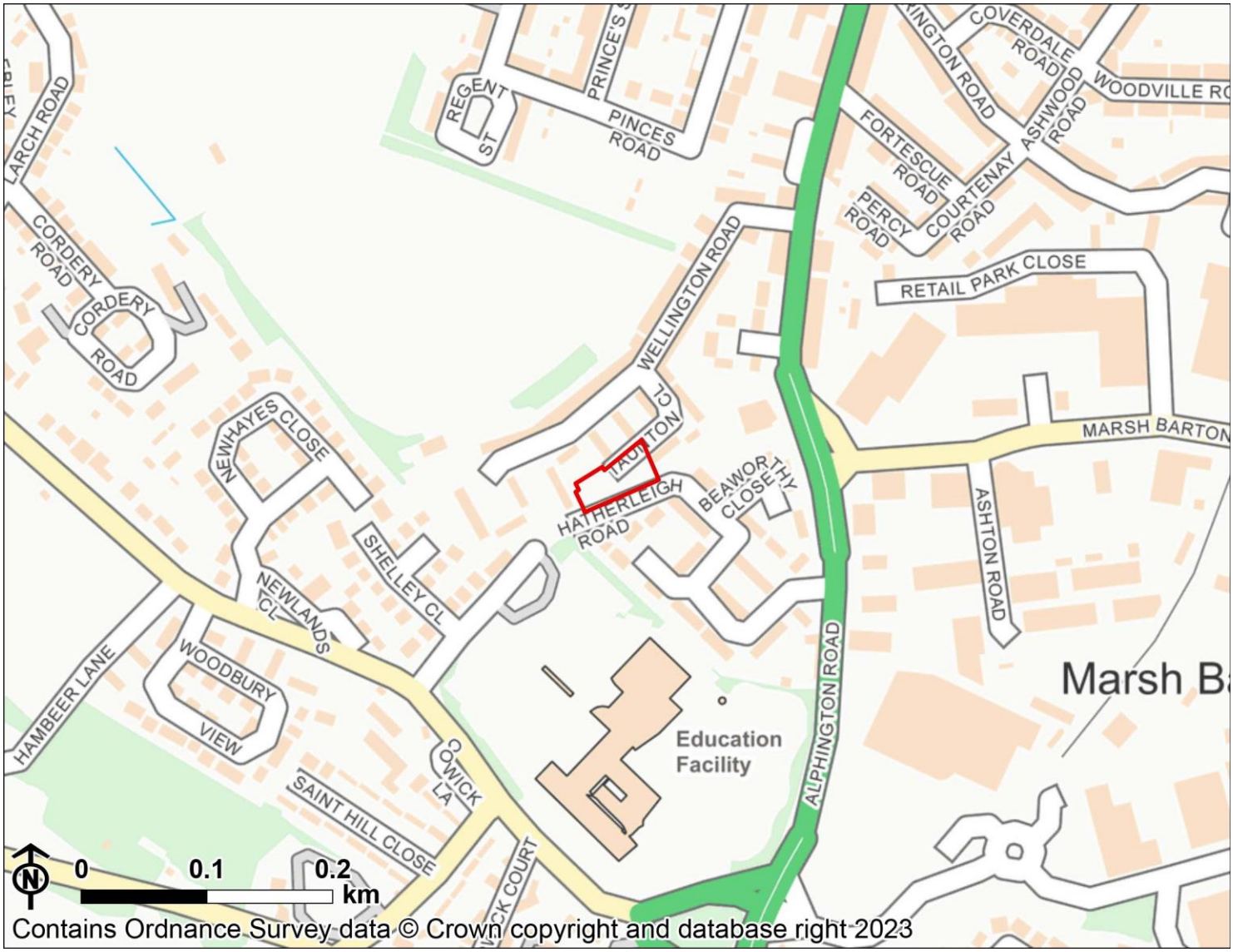
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 13
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

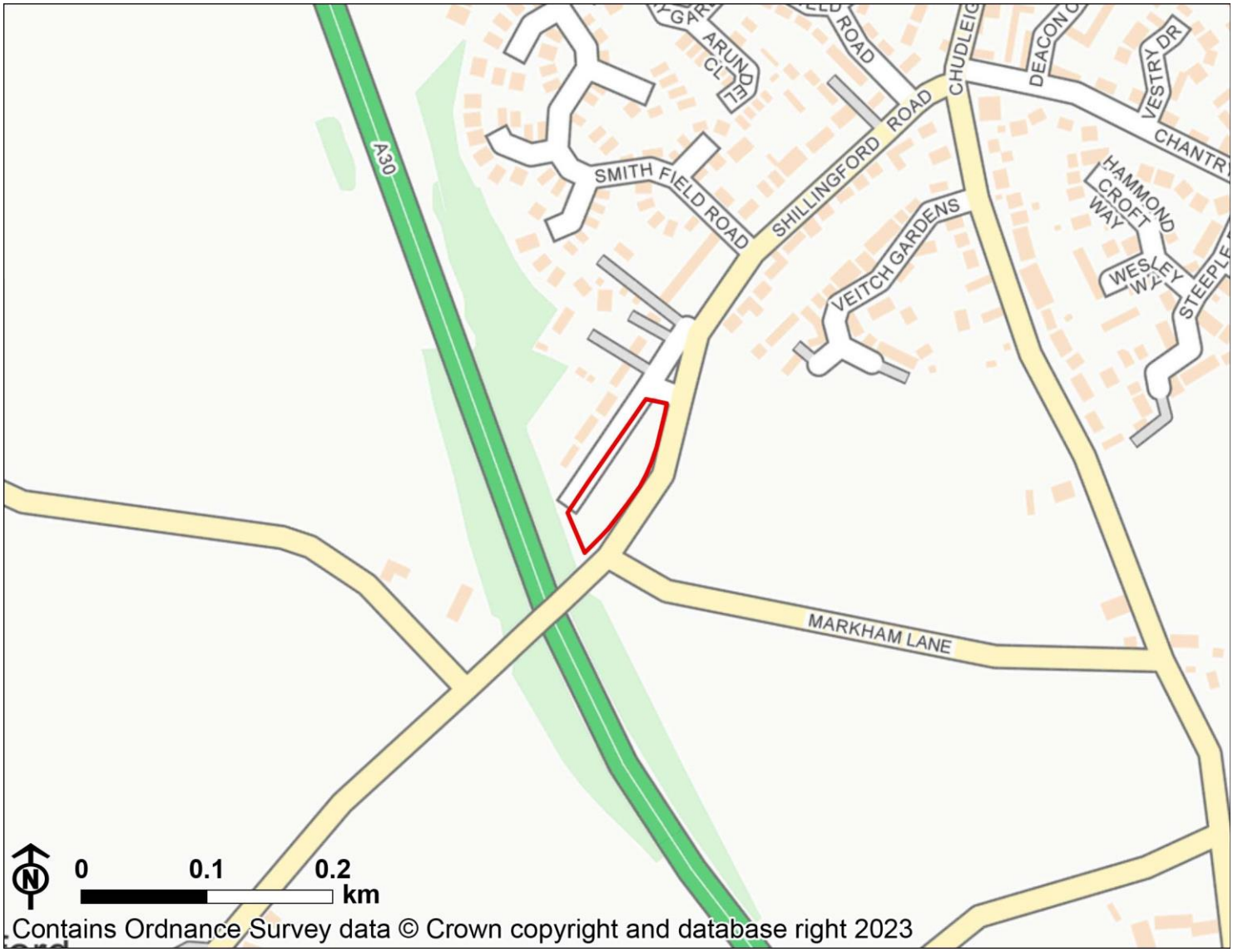
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 17
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

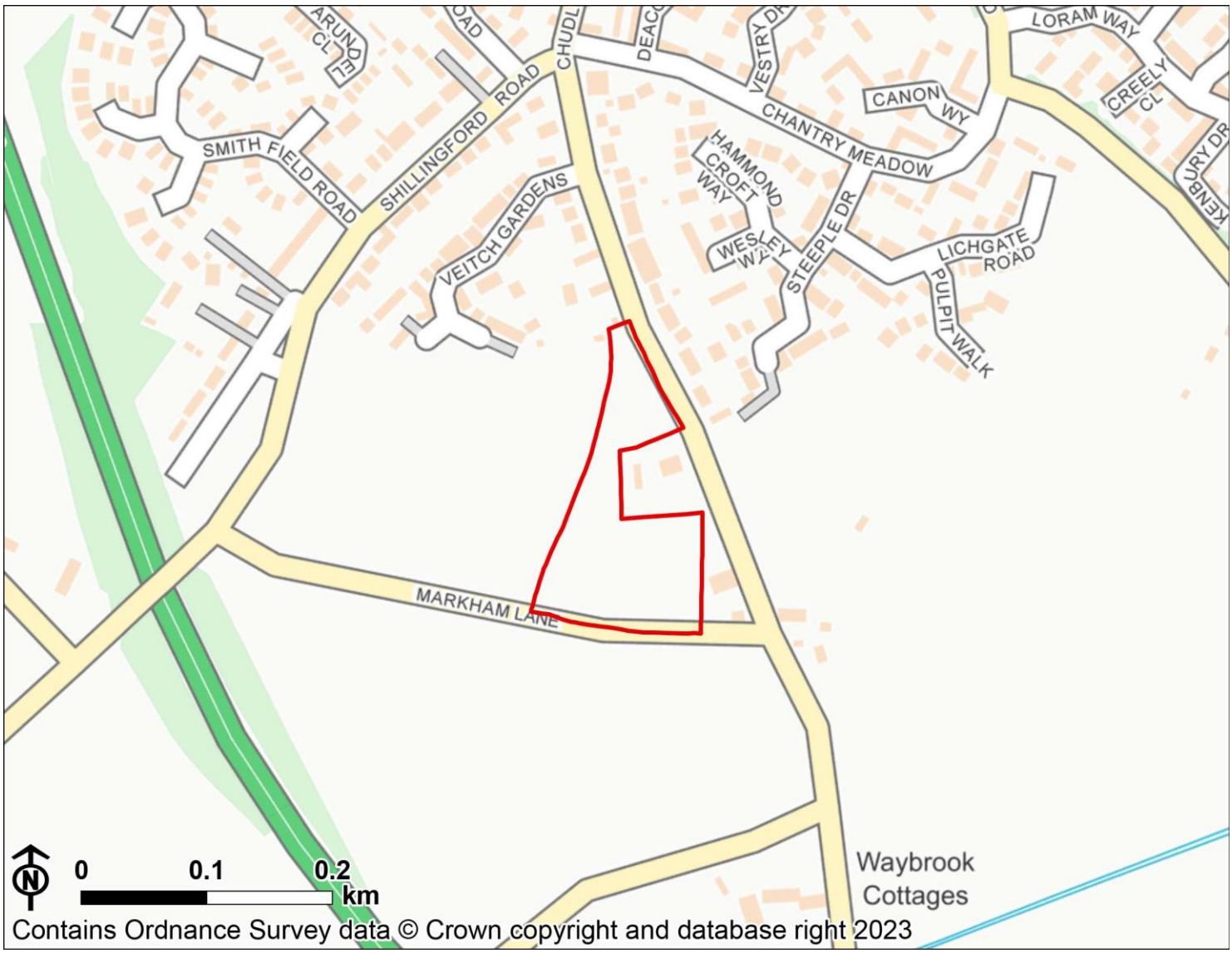
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 18
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 20
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

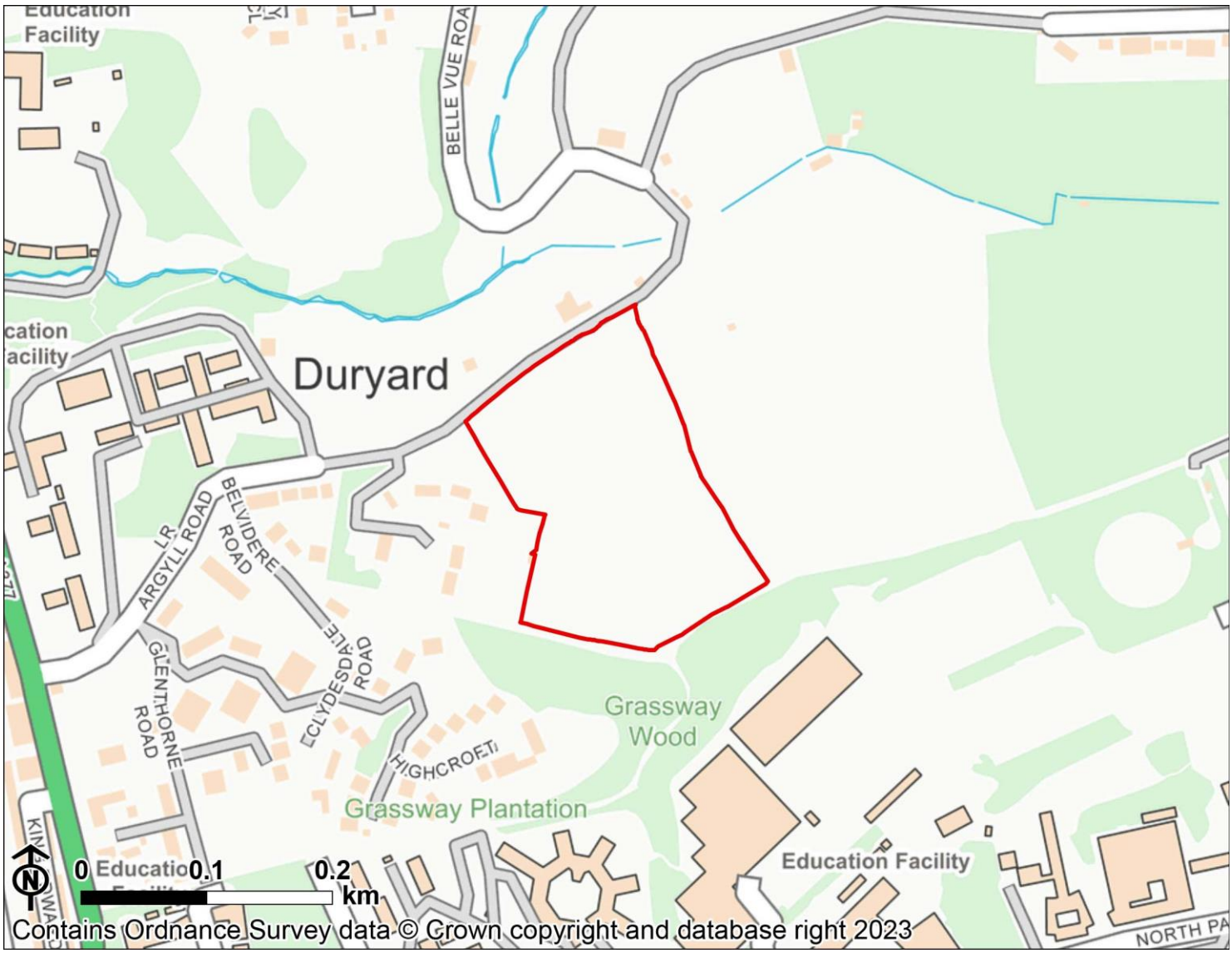
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 21
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 23
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 24
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 25
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 26
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 27
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 30
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 31
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

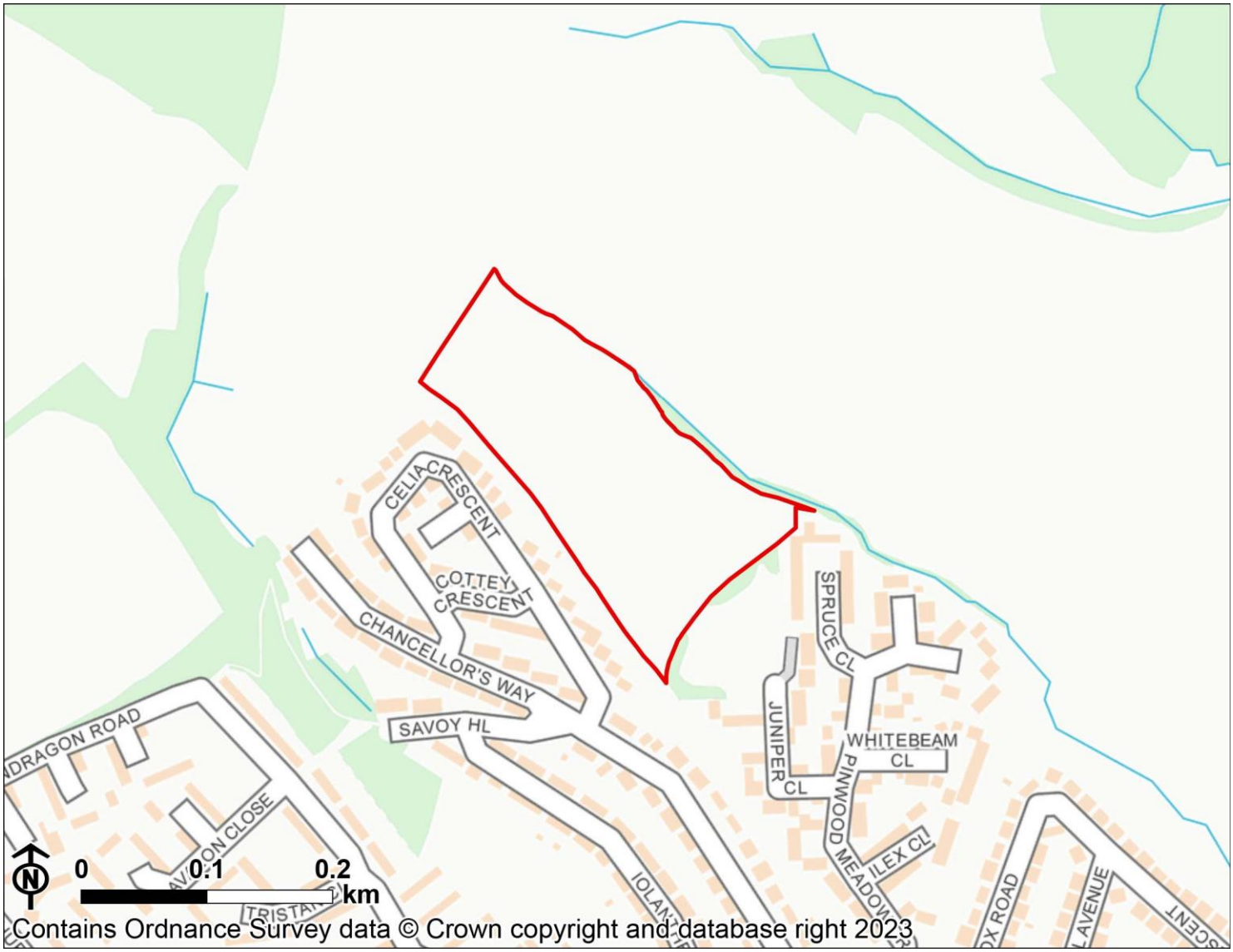
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 33
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

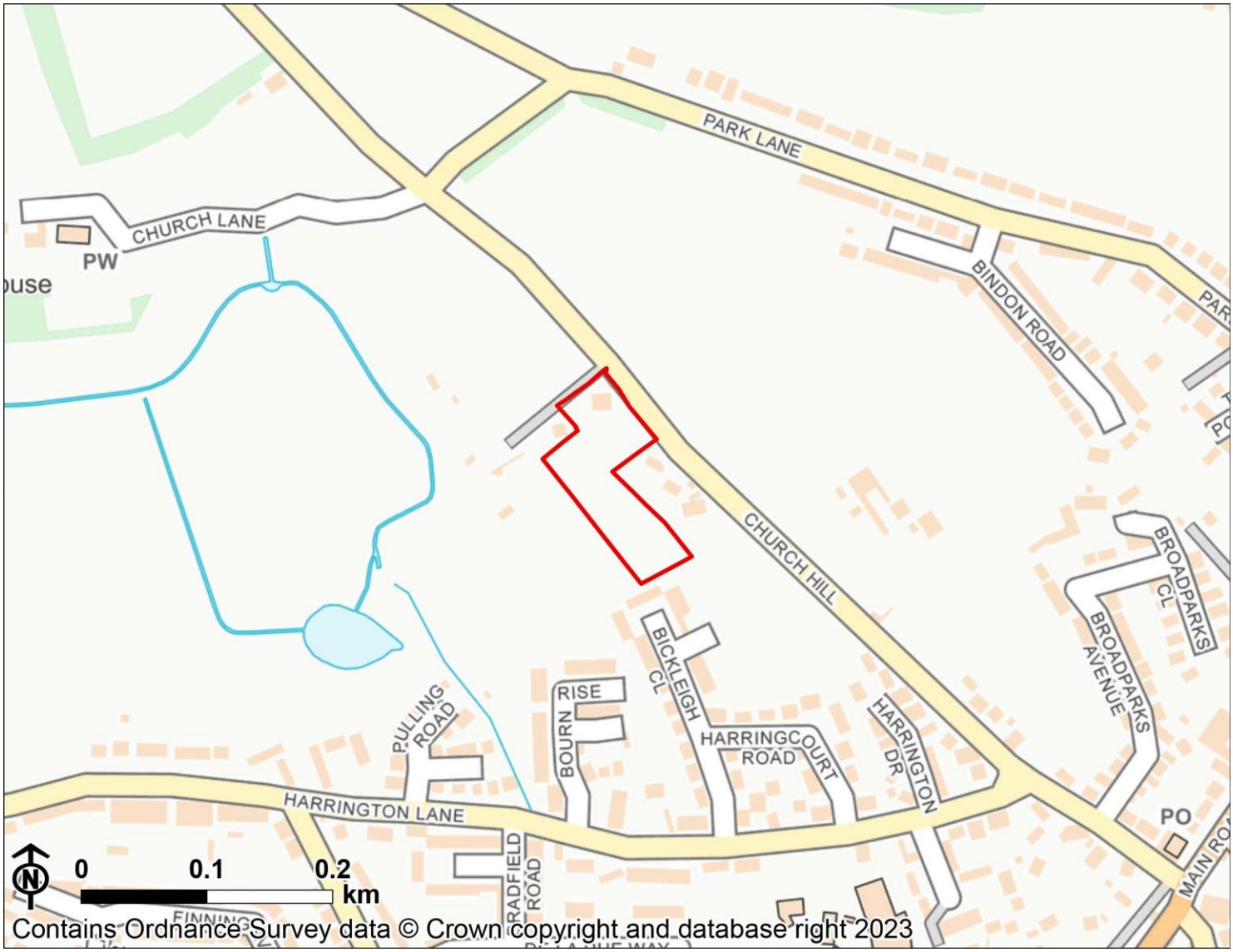
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 36
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

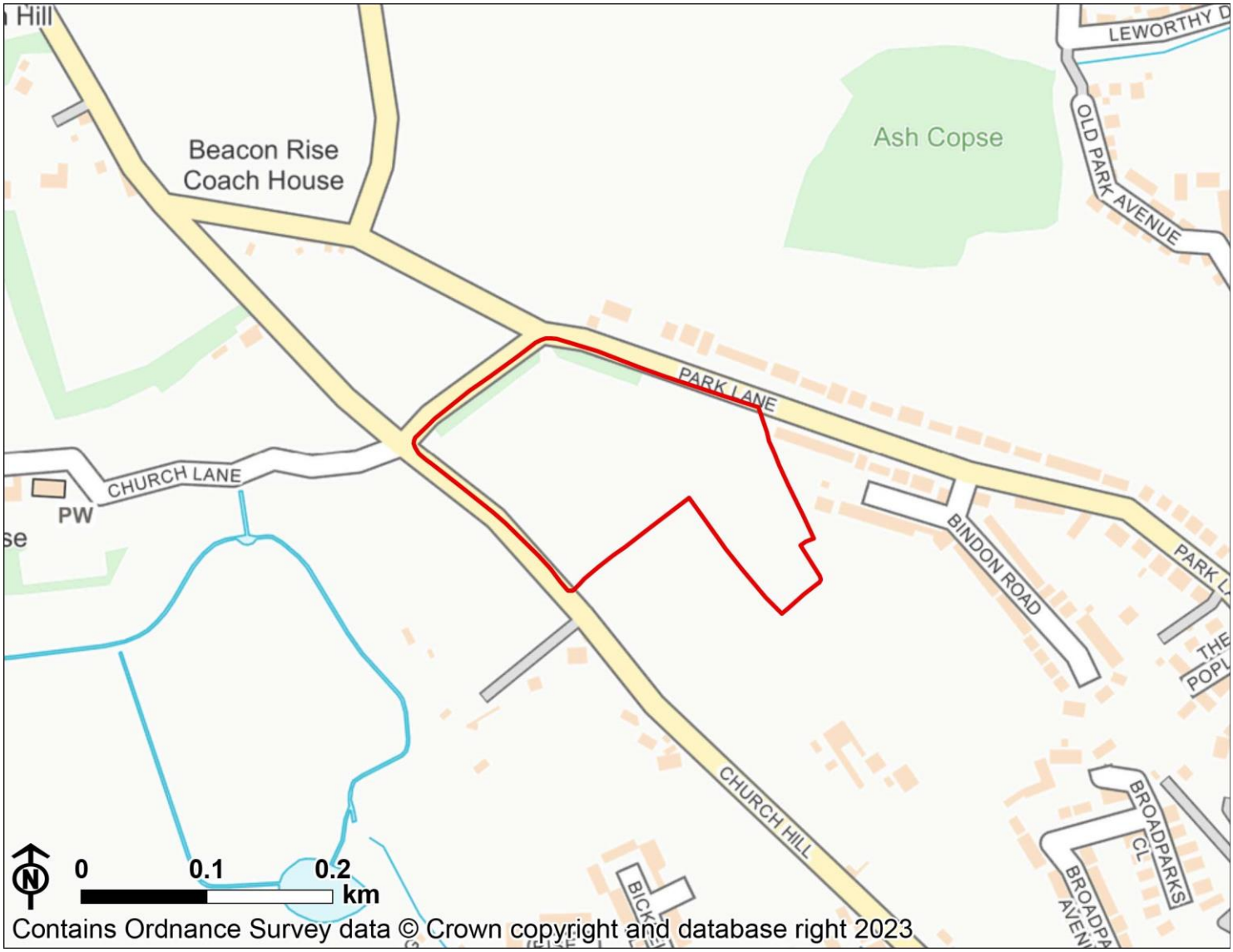
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 37
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site do

Site 41
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 43
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

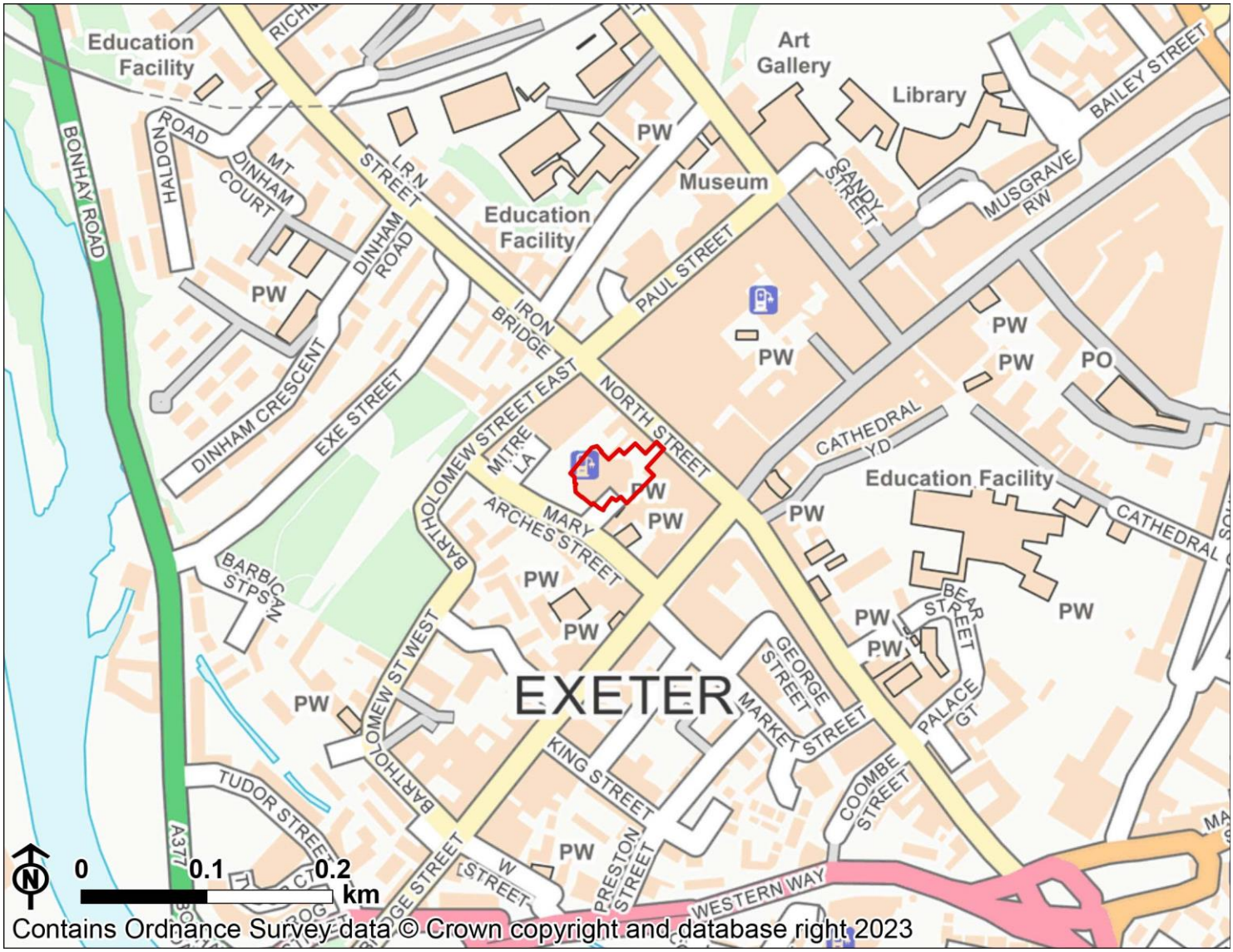
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 44
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

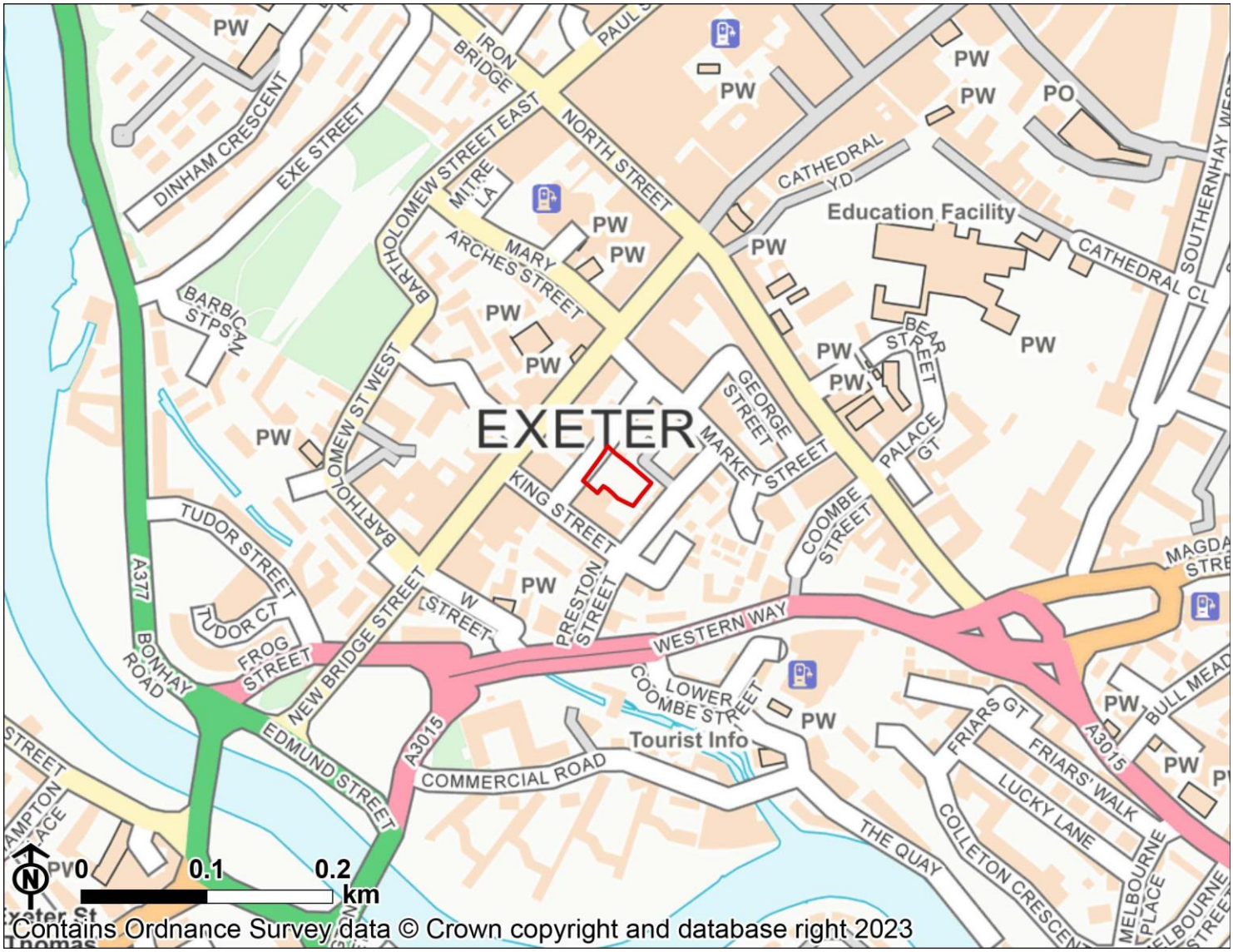
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 45
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

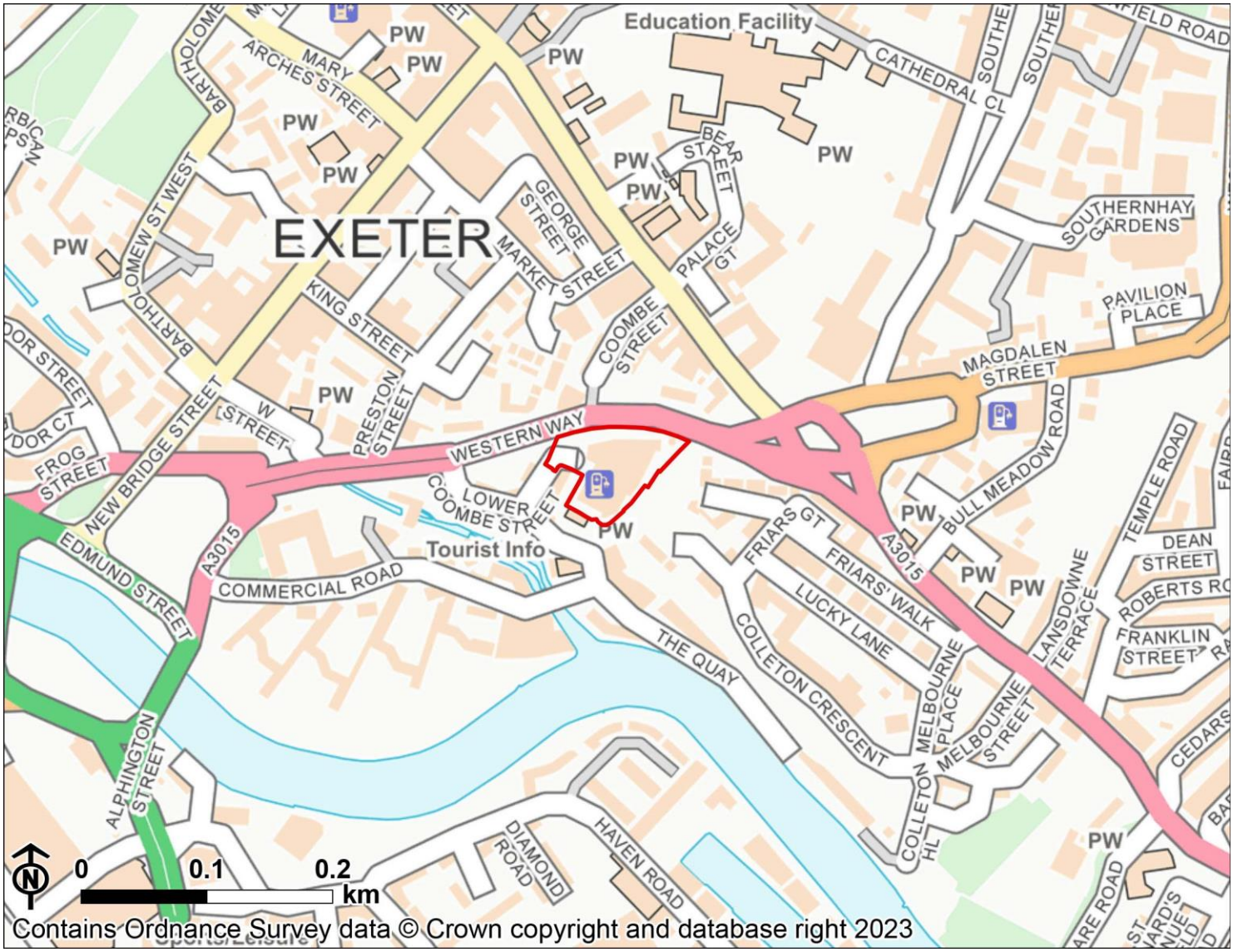
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 47
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 48
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 49
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 50
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 51
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

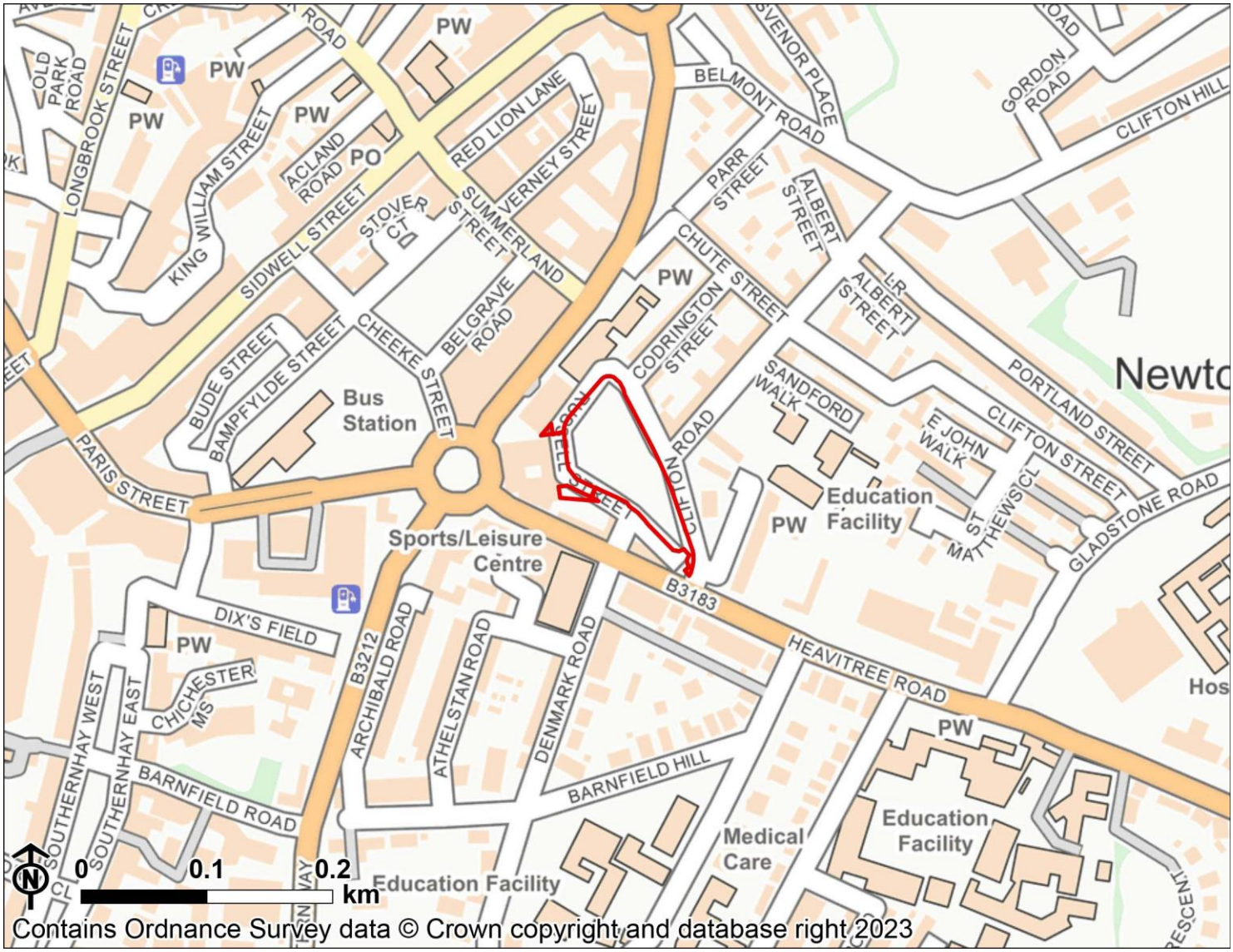
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 54
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

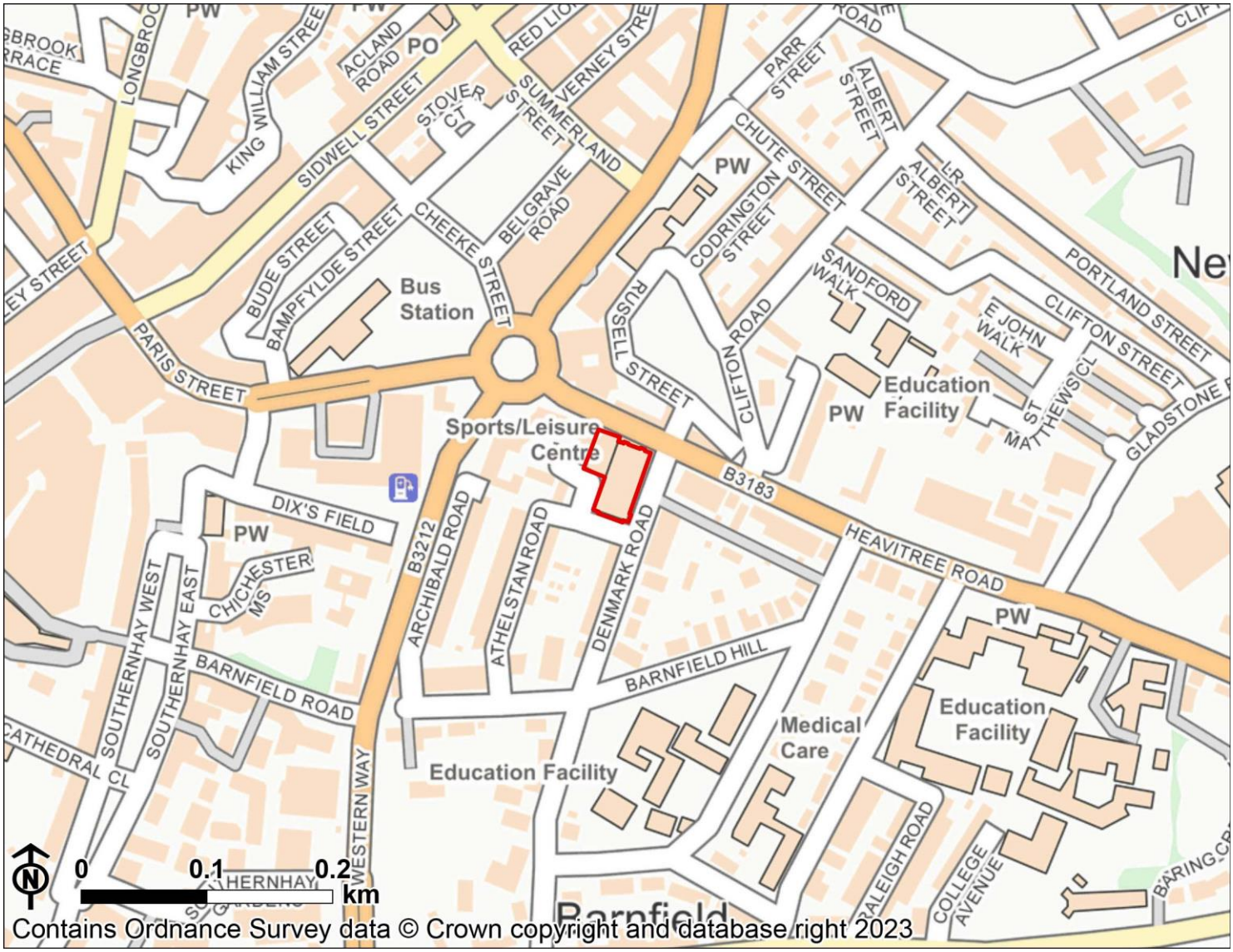
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 55
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 56
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

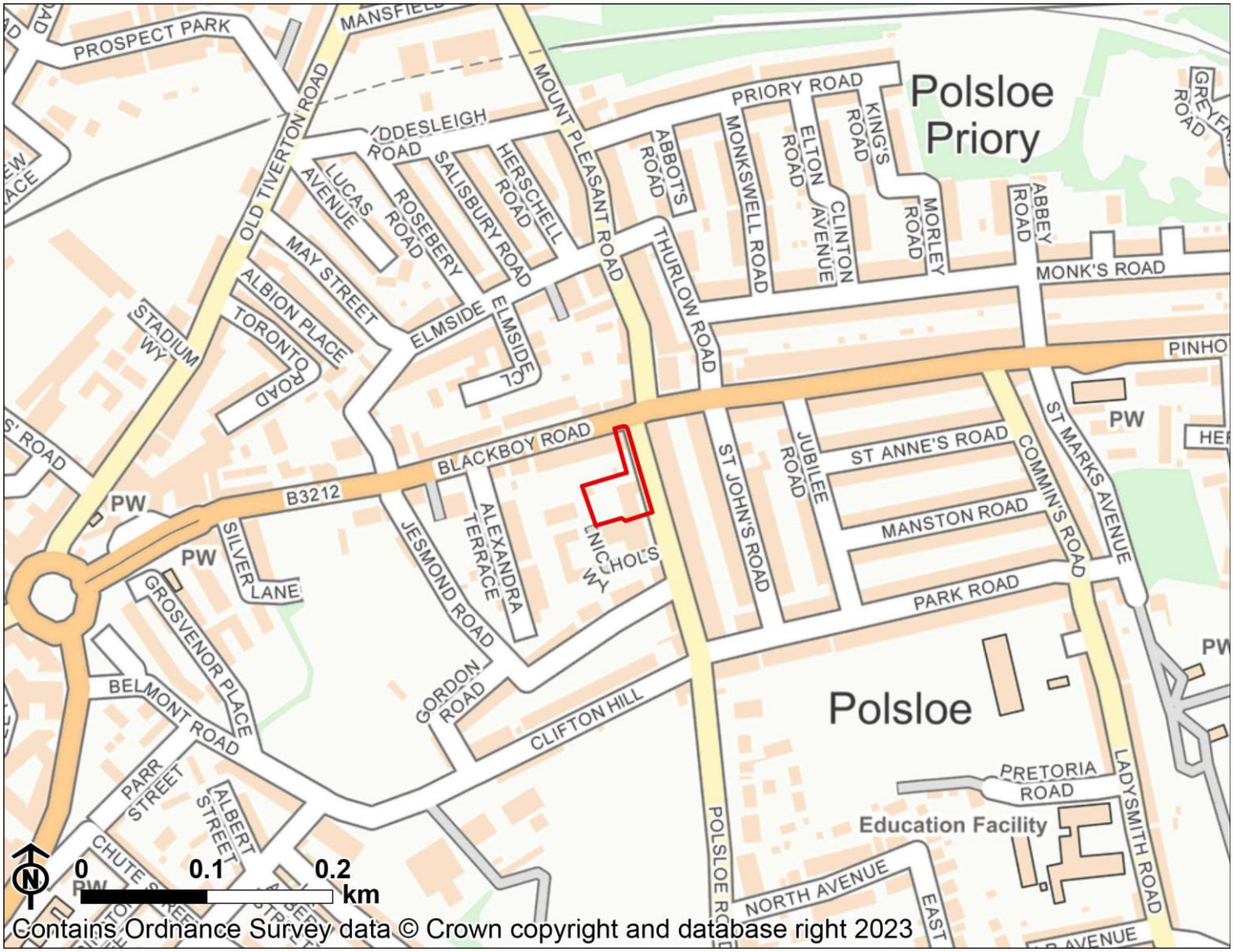
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 58
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 60
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 61
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 63
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 66
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

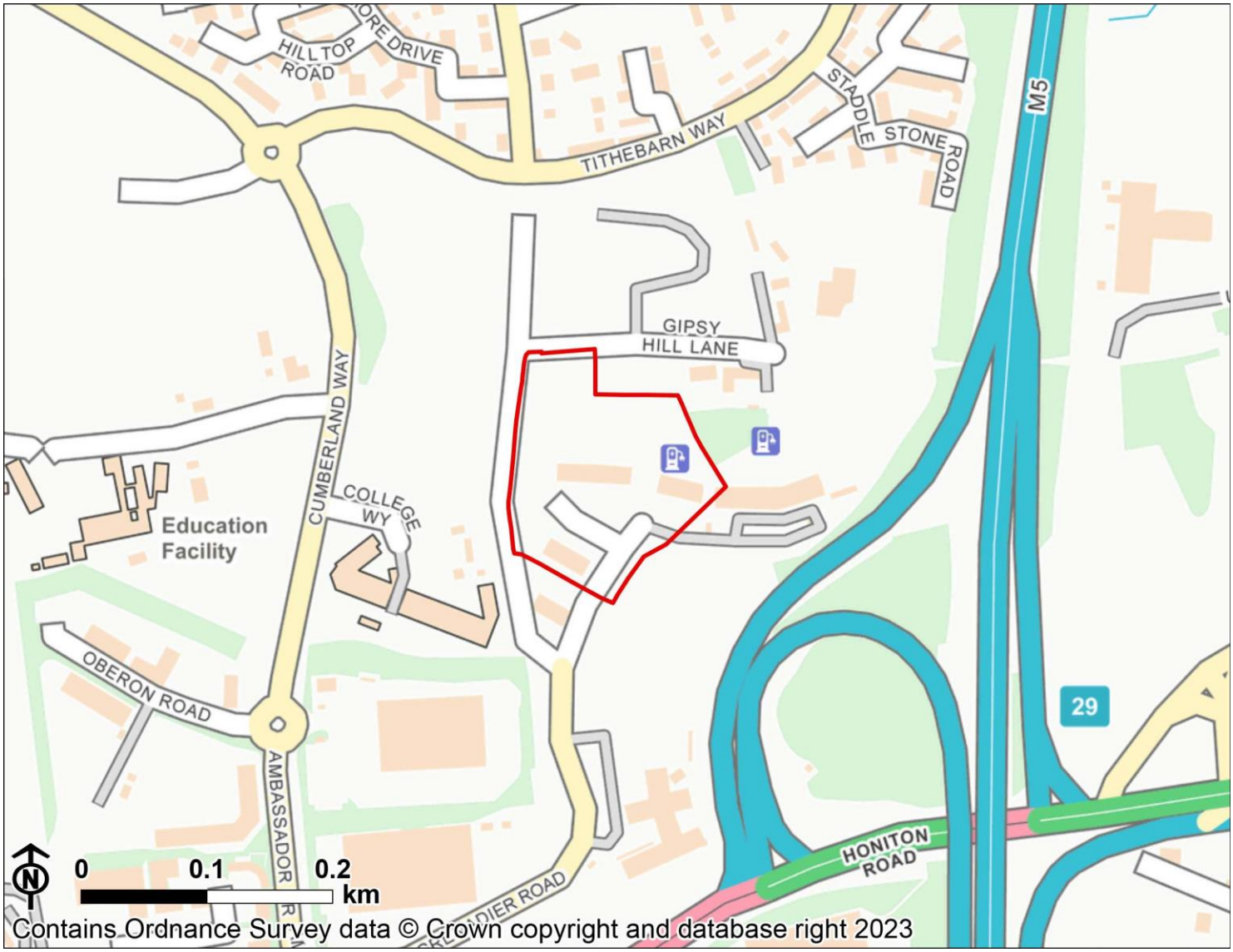
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 67
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 68
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

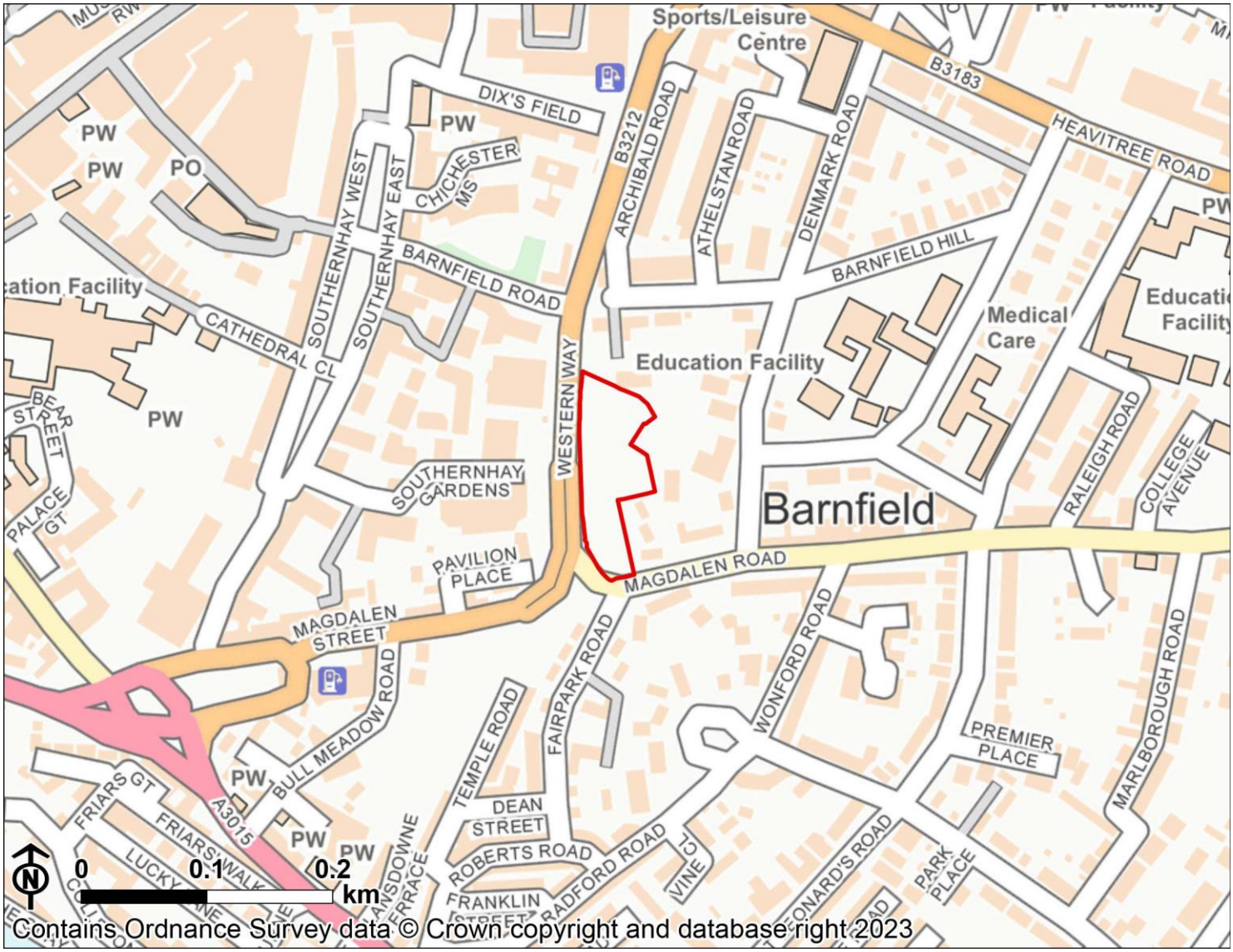
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 69
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

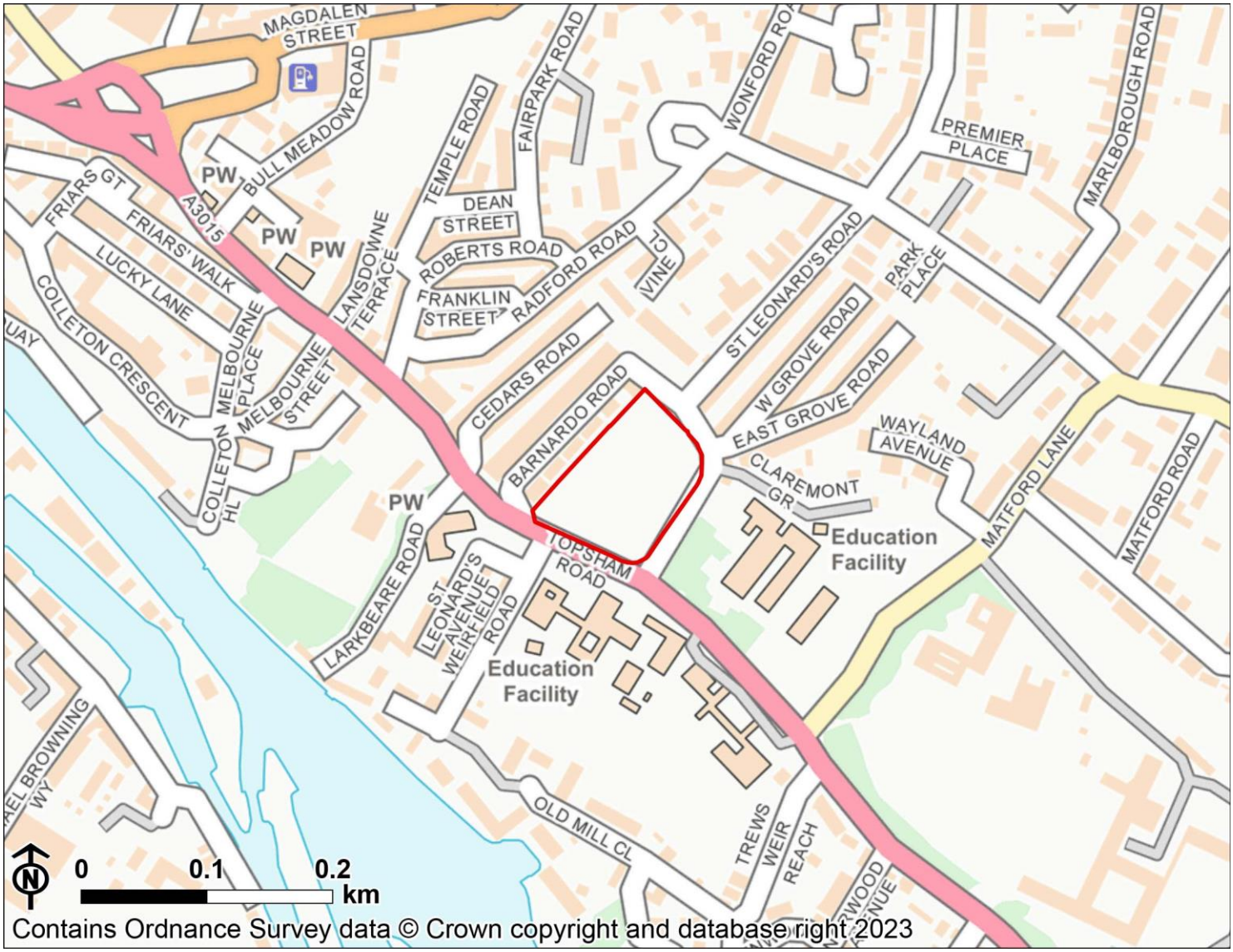
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 70
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

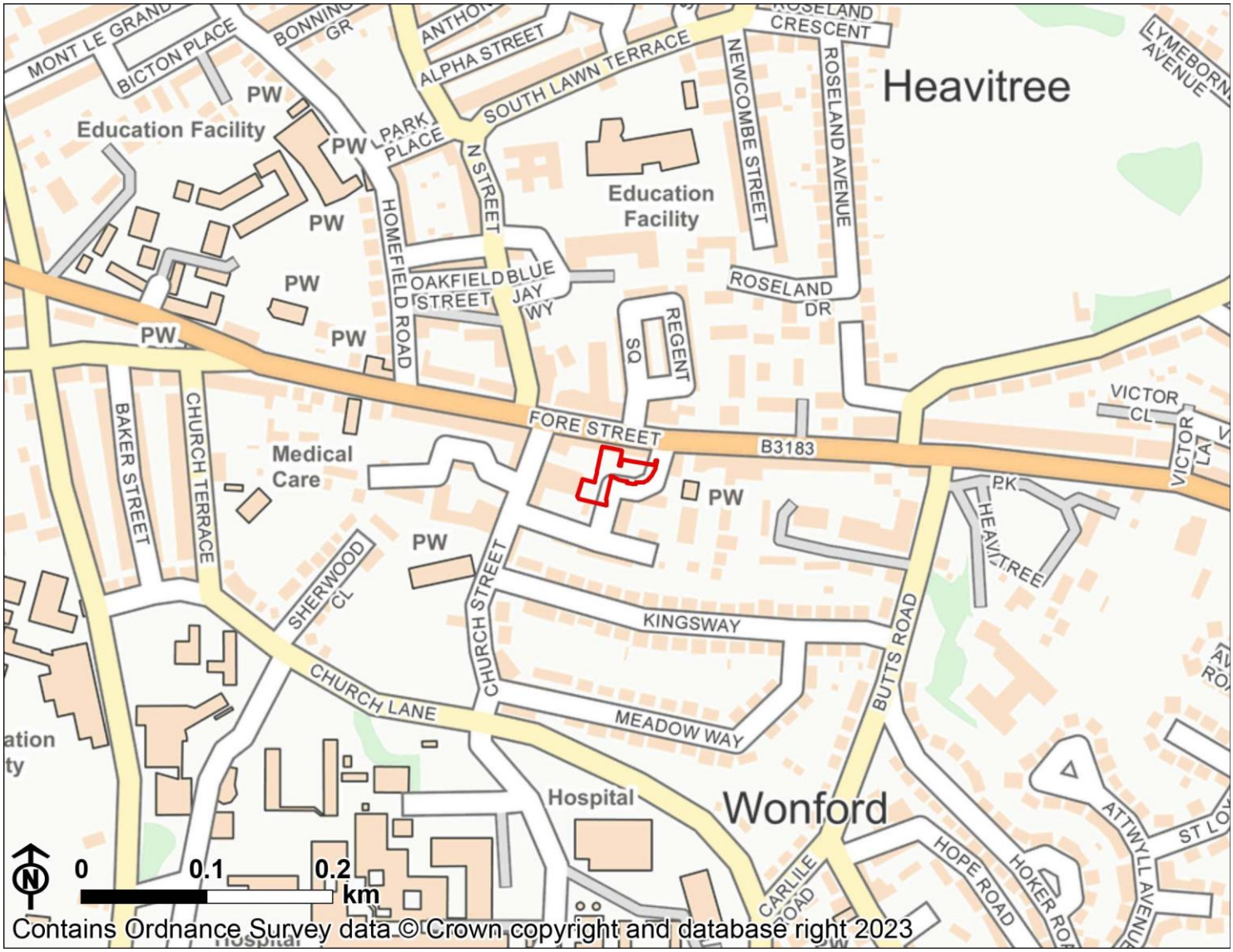
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 71
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

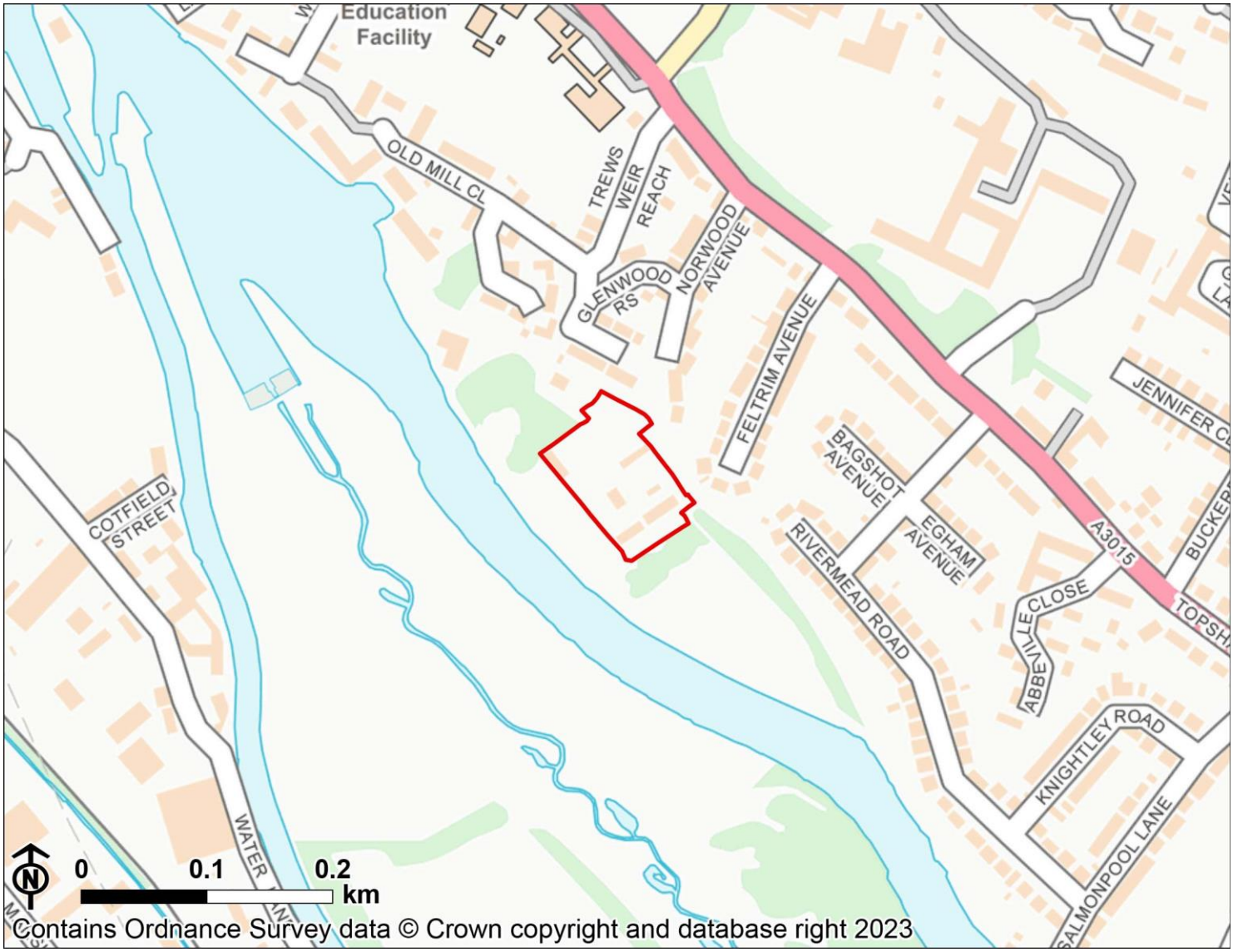
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 72
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 73
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

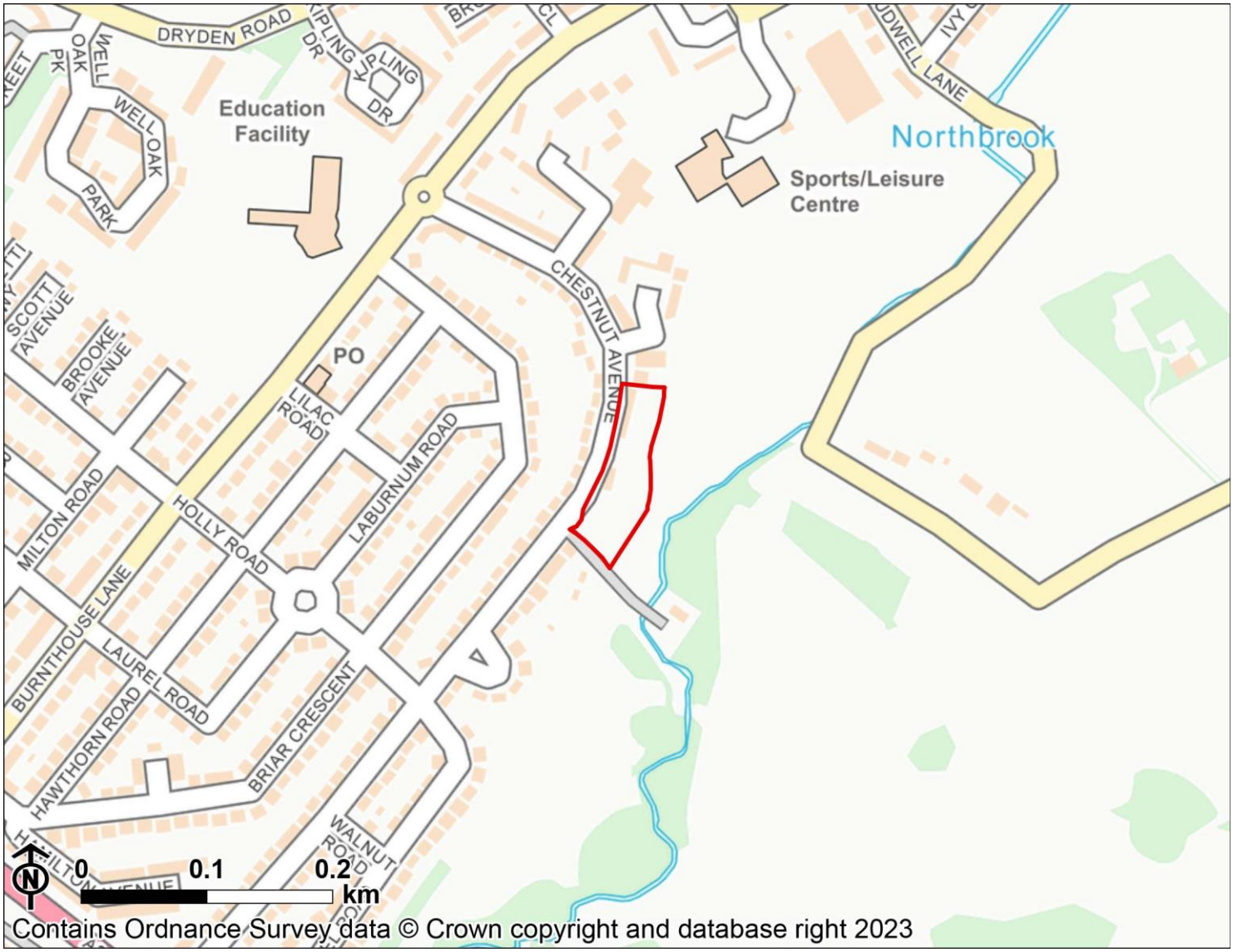
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 75
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

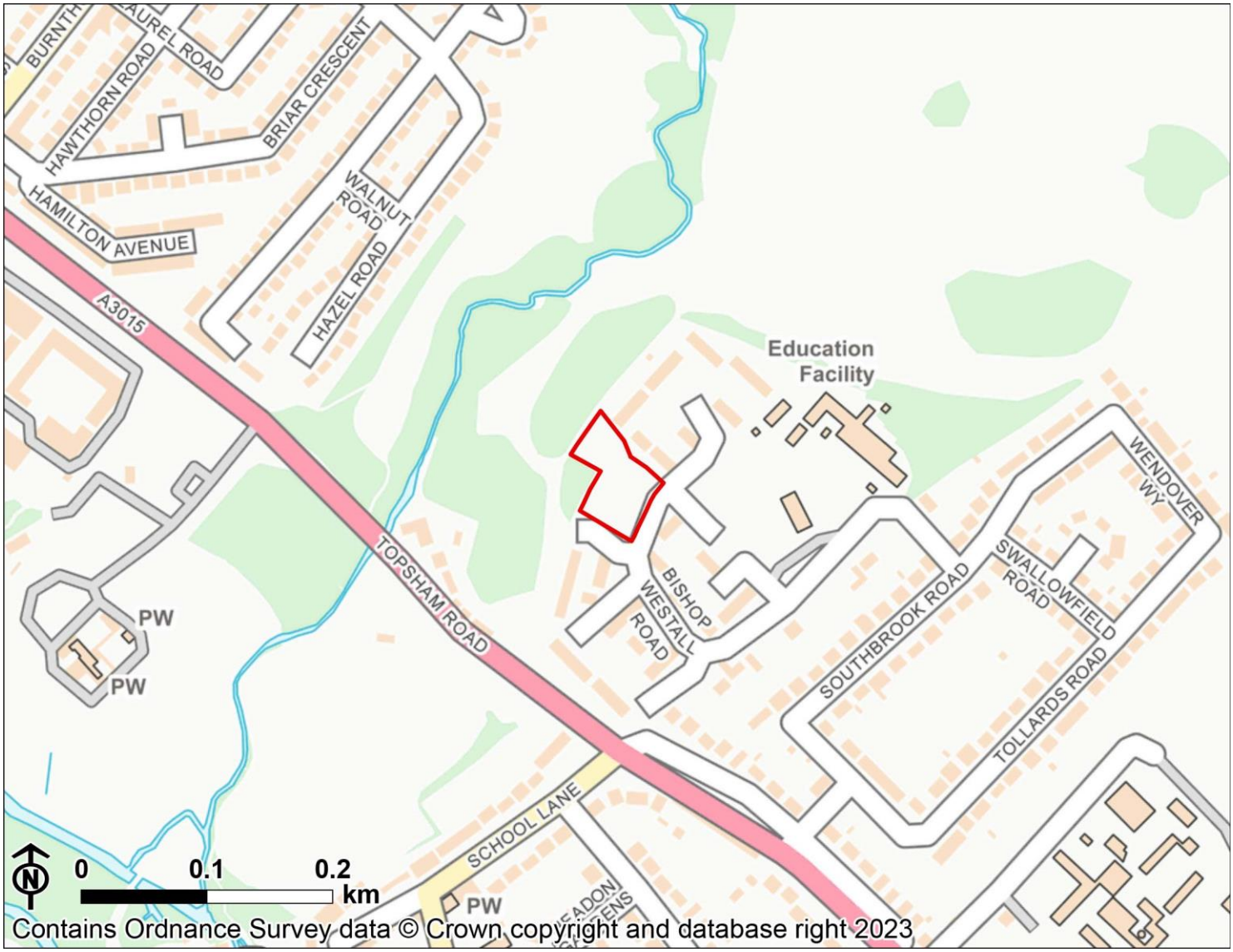
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 76
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 77
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

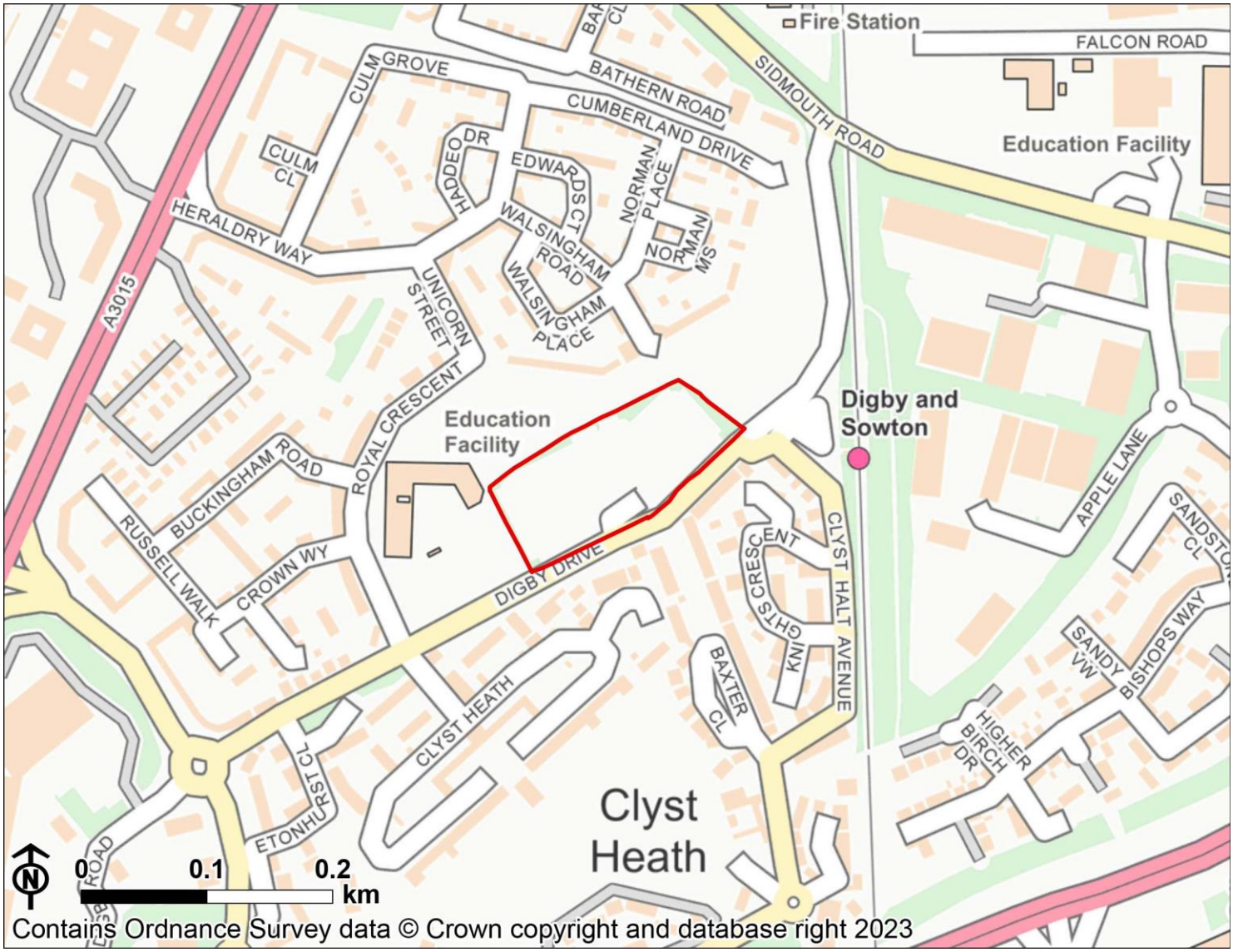
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 79
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

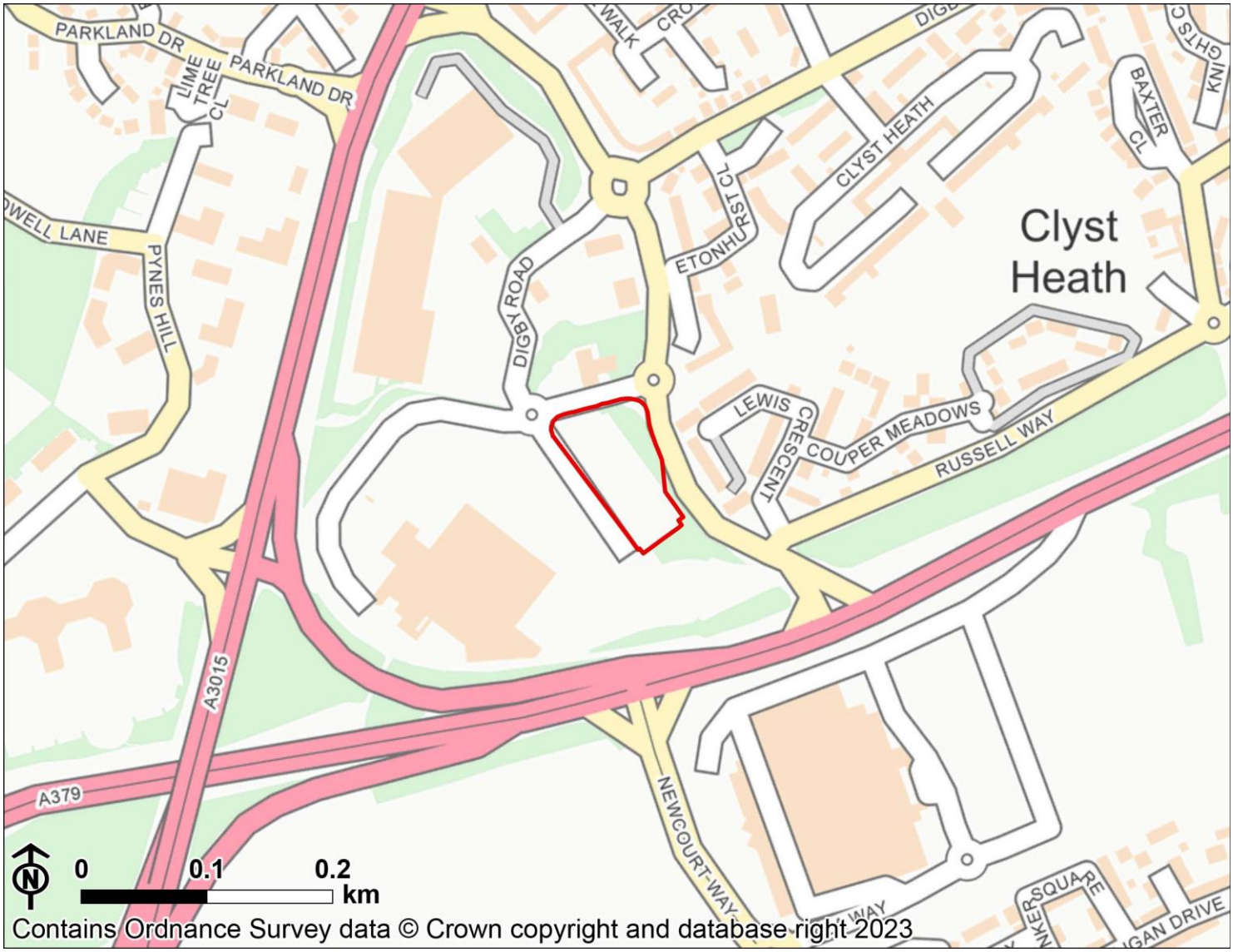
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 80
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 81
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

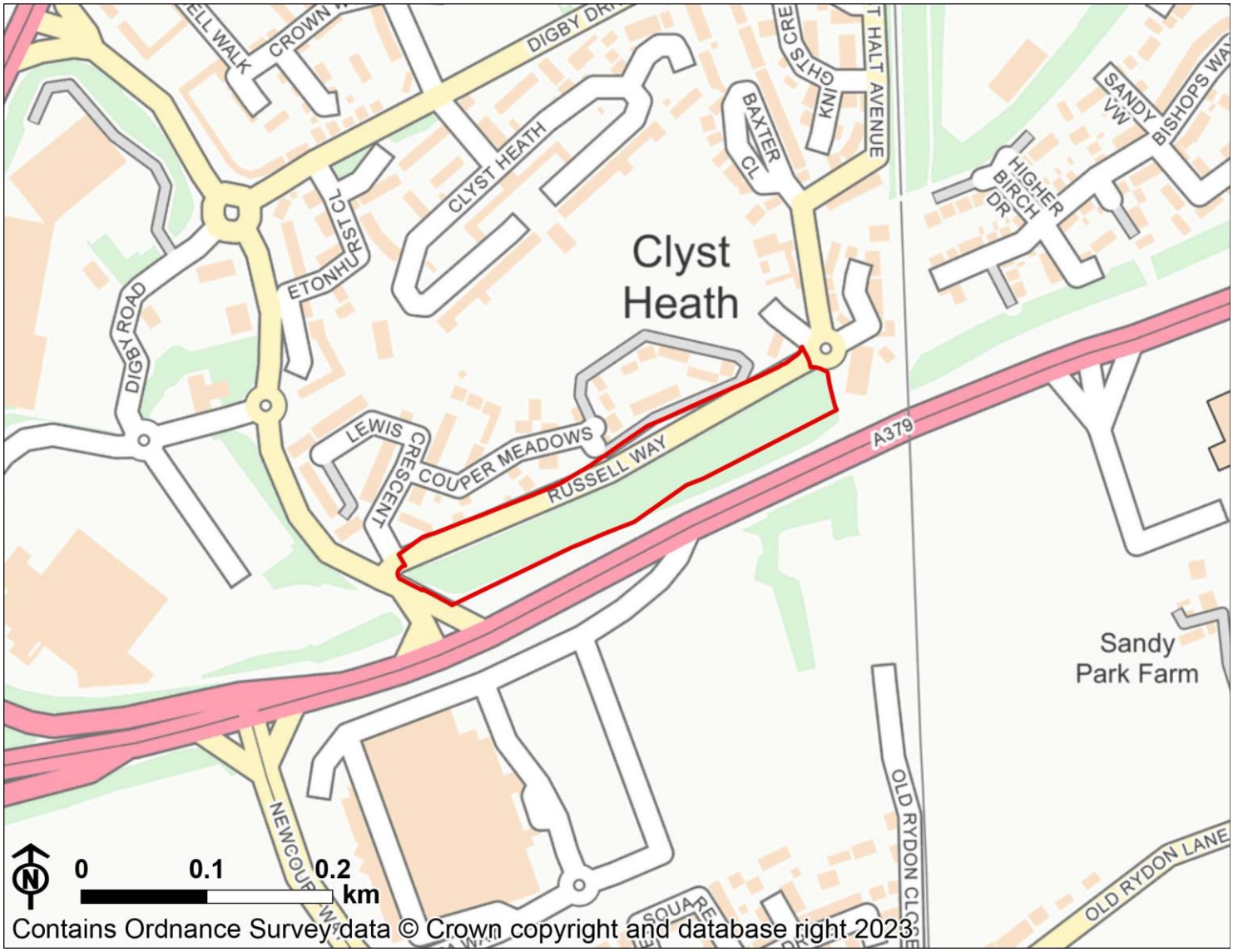
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 82
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 84
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

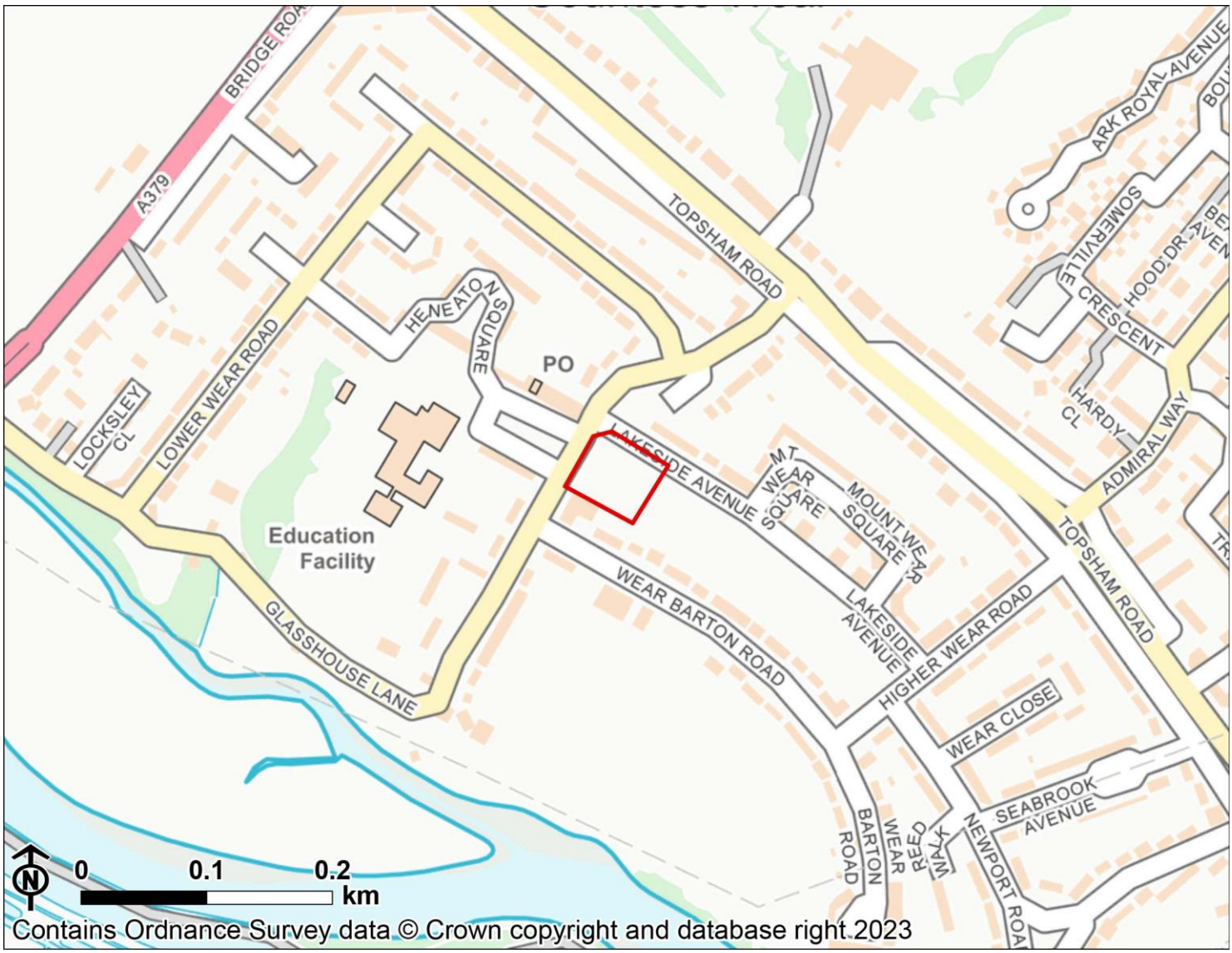
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 85
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

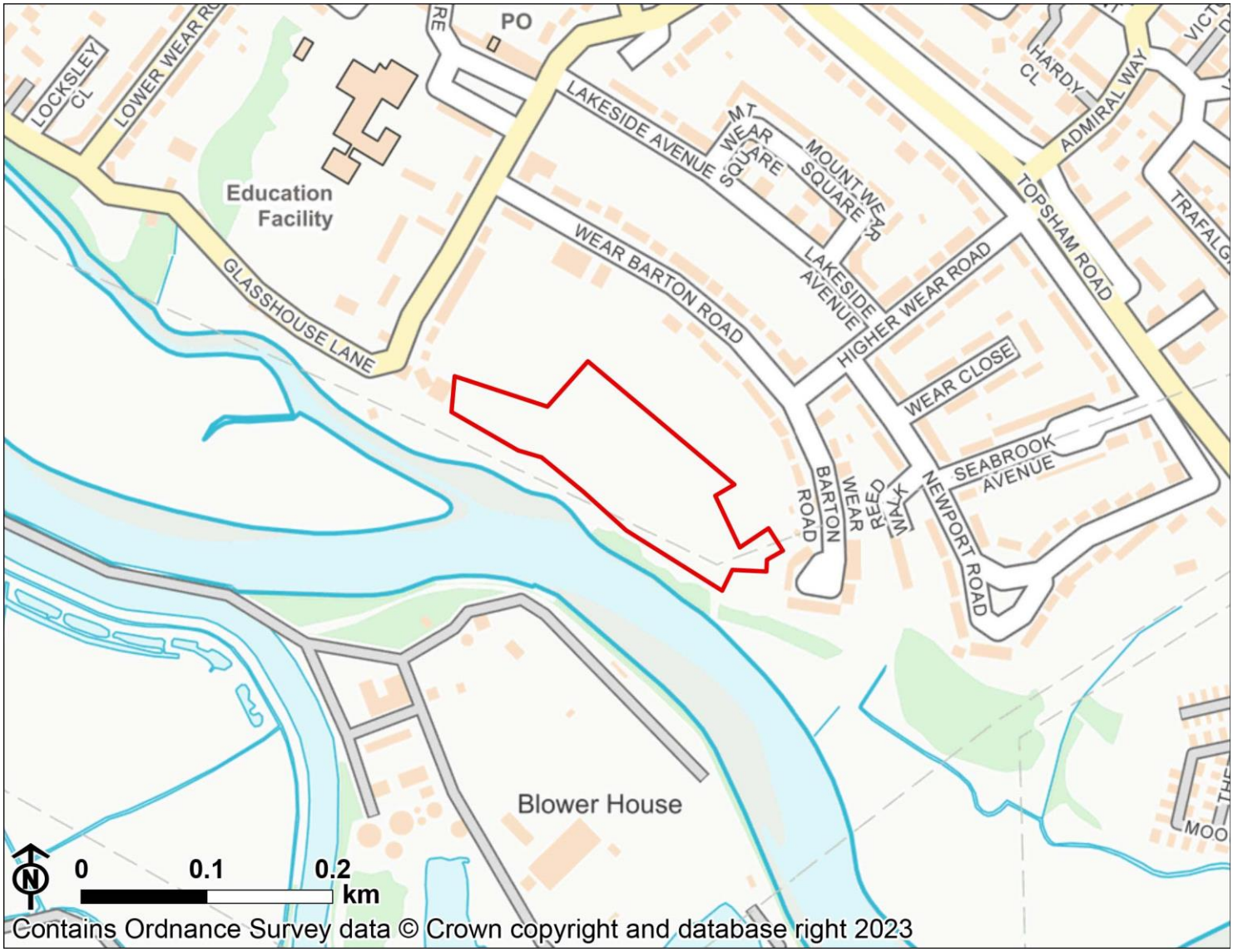
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 86
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

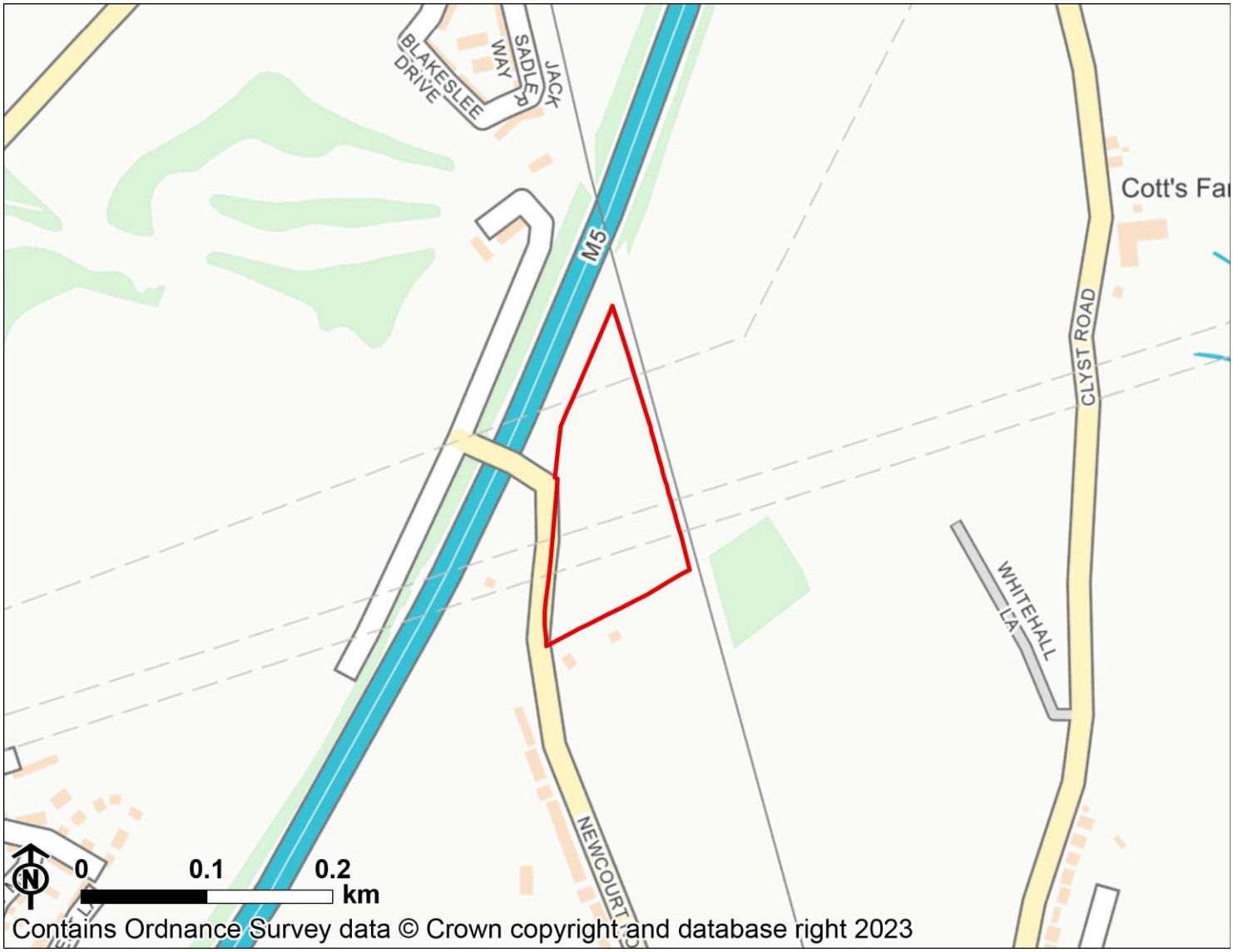
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 91
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

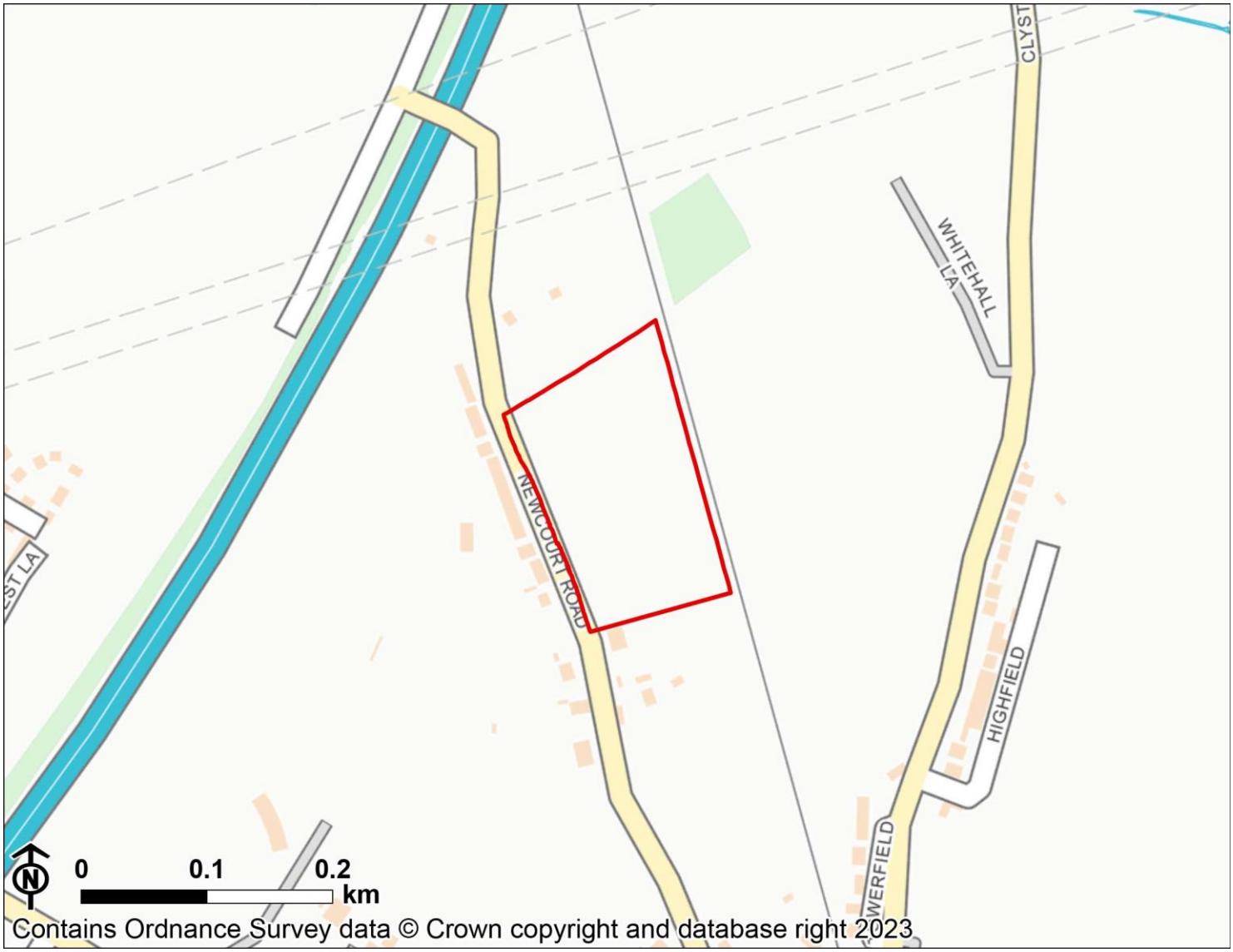
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 92
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor negative (-)

The site is under 1000 homes and not within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and a cycle path.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

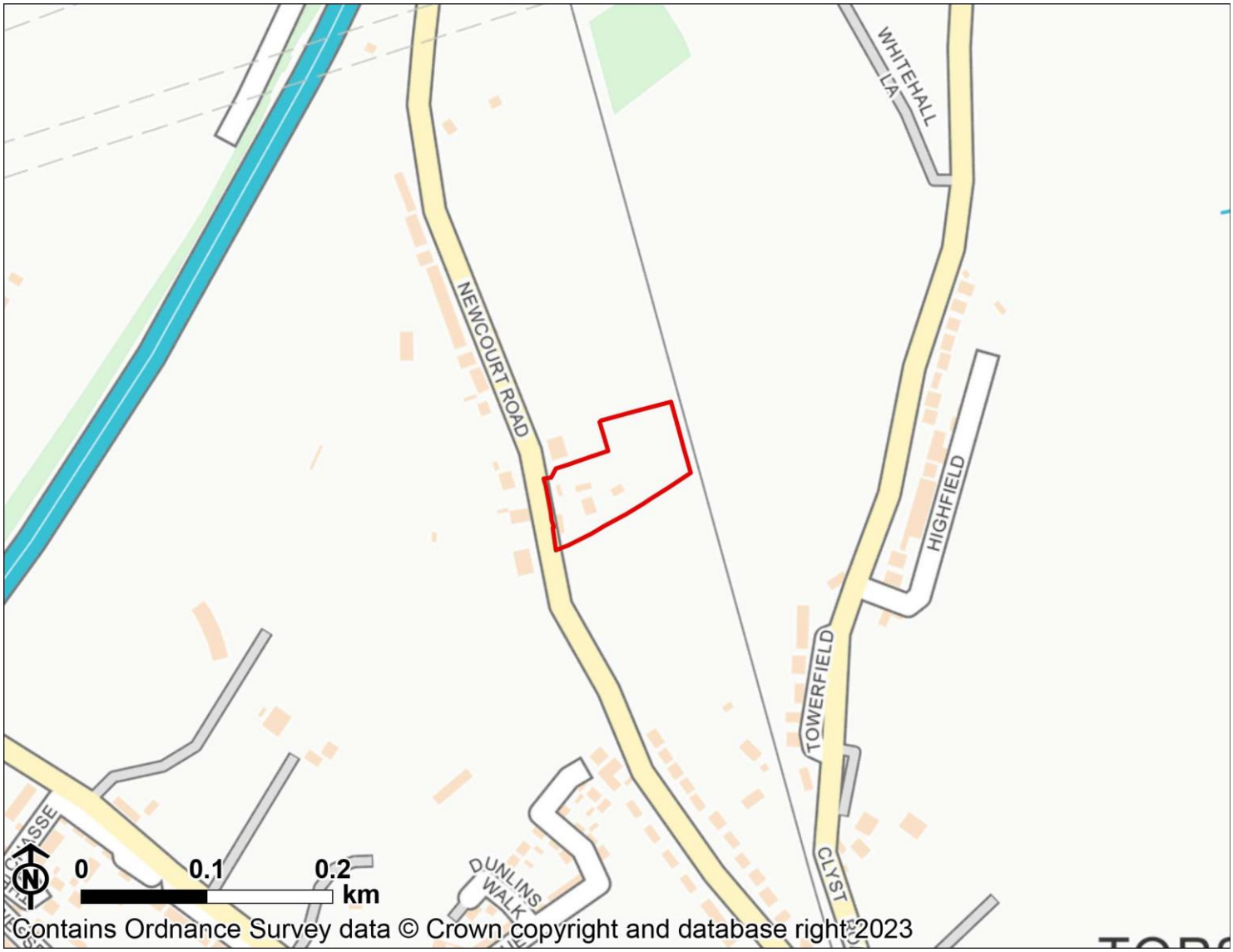
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 93
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor negative (-)

The site is under 1000 homes and not within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 94
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 95
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 96
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 98
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 99
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 100
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 101
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

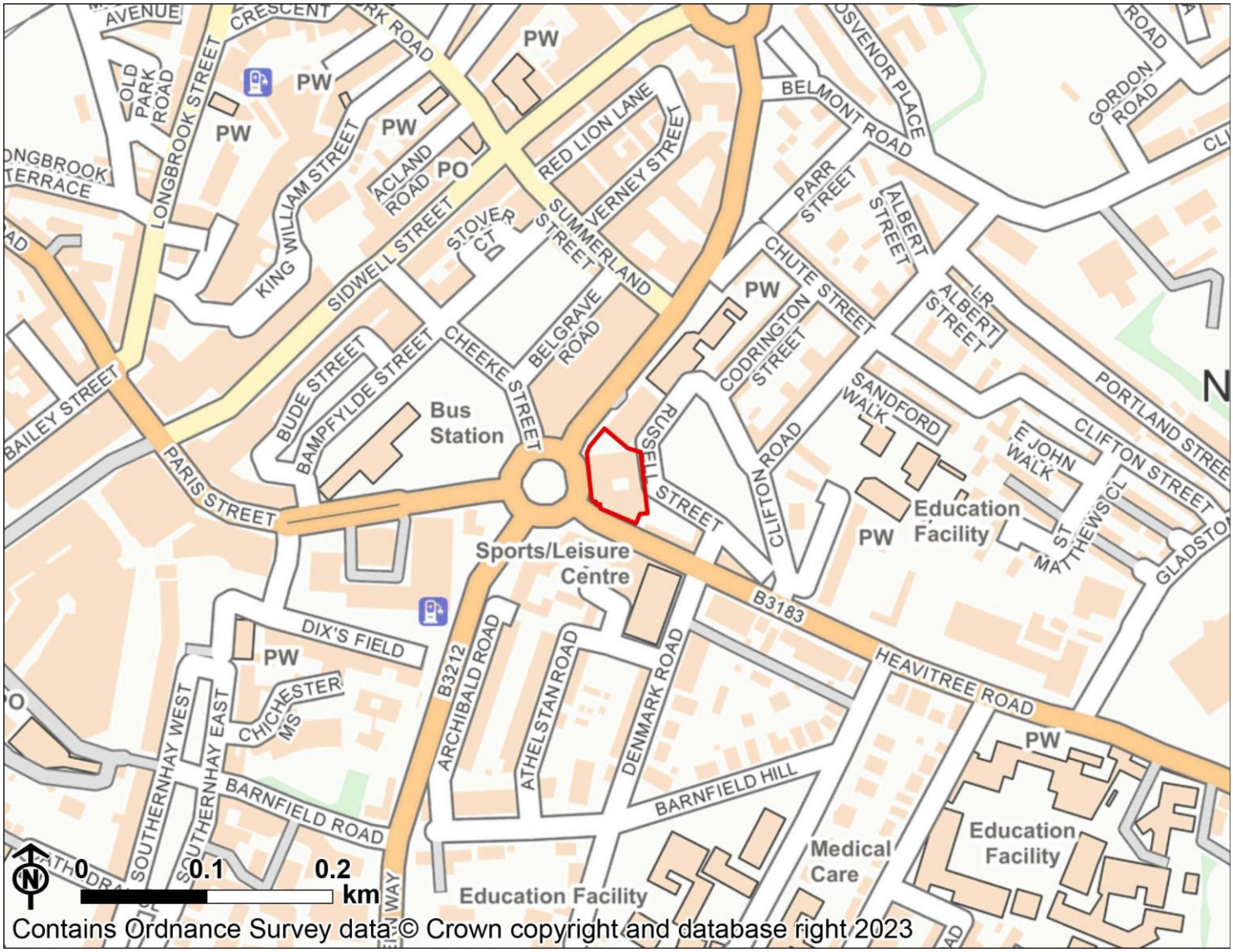
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 103
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 105
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 106
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

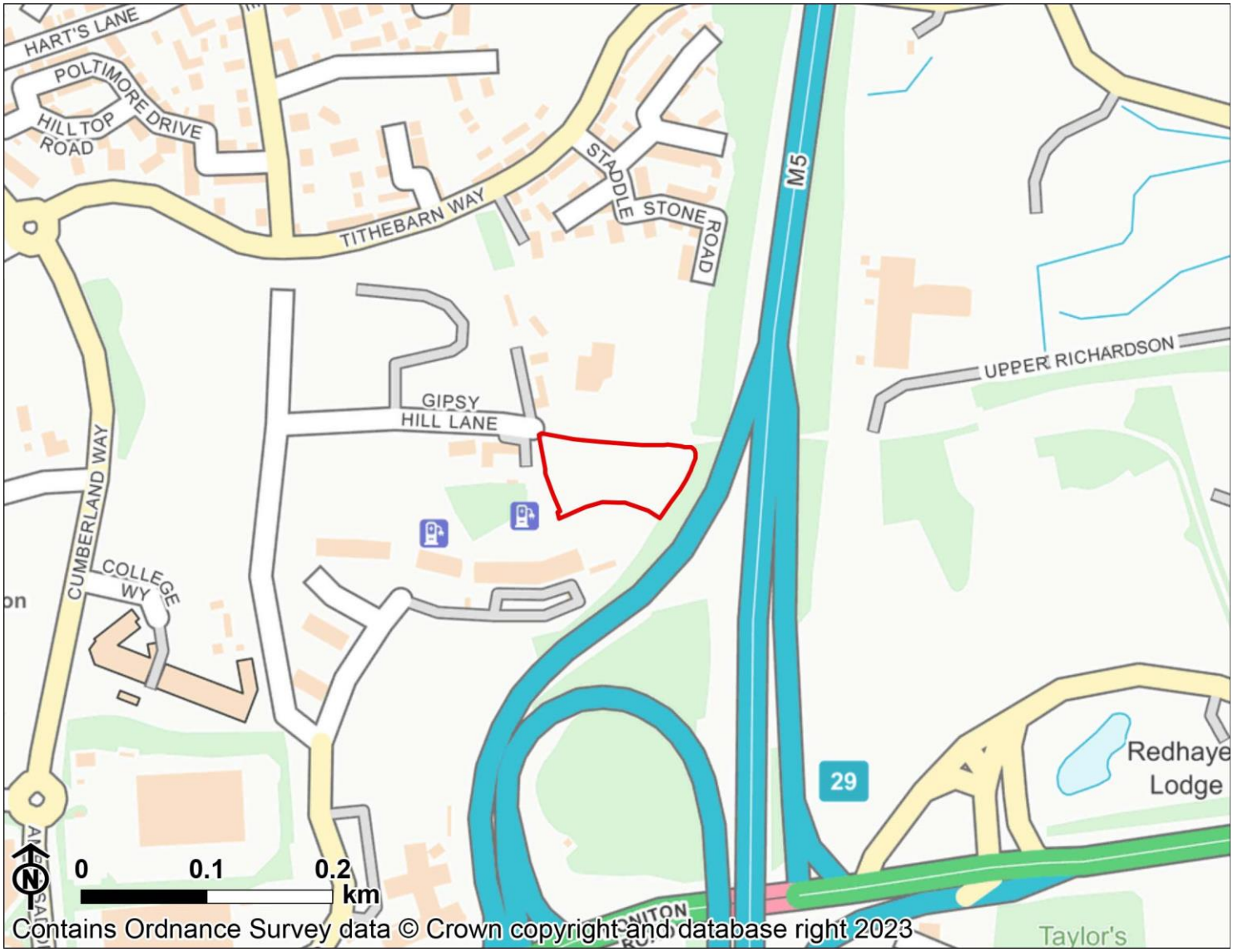
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 107
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

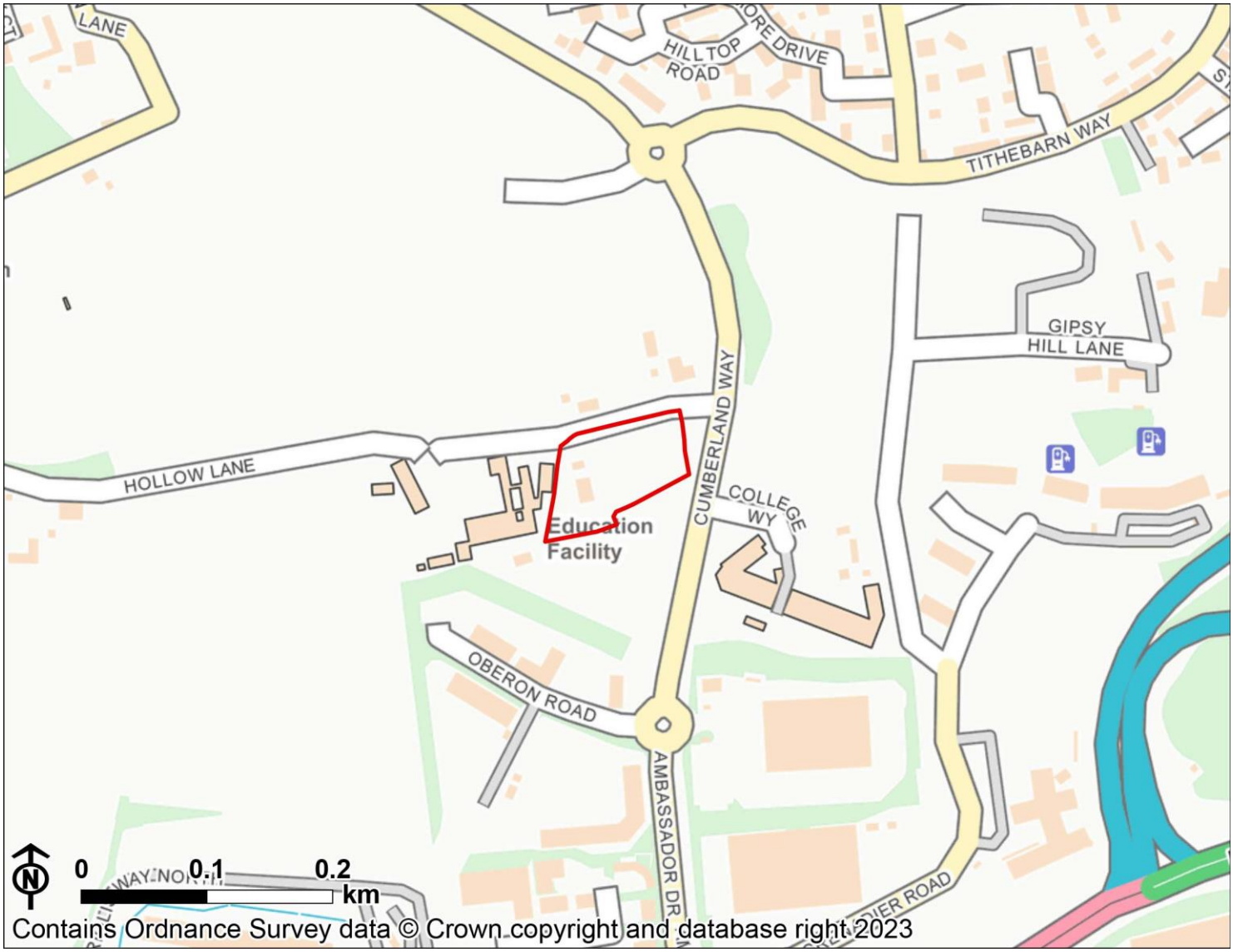
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 108
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

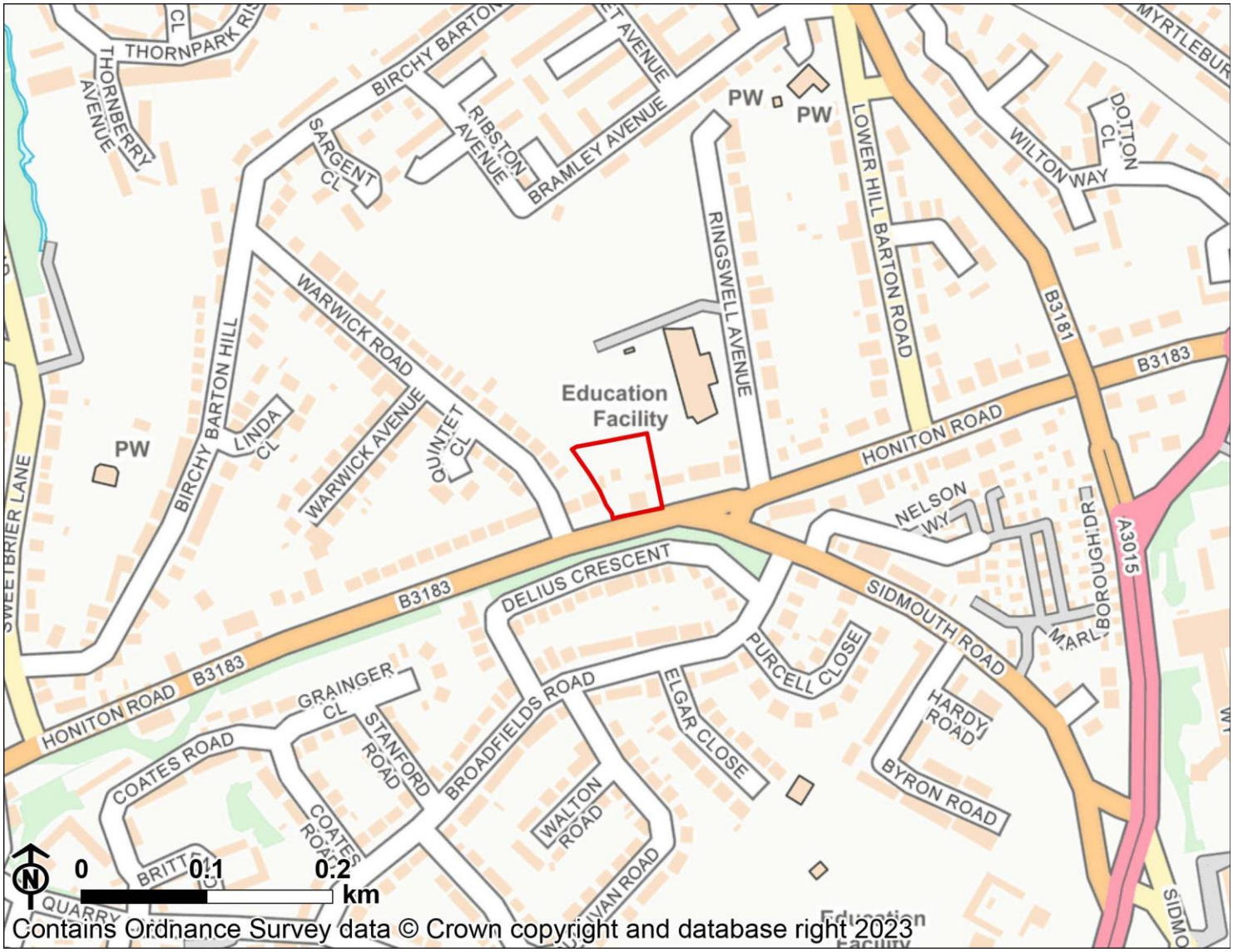
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 110
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

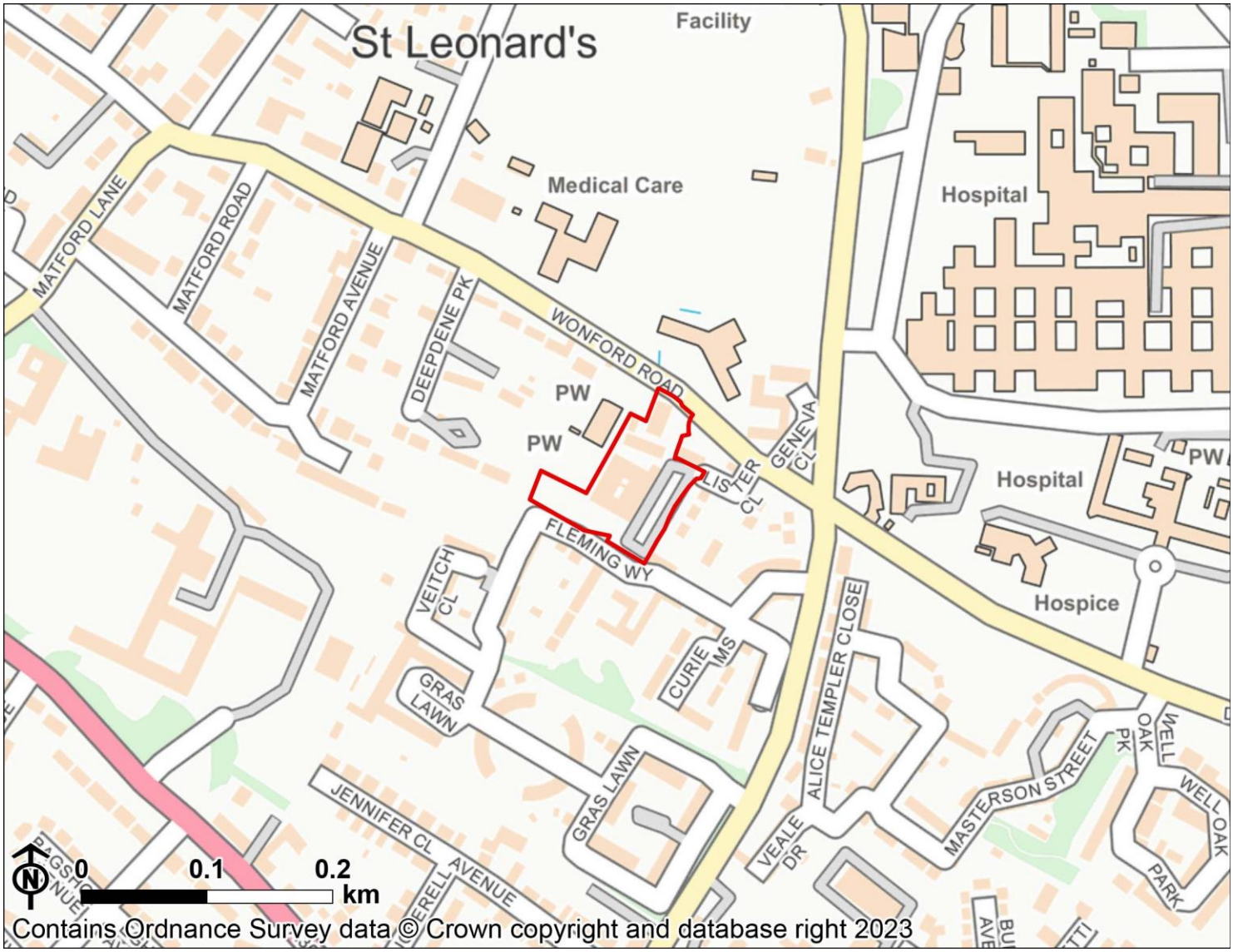
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 112
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 114
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 115
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

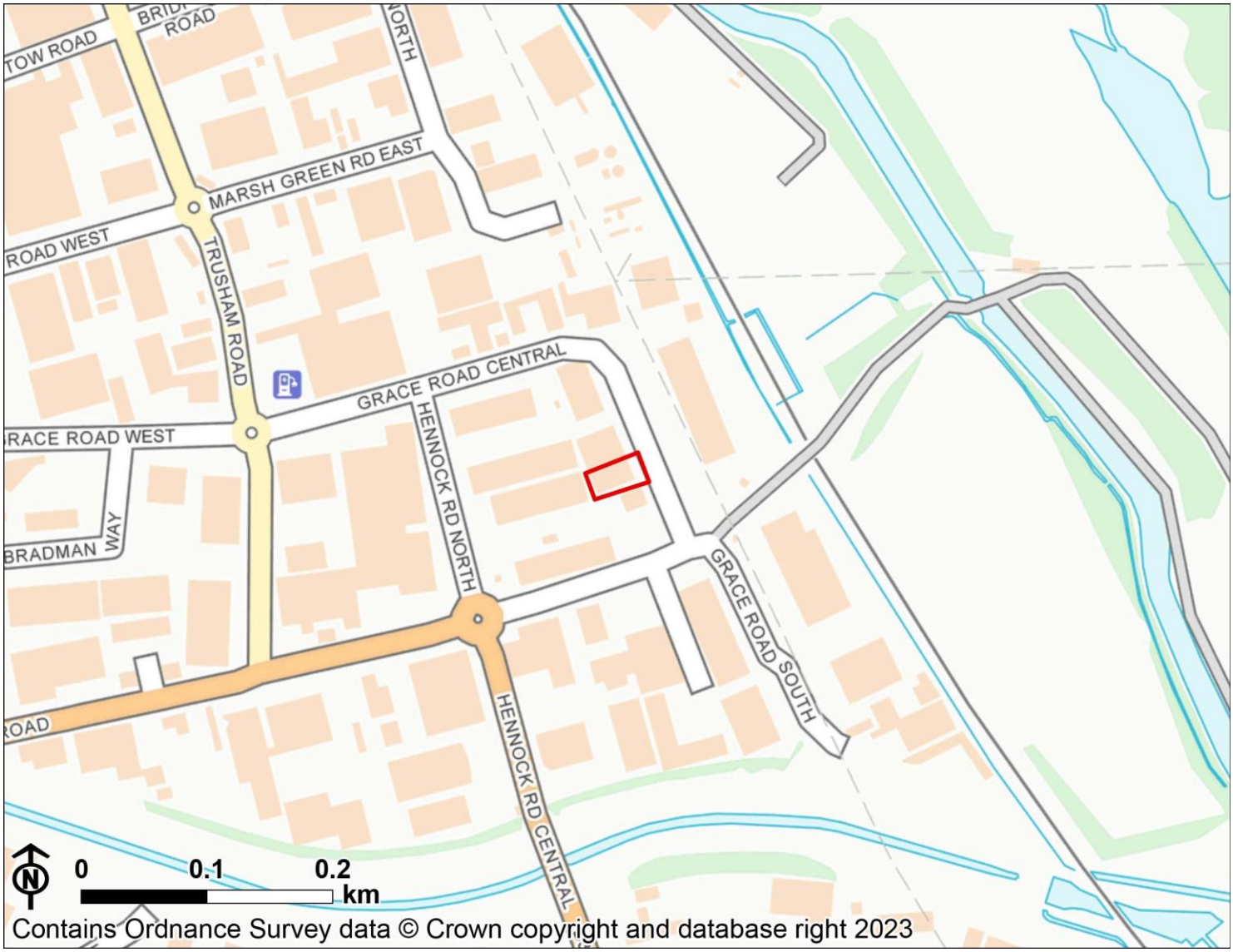
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 118
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

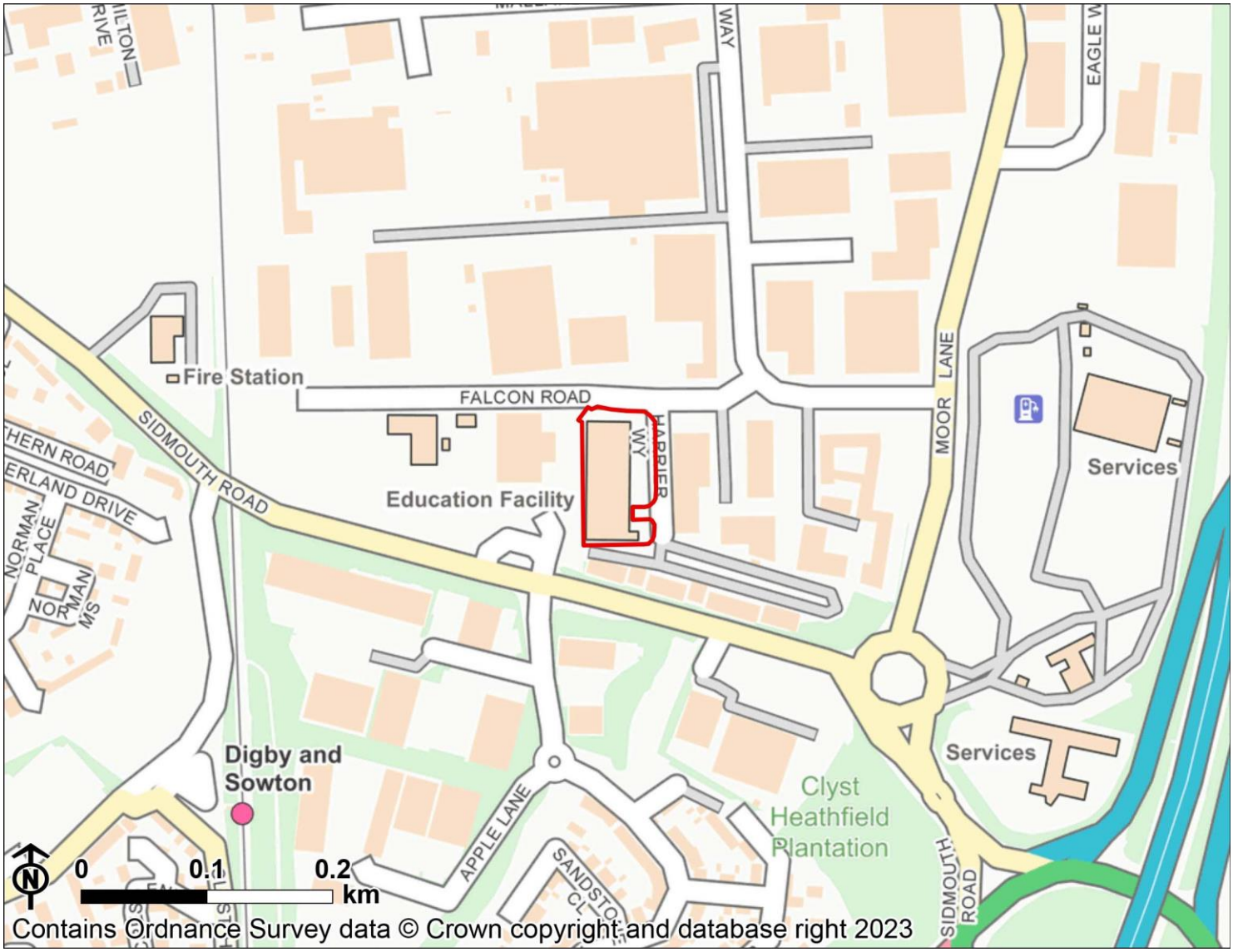
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 119
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

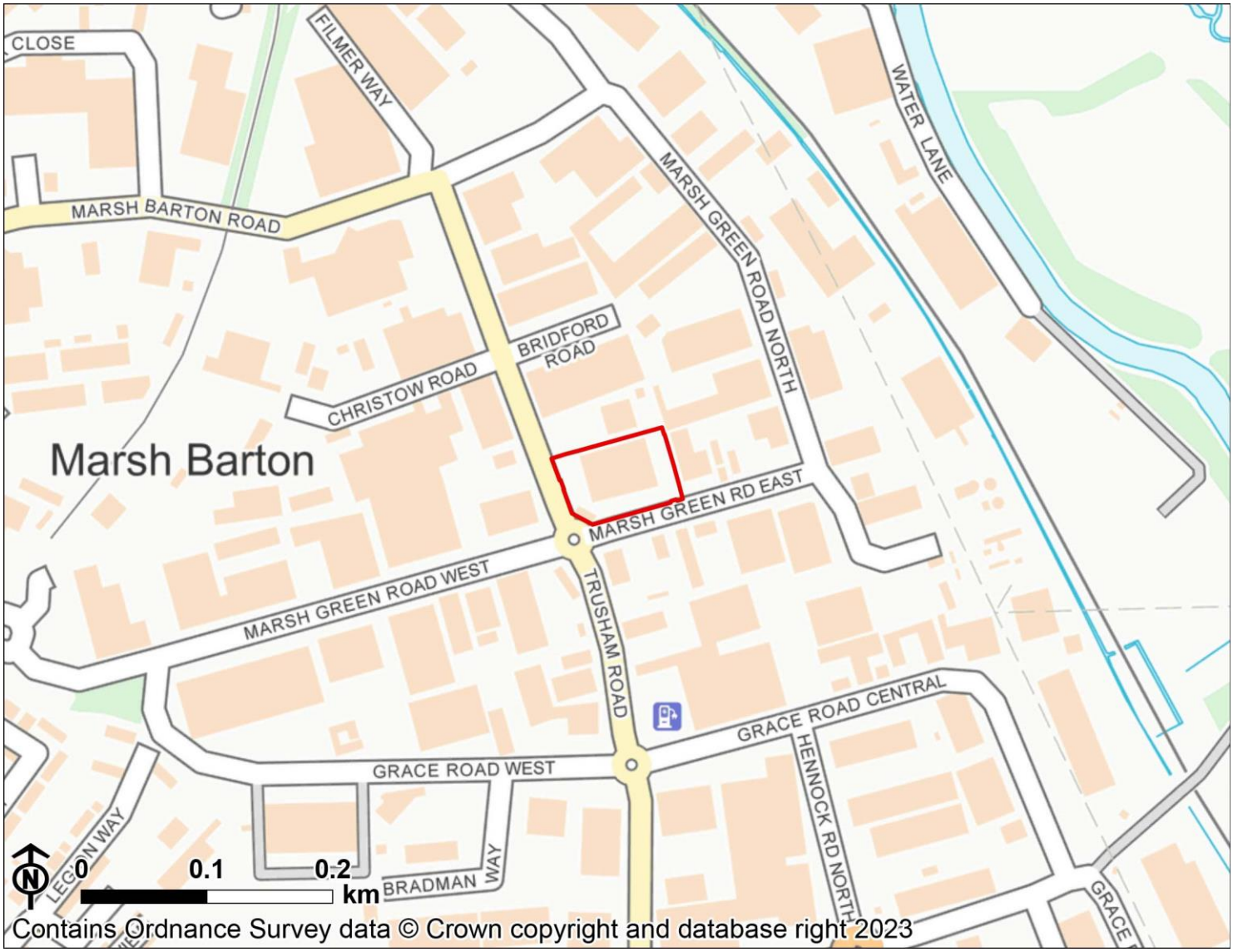
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 120
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

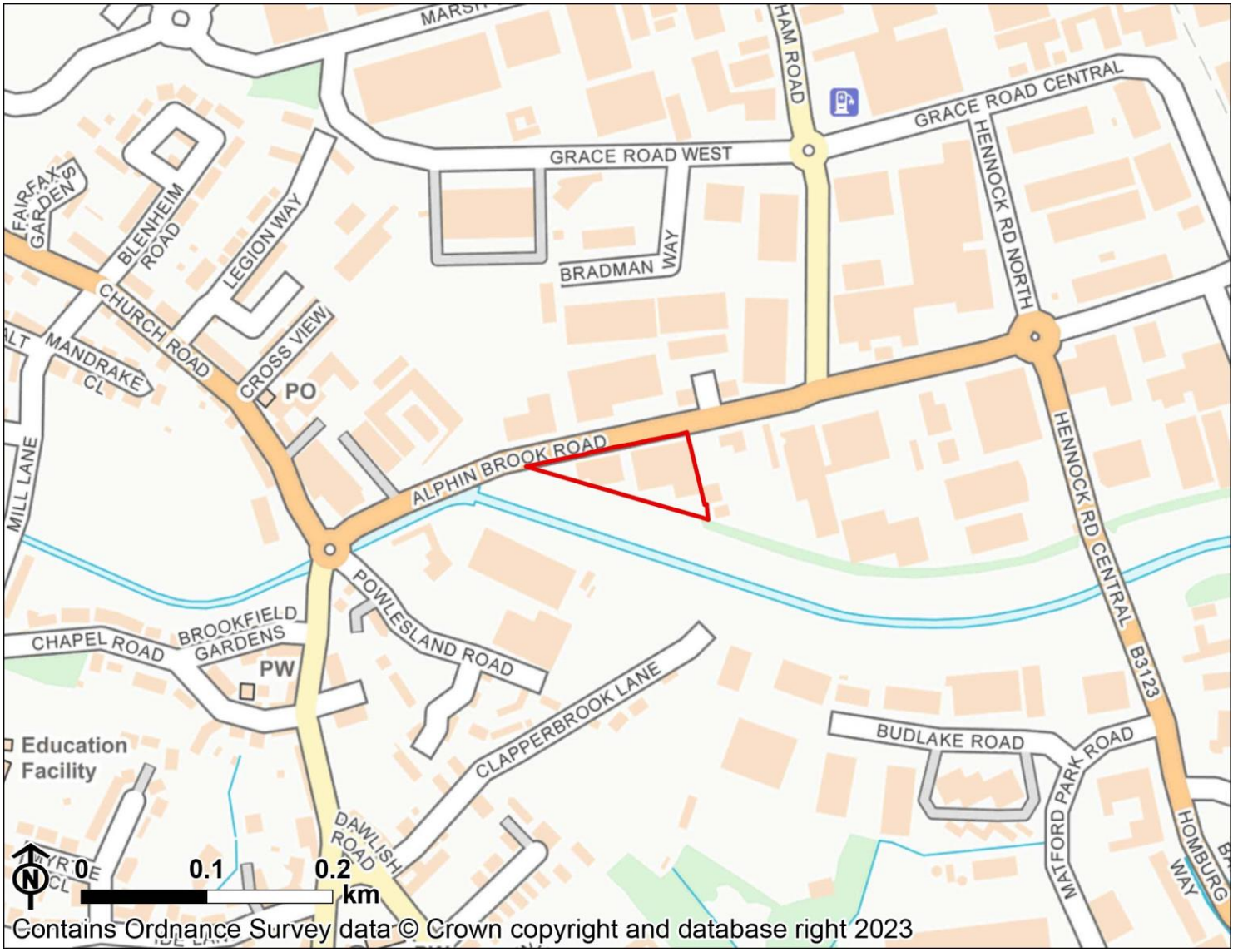
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 122
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

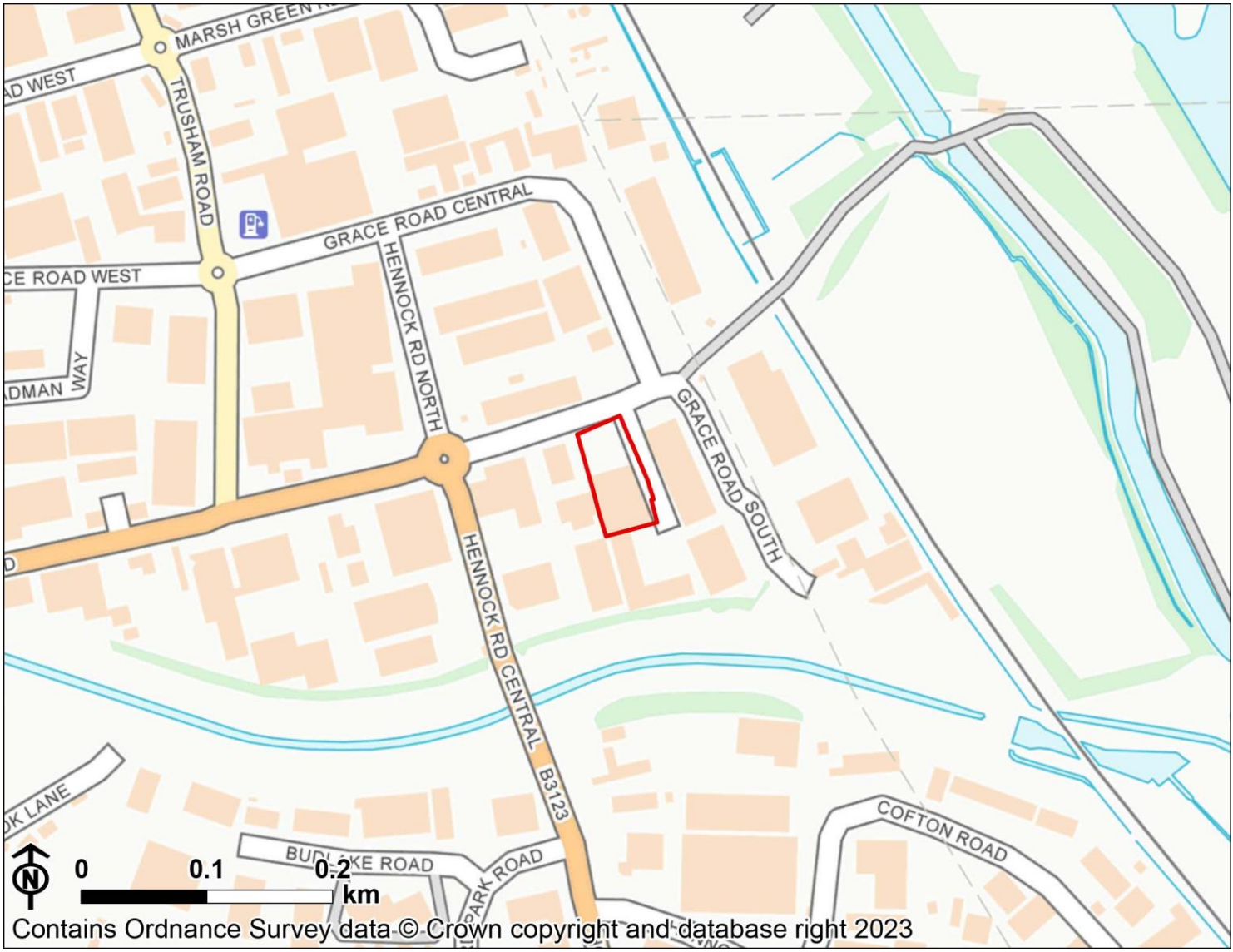
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 123
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

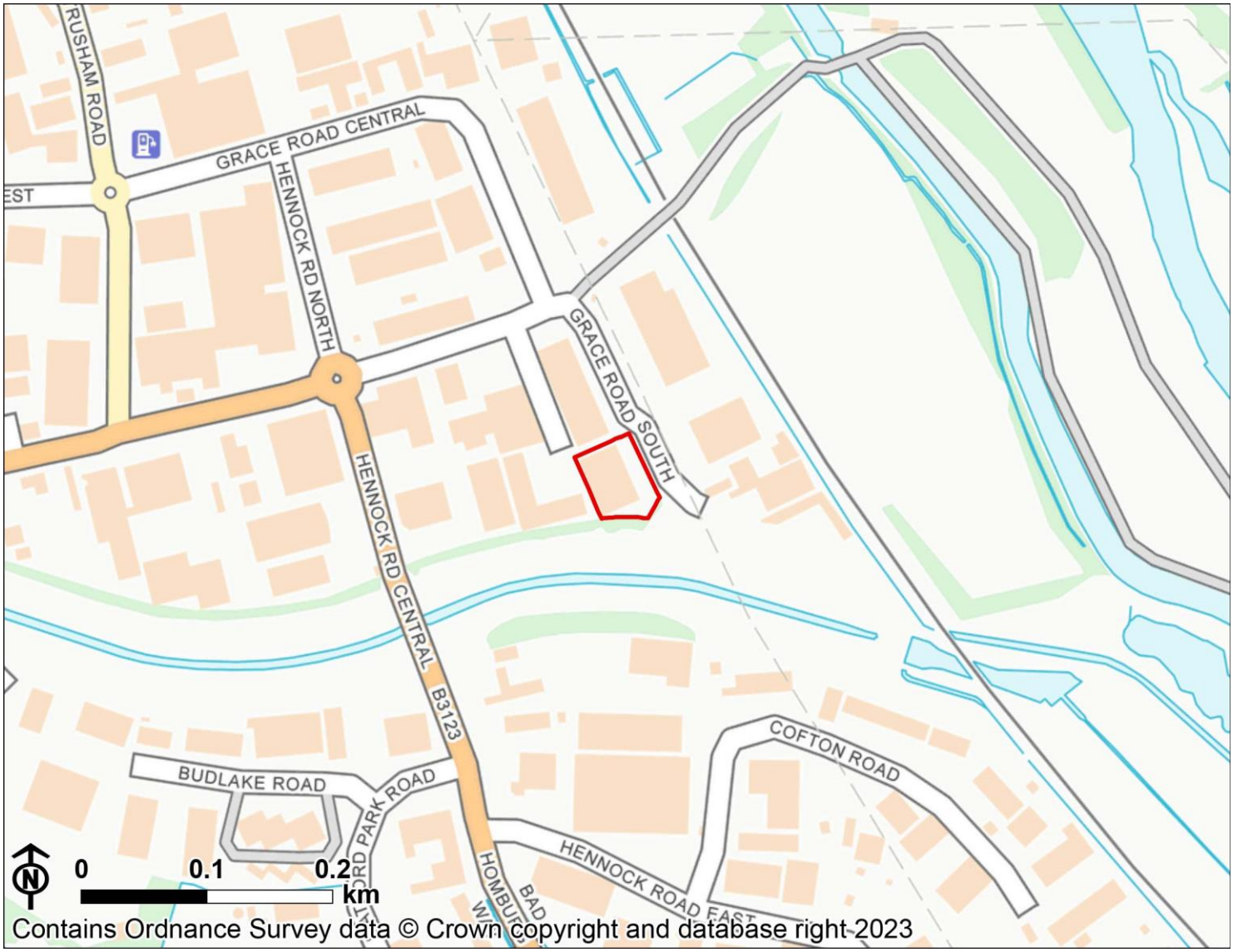
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 124
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

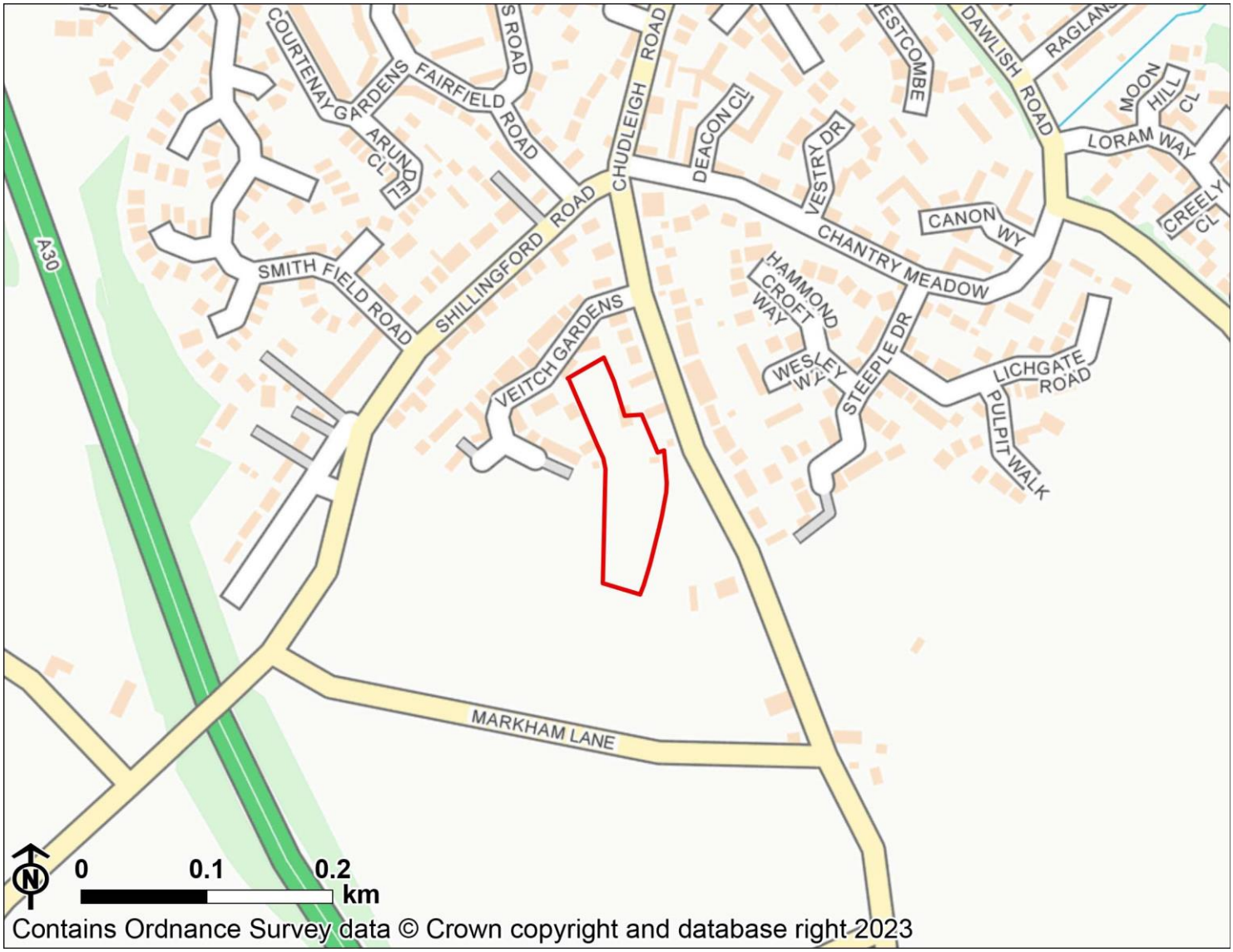
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 125
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 127
Residential

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

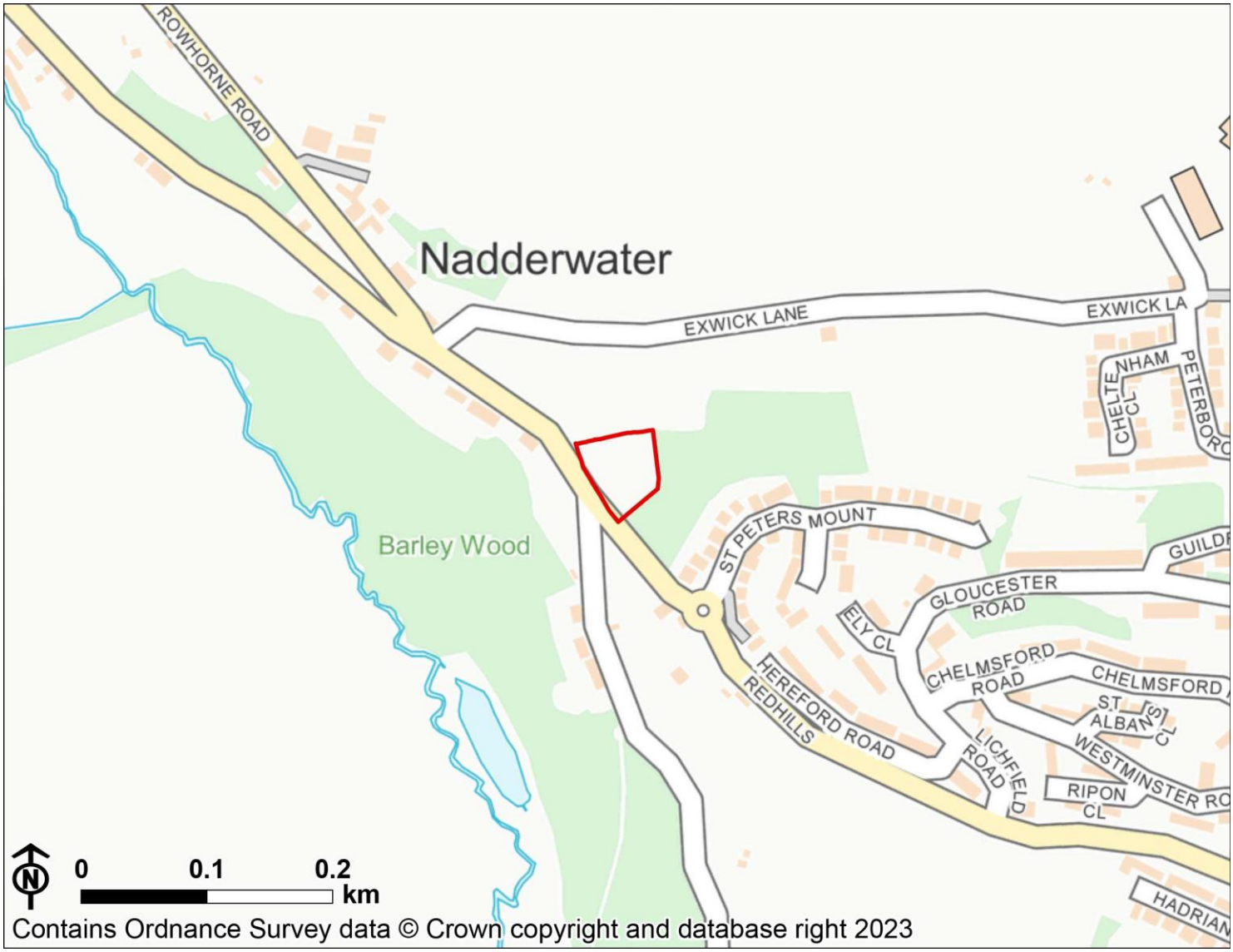
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 129
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

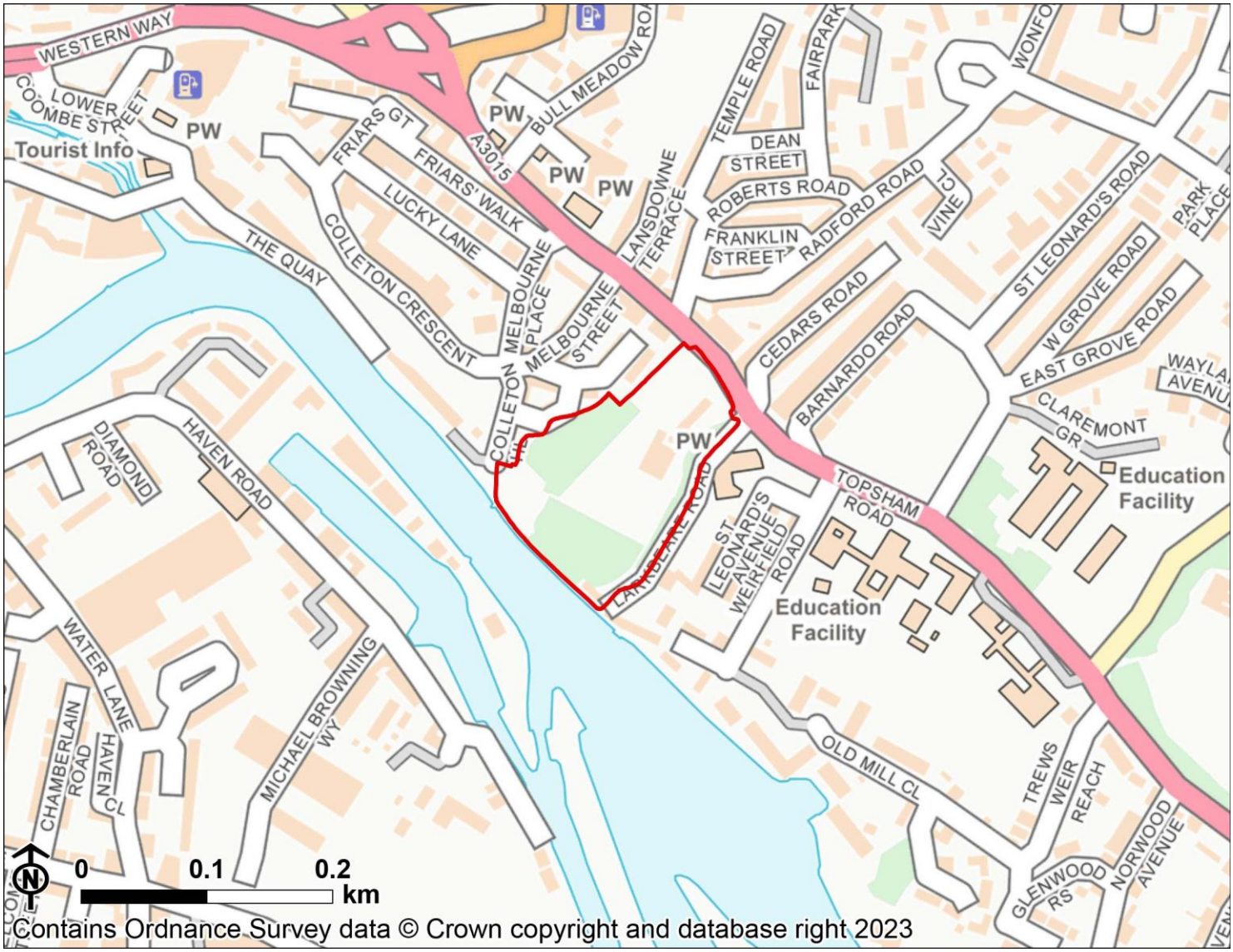
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 132
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

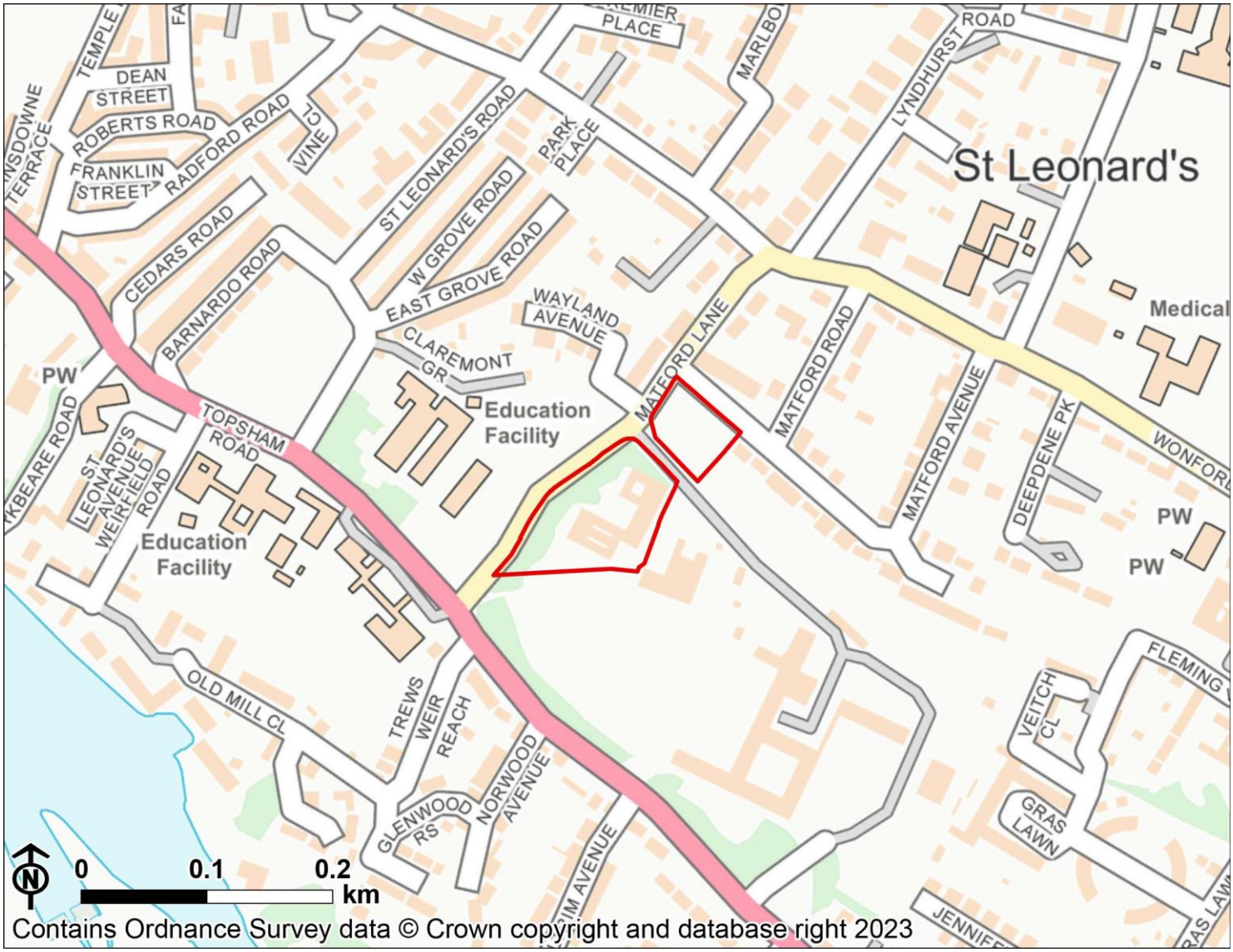
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 133
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

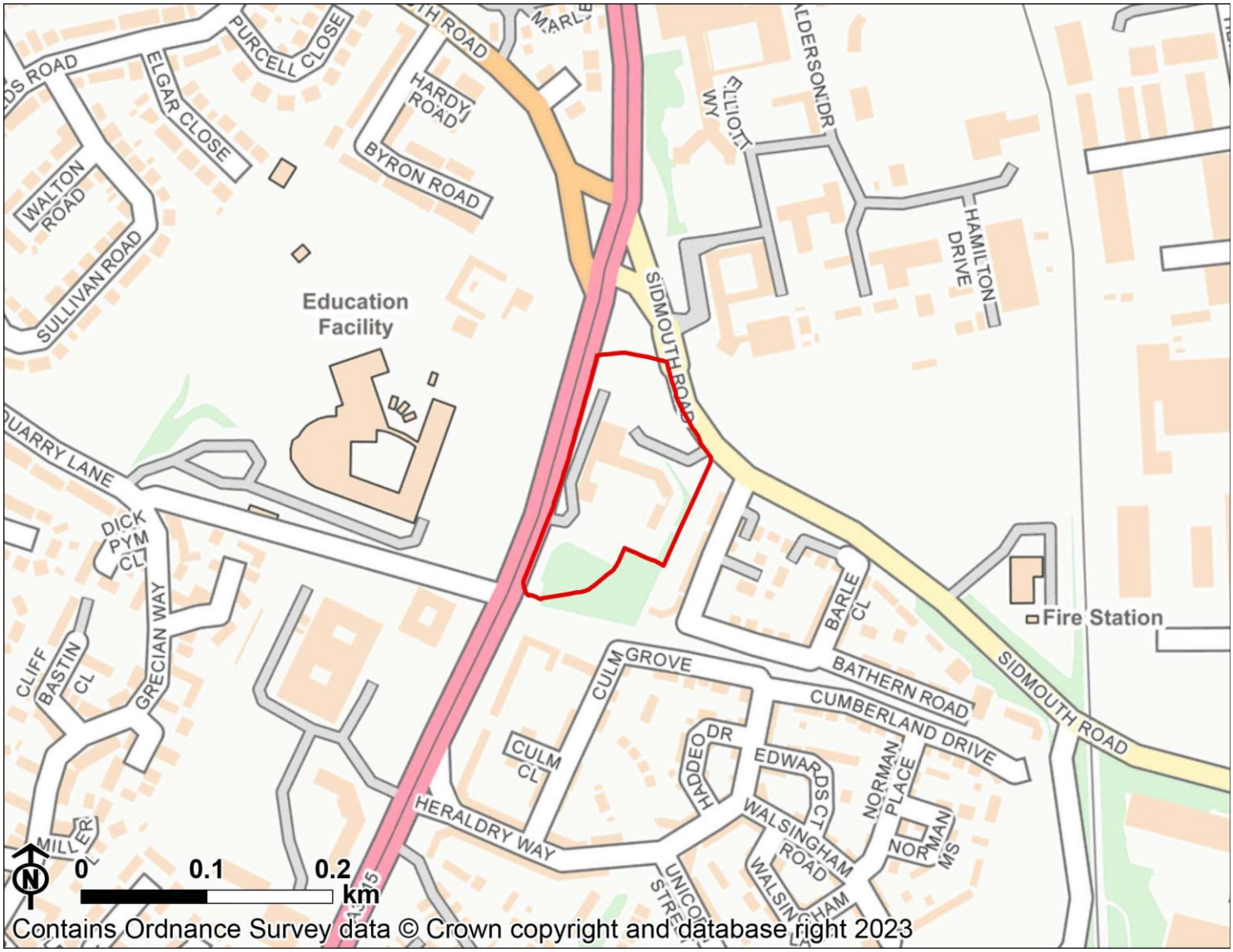
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 144
Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 1
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

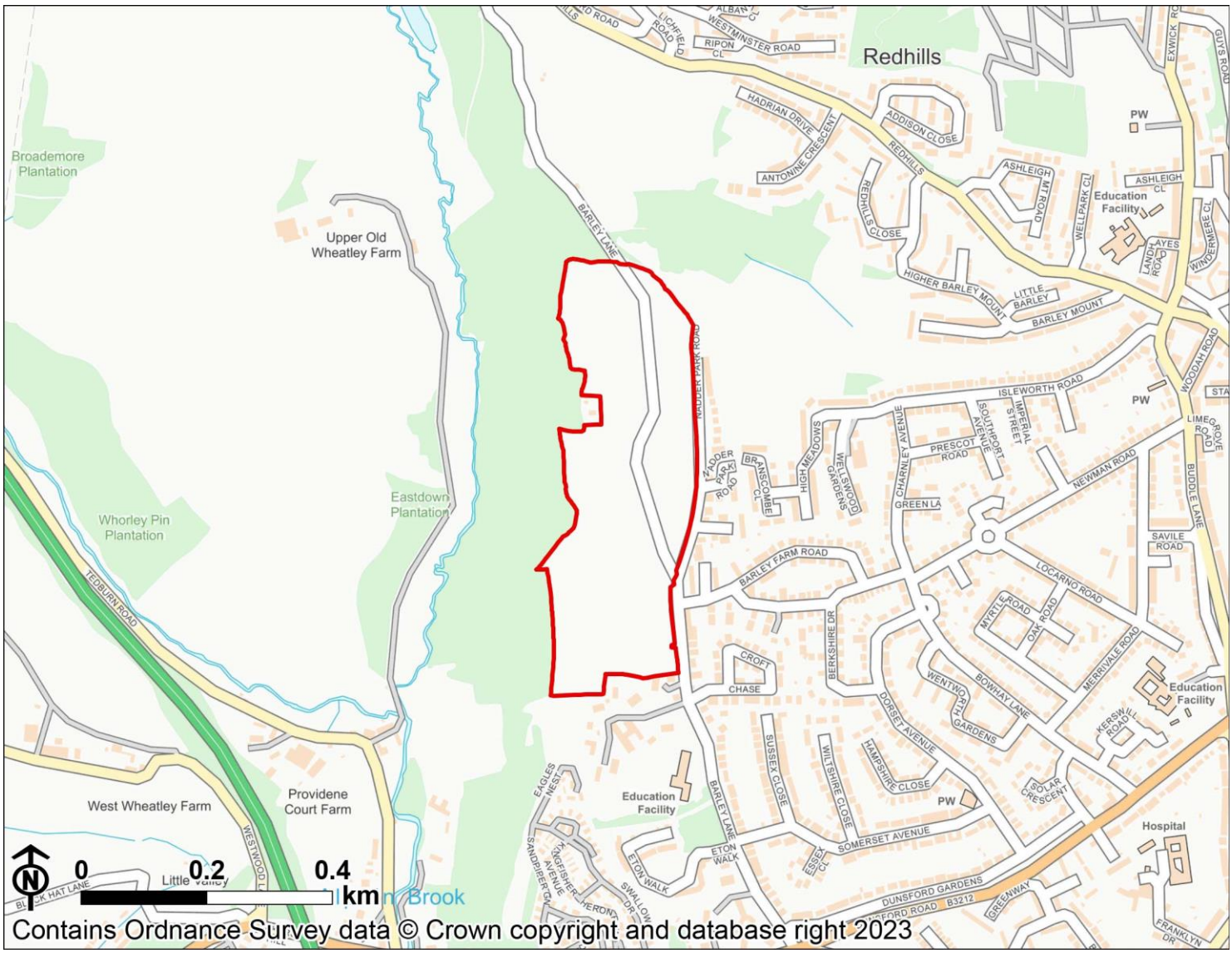
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 6
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

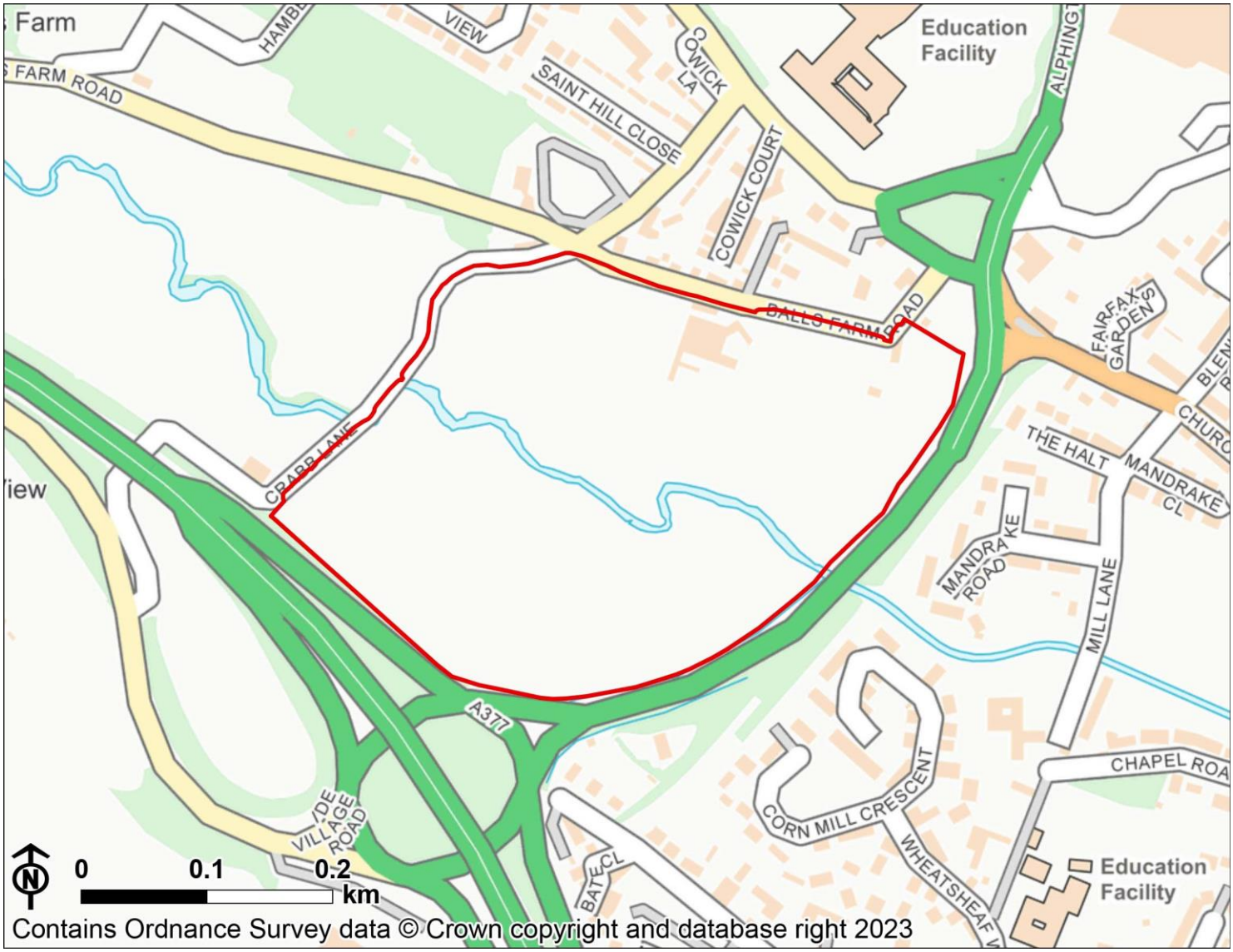
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 12
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

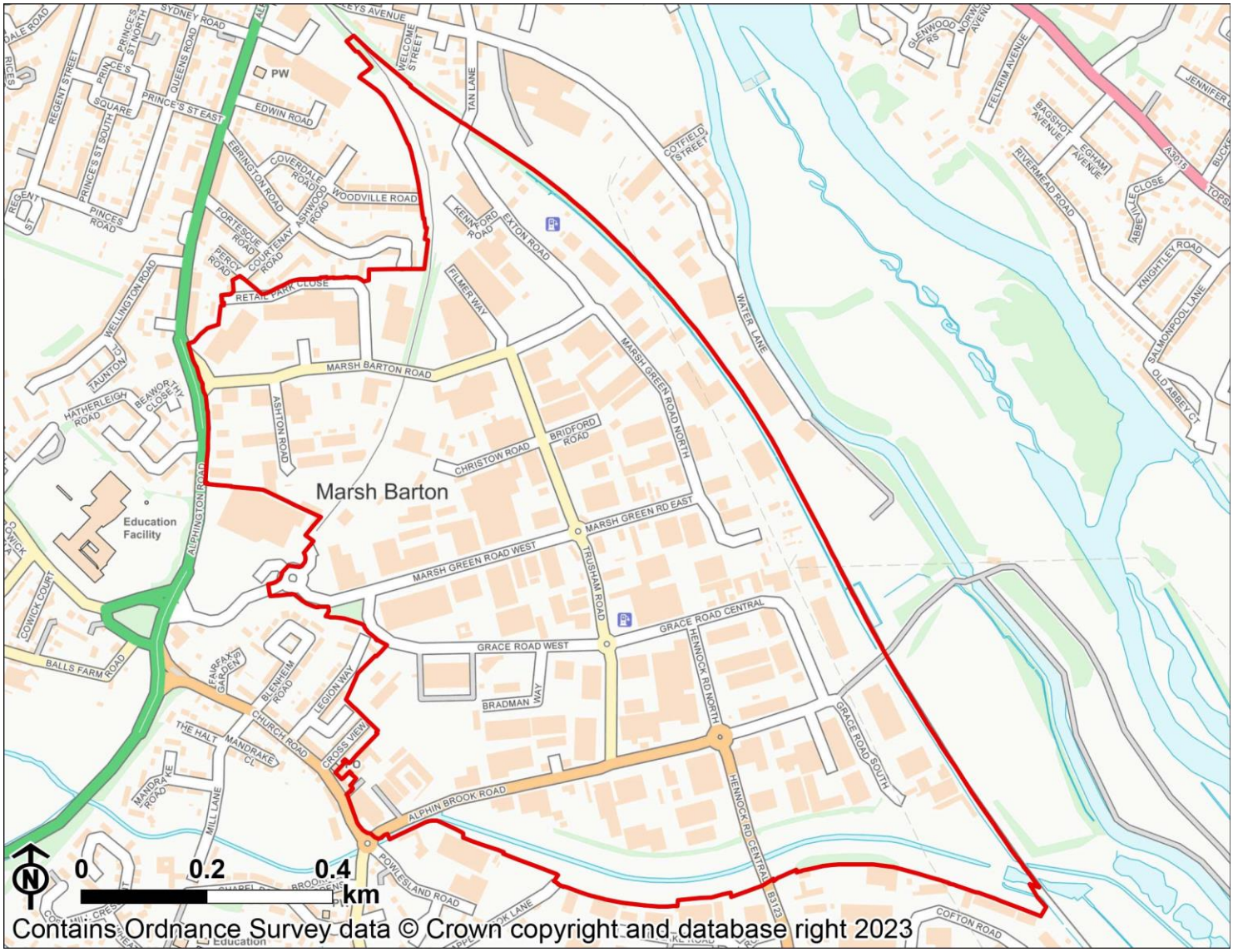
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 14
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

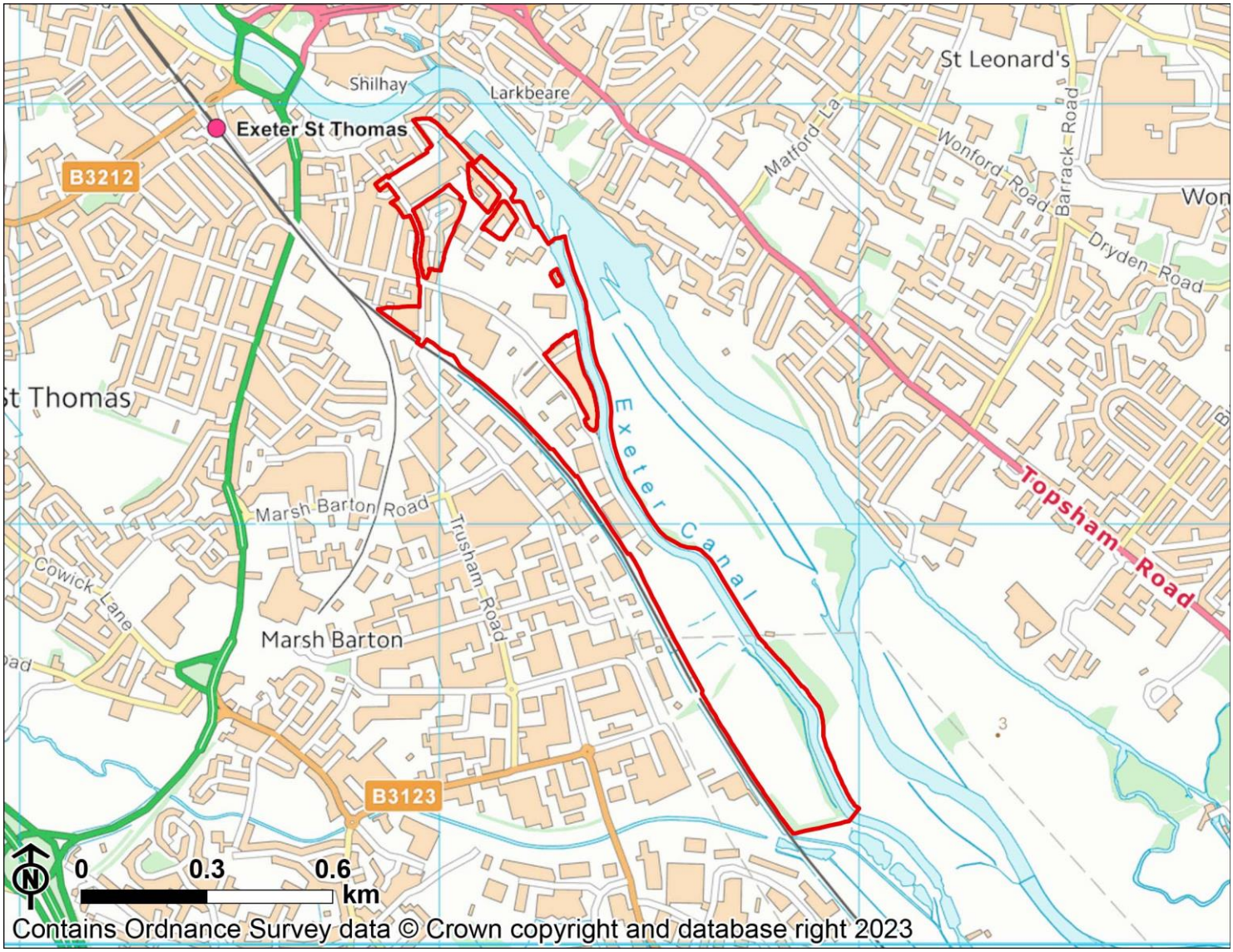
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Uncertain minor negative (-?)

The site is located on brownfield land.
The site is within a Minerals Safeguarding Area.

Site 15
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

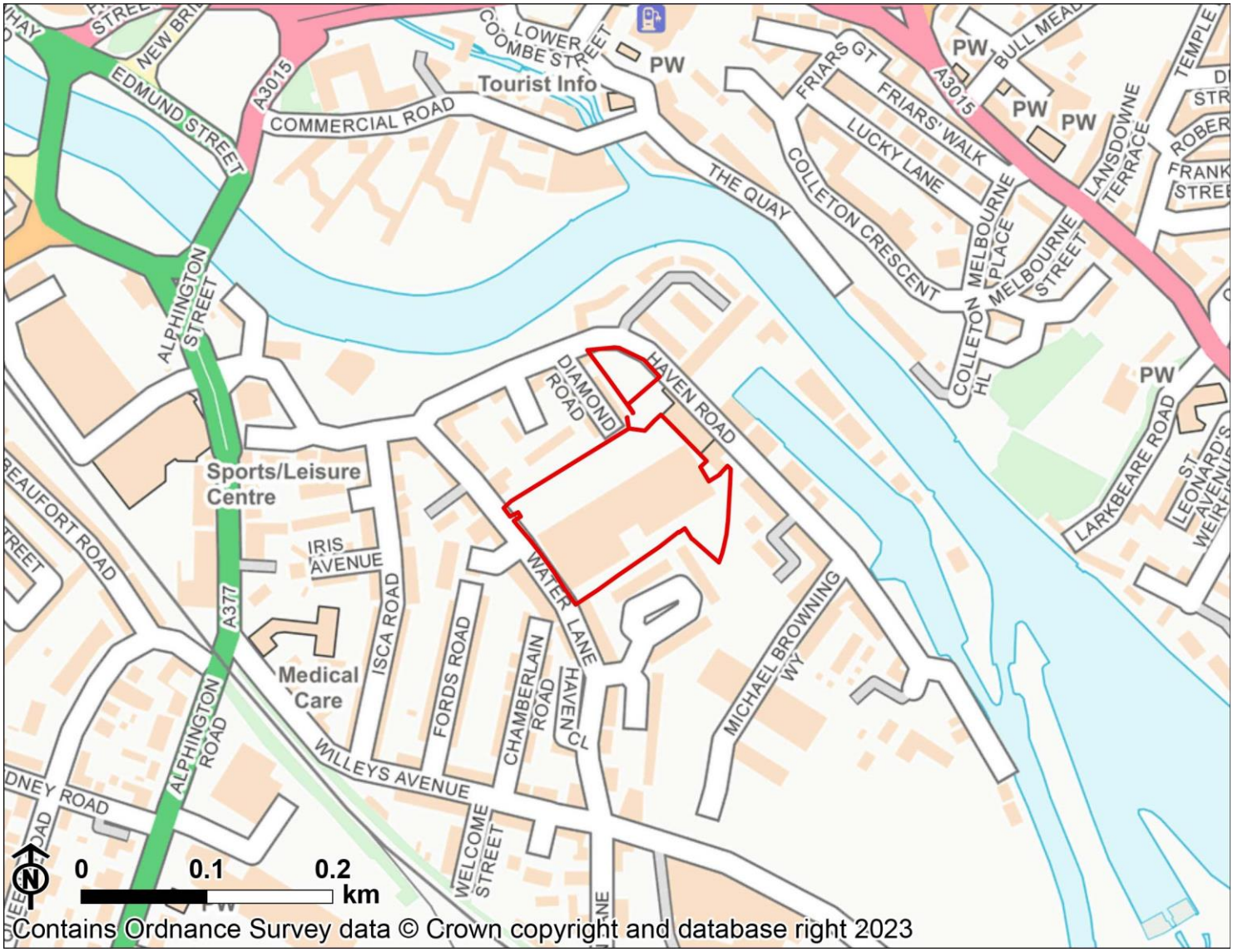
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 16
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

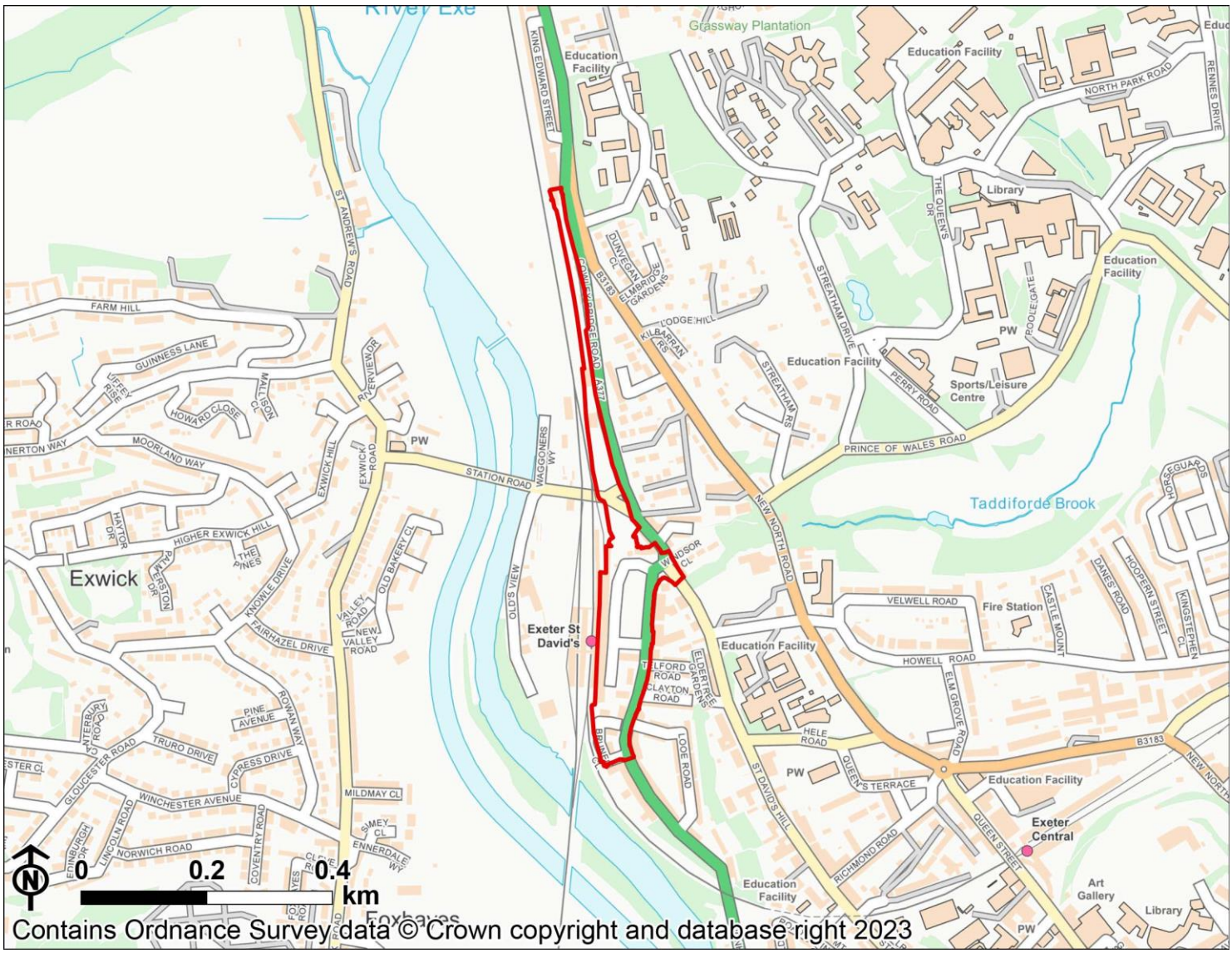
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 22
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

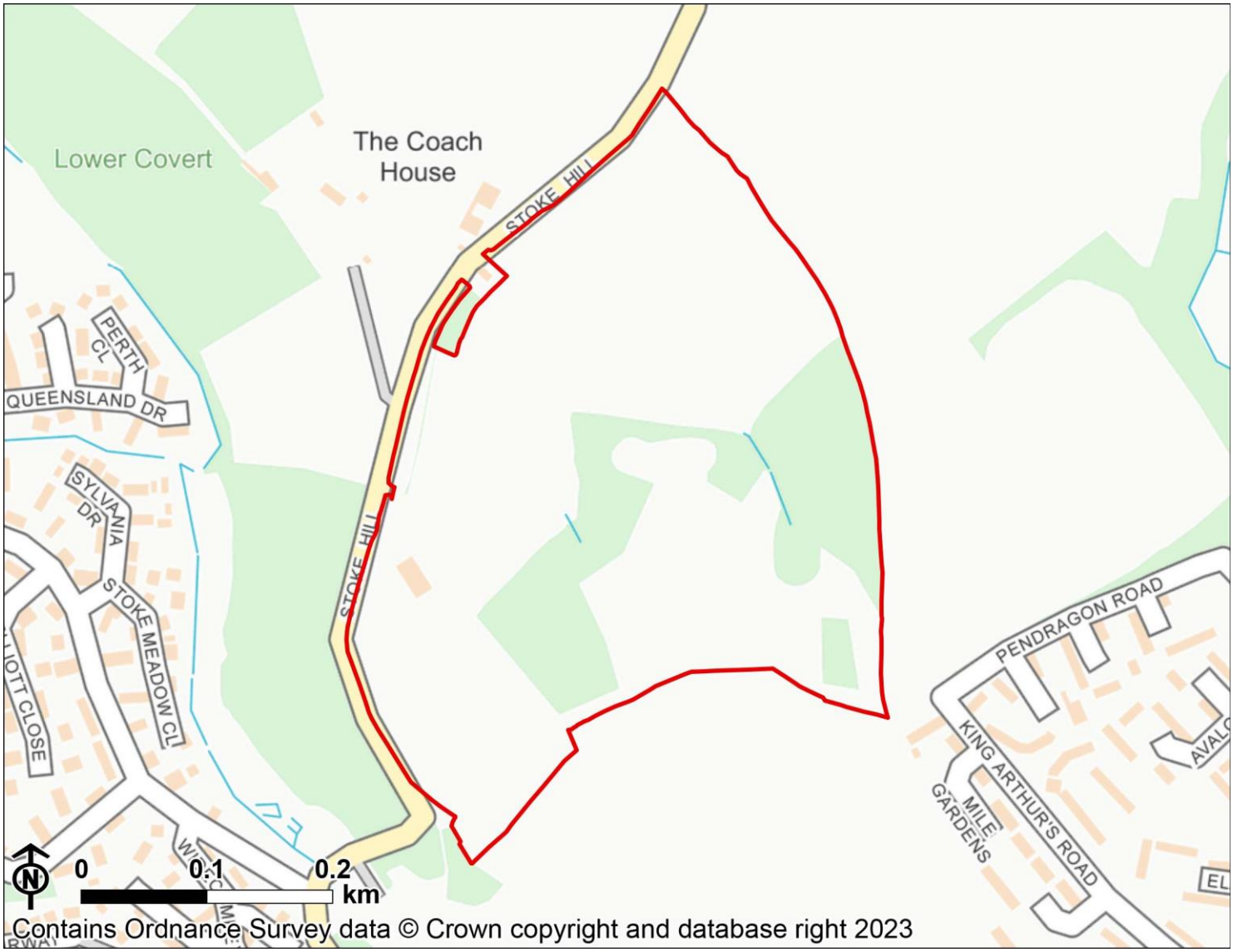
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 28
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 29
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

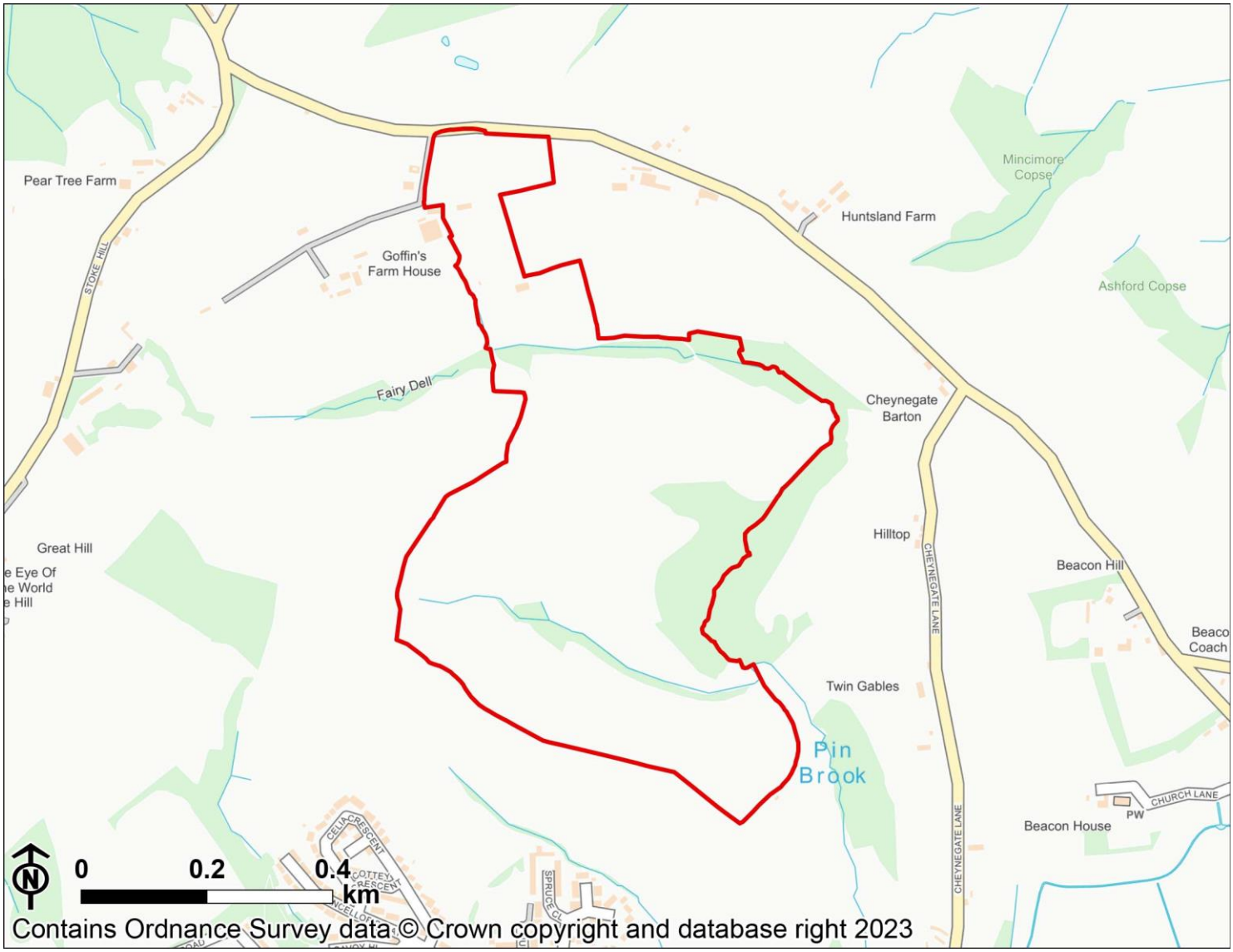
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 34
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

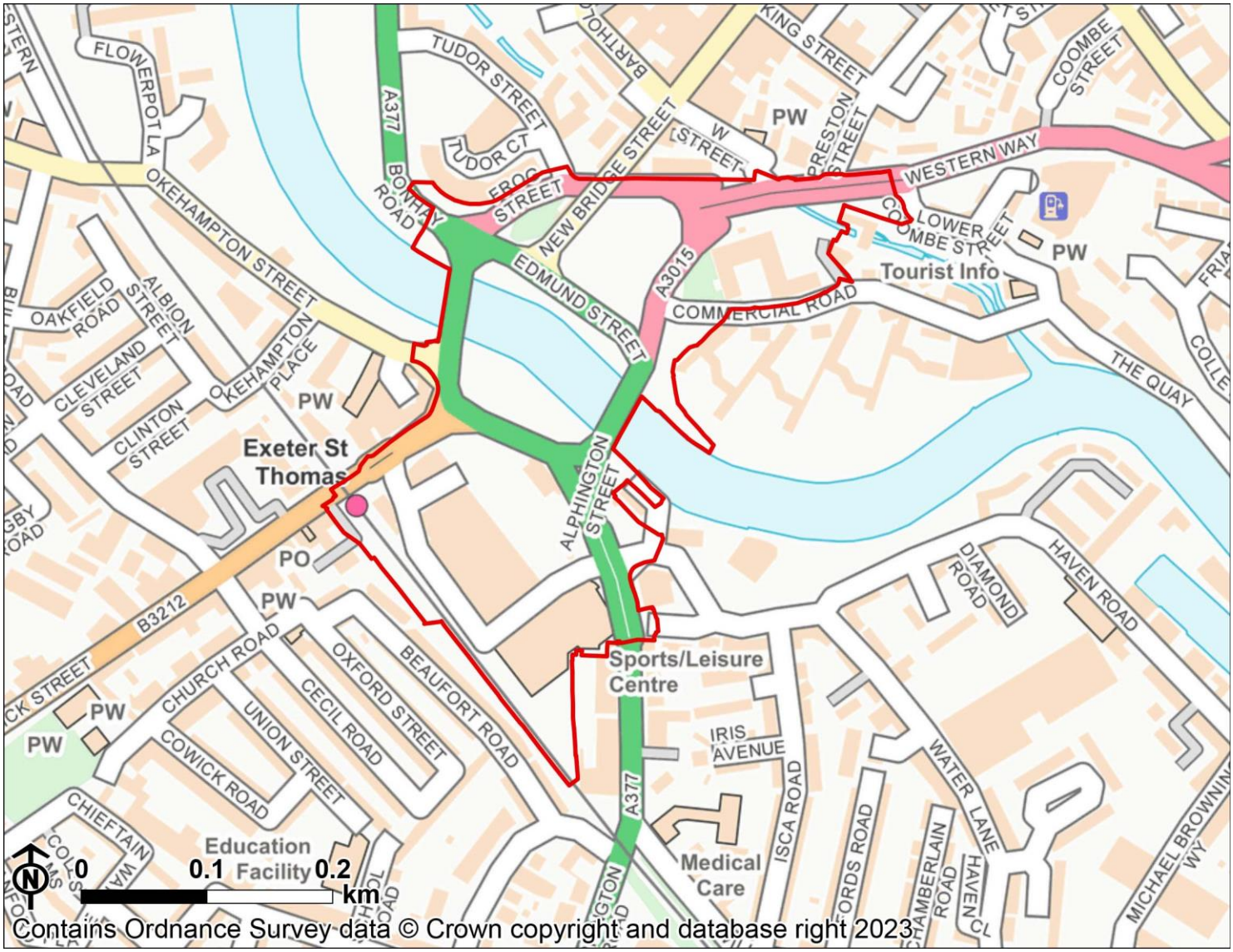
SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 39

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

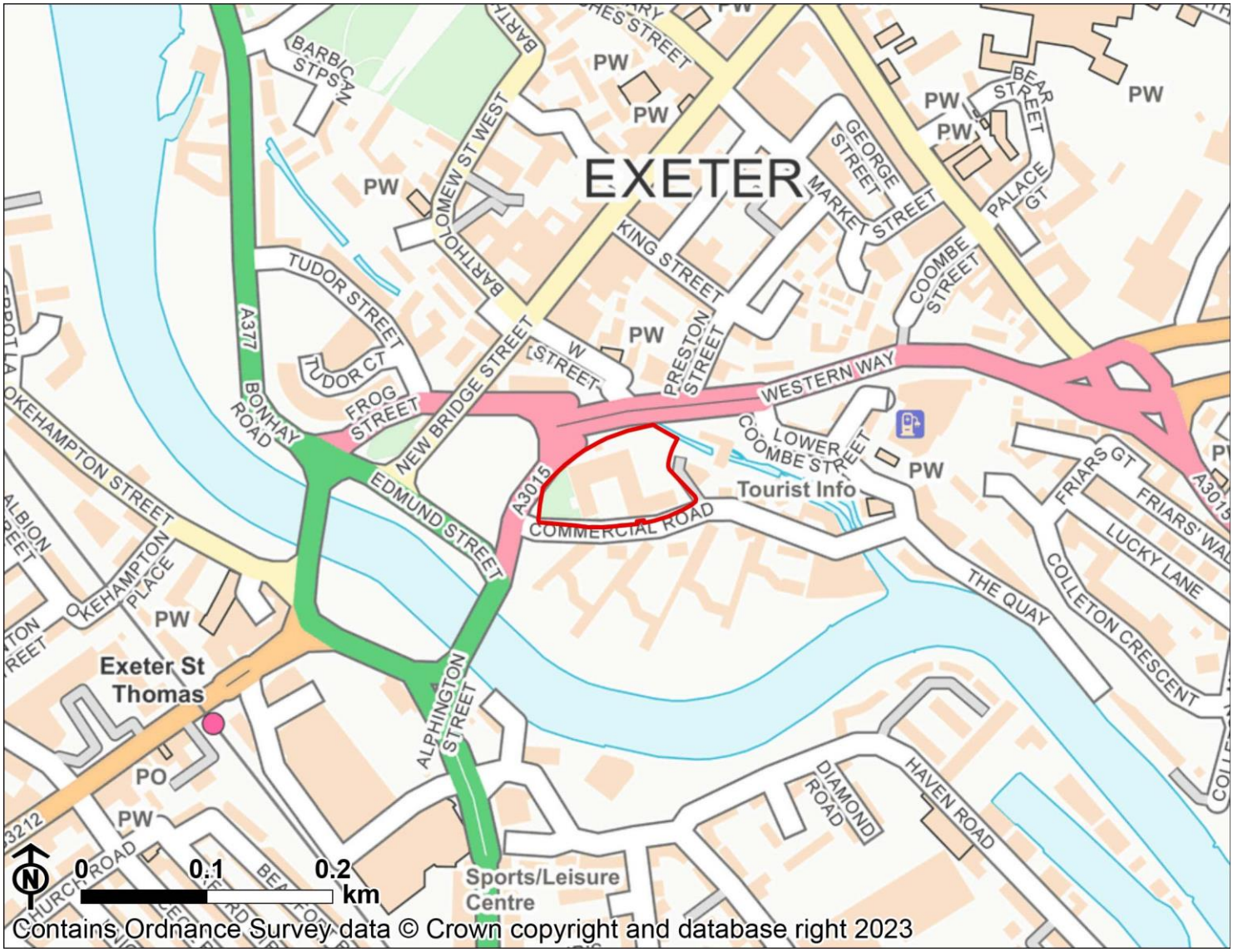
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 40
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

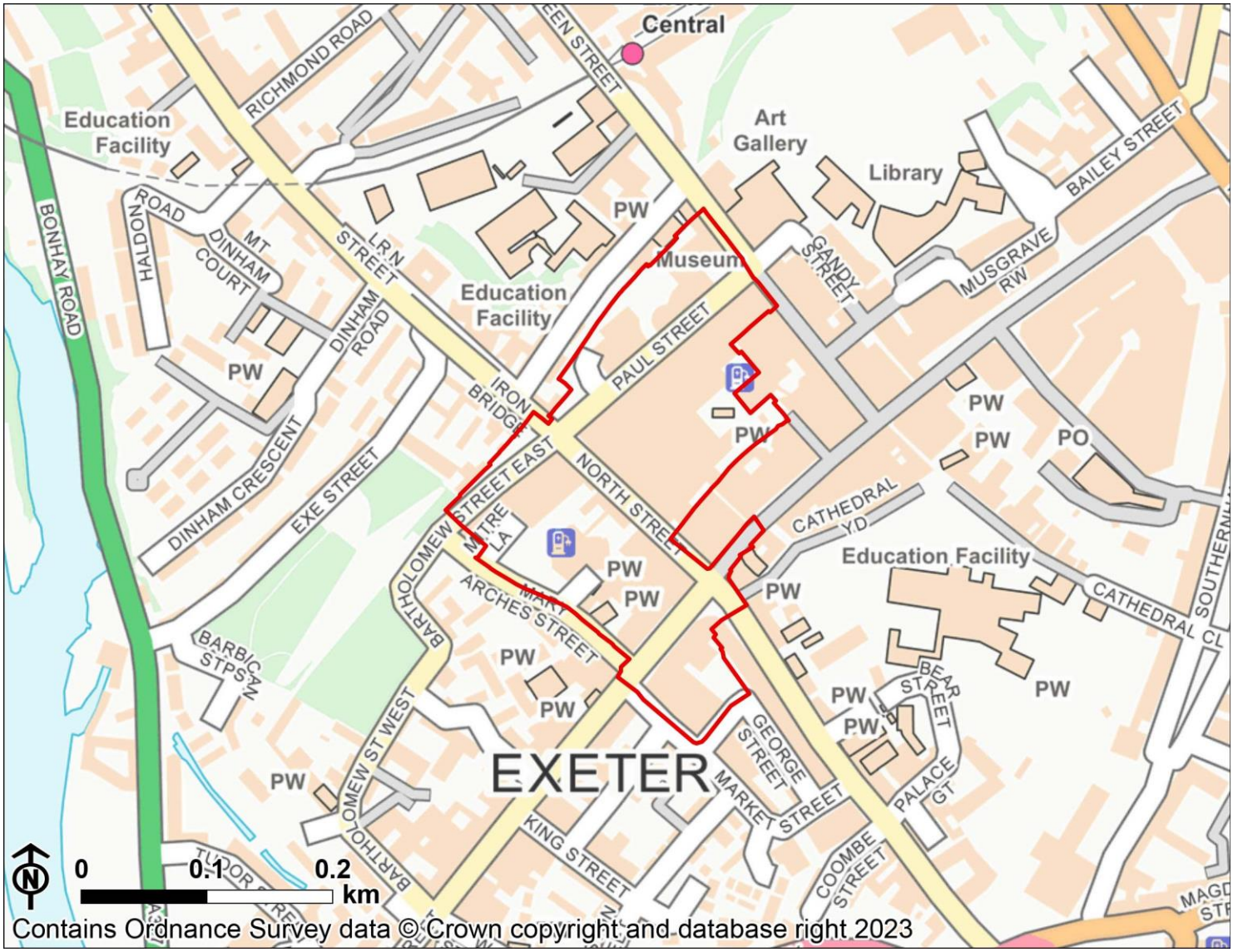
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 42
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

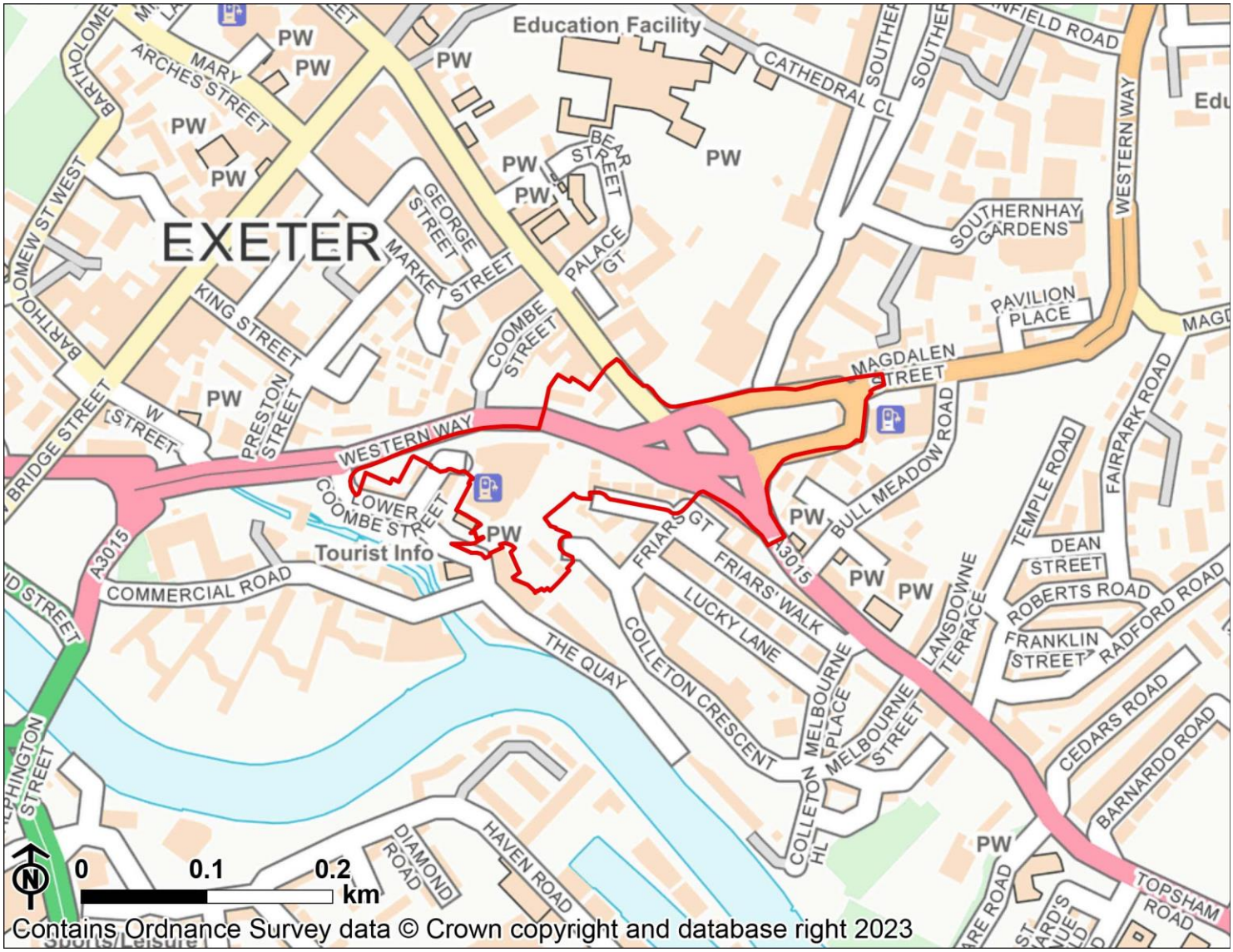
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 46
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

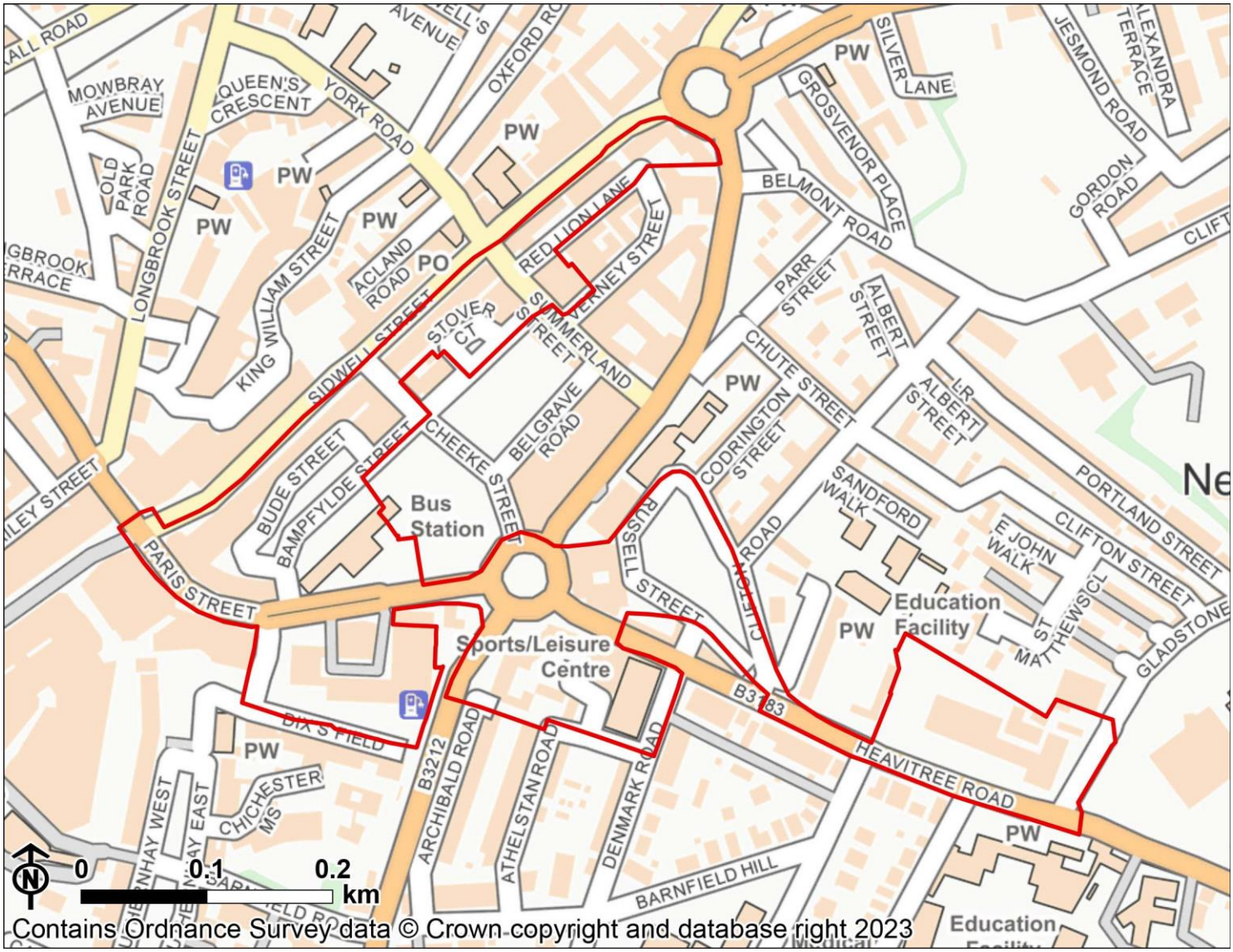
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 52
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 53
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 64
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

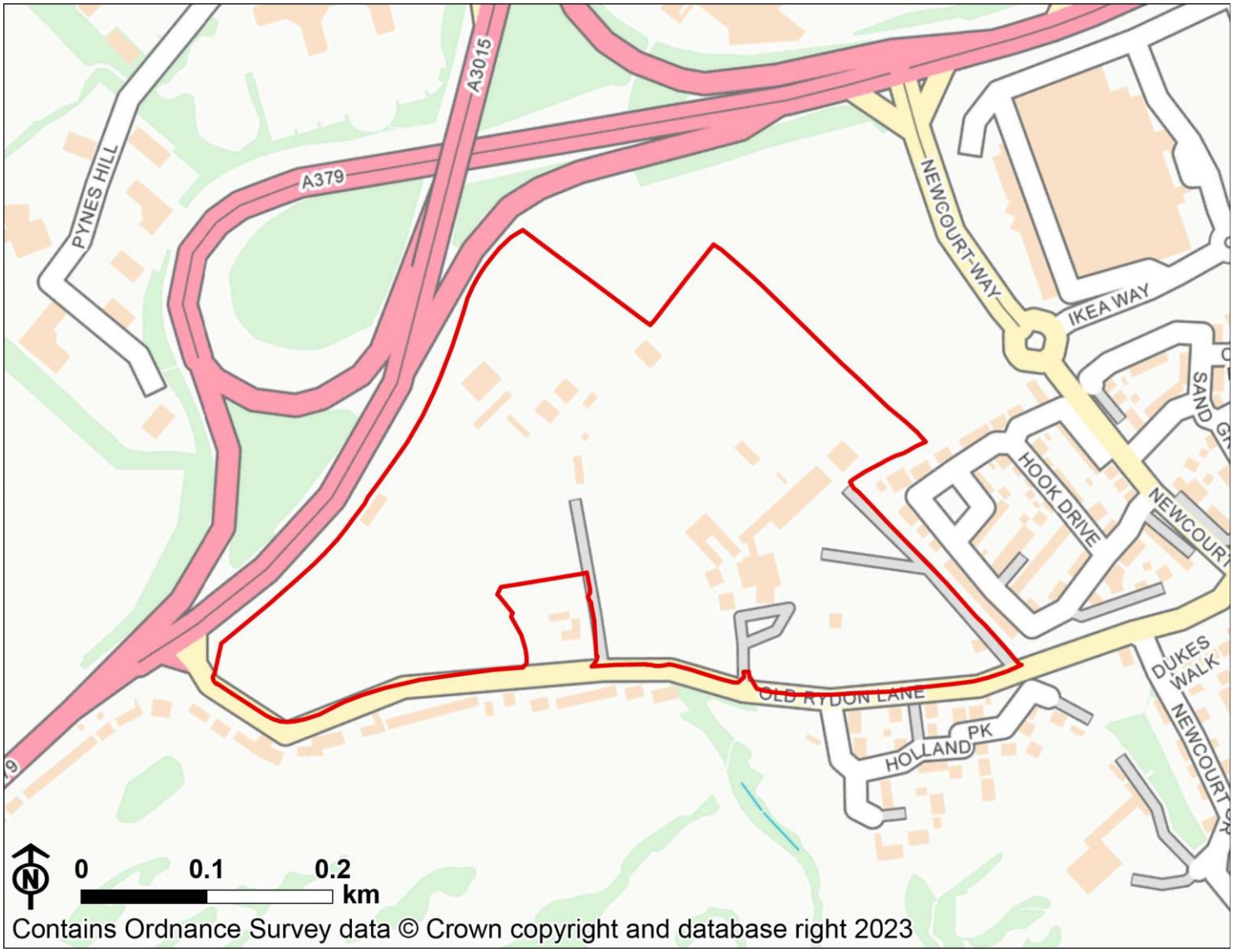
SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 83

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

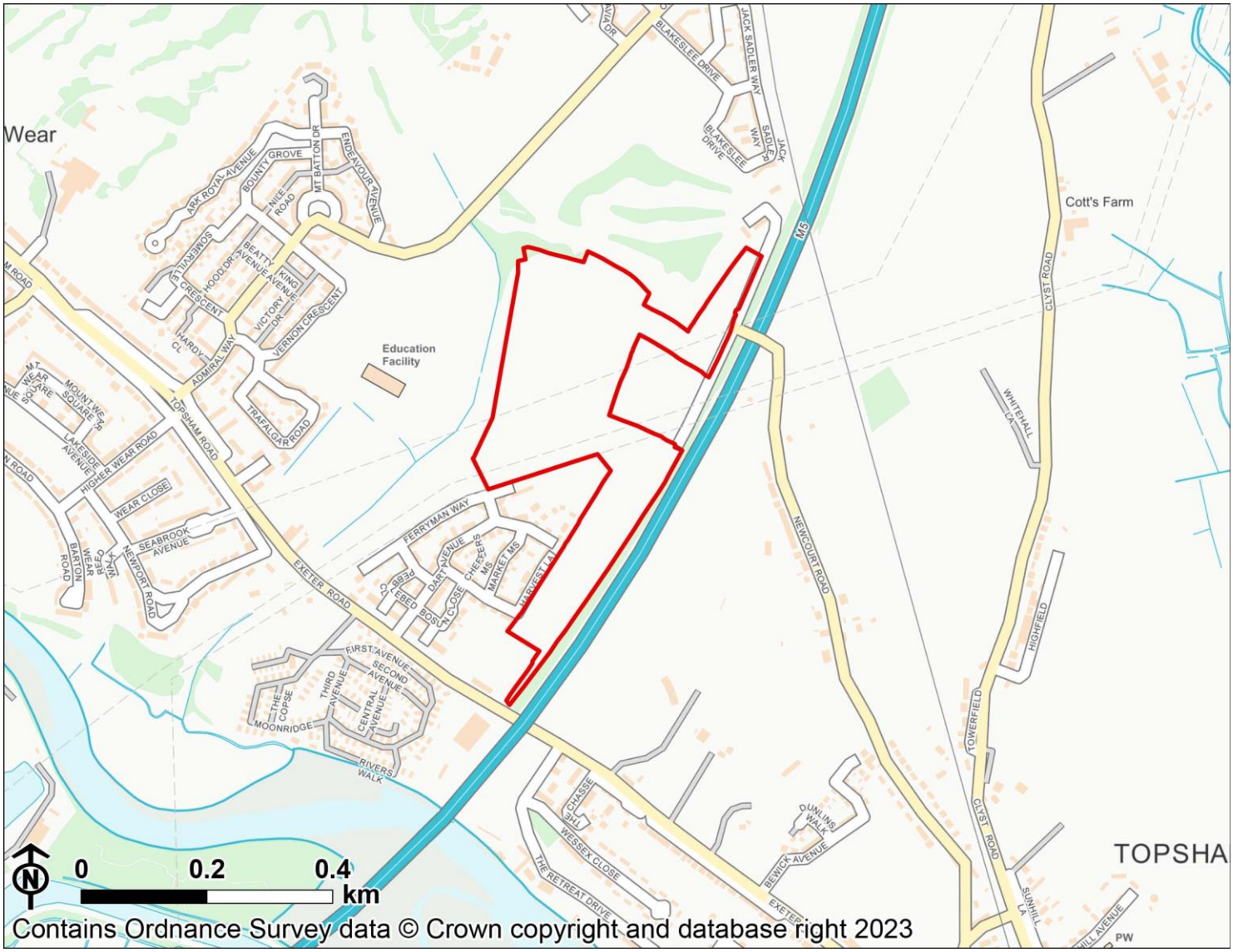
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 88
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset

through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

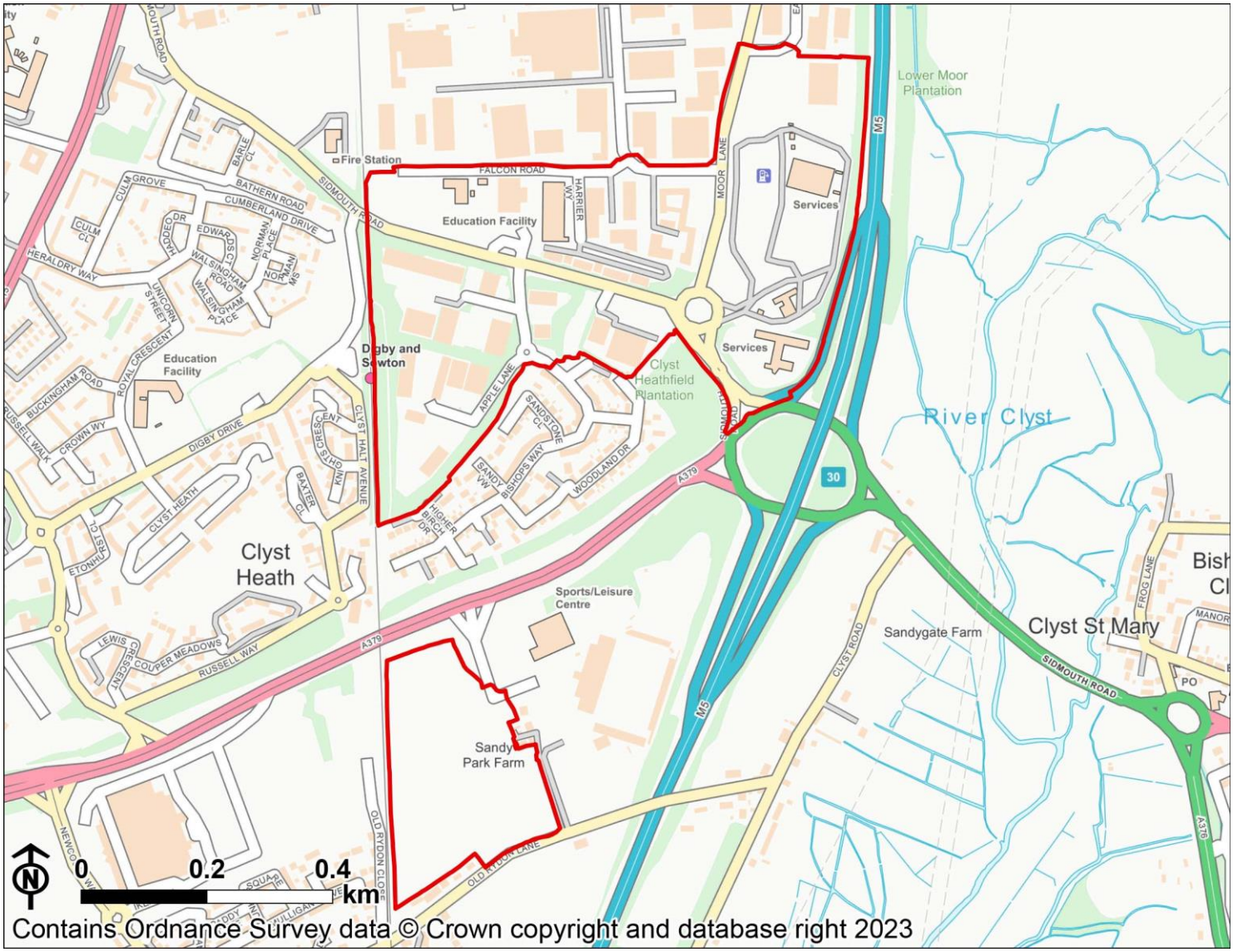
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 89
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

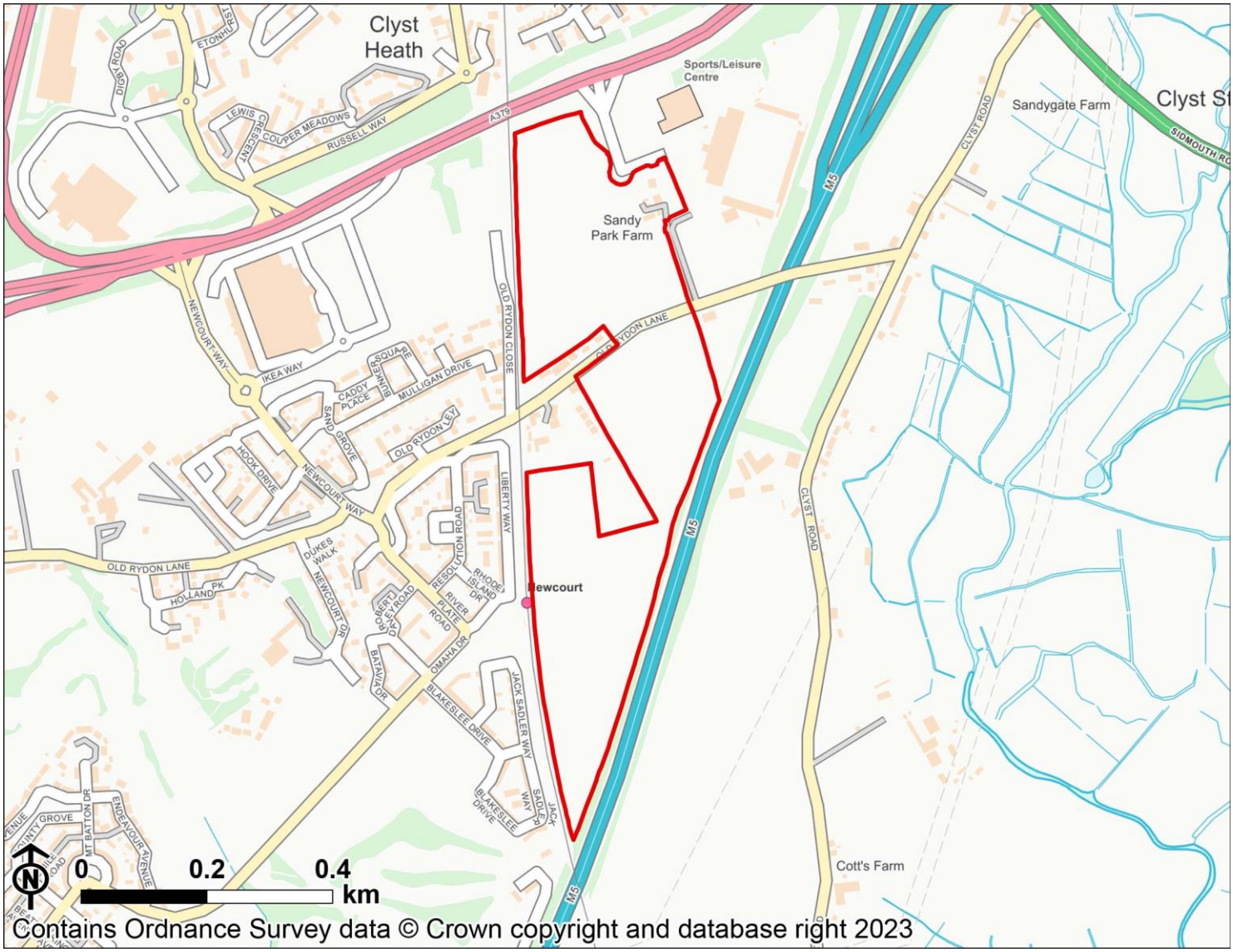
SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 90

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 97
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

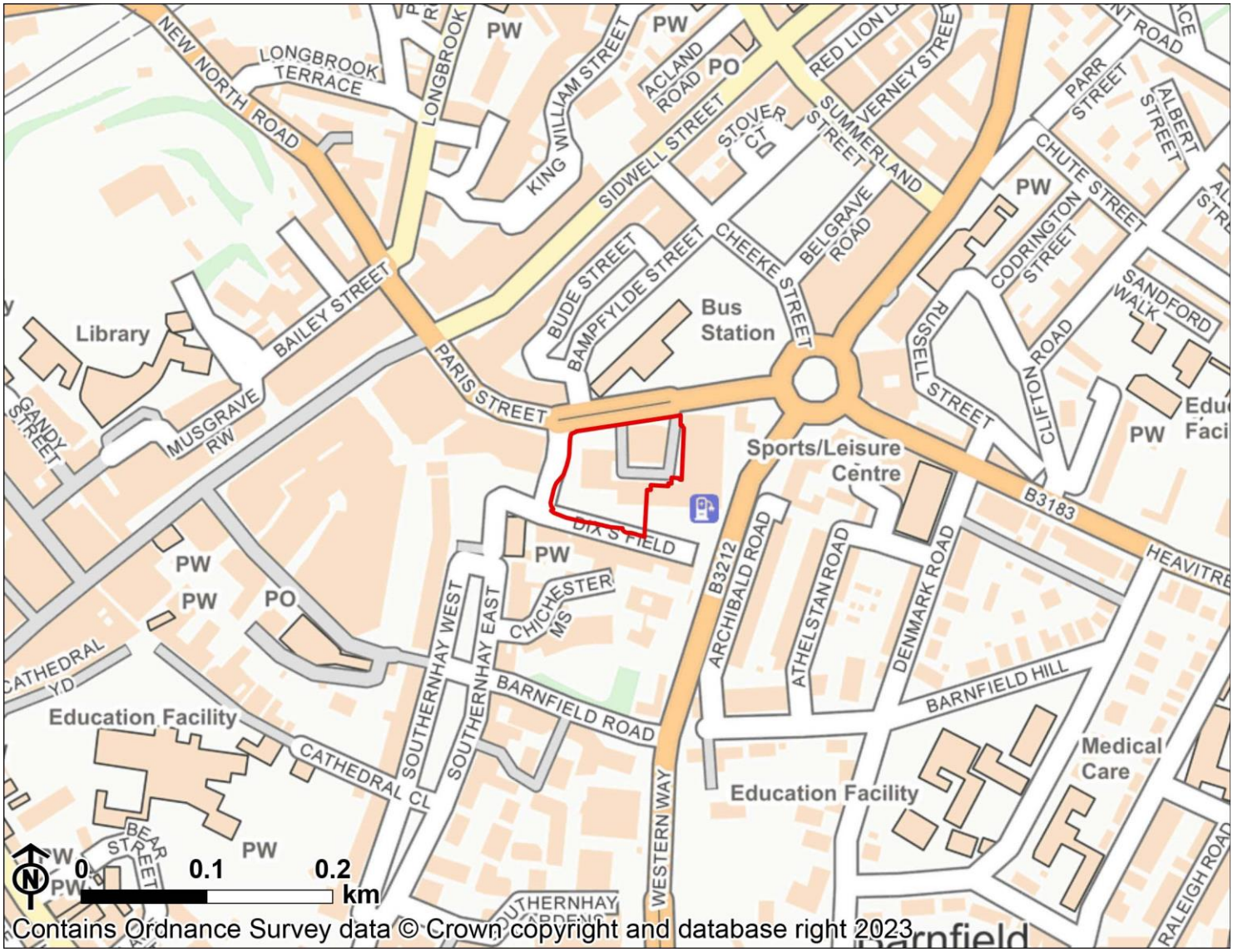
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 102
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

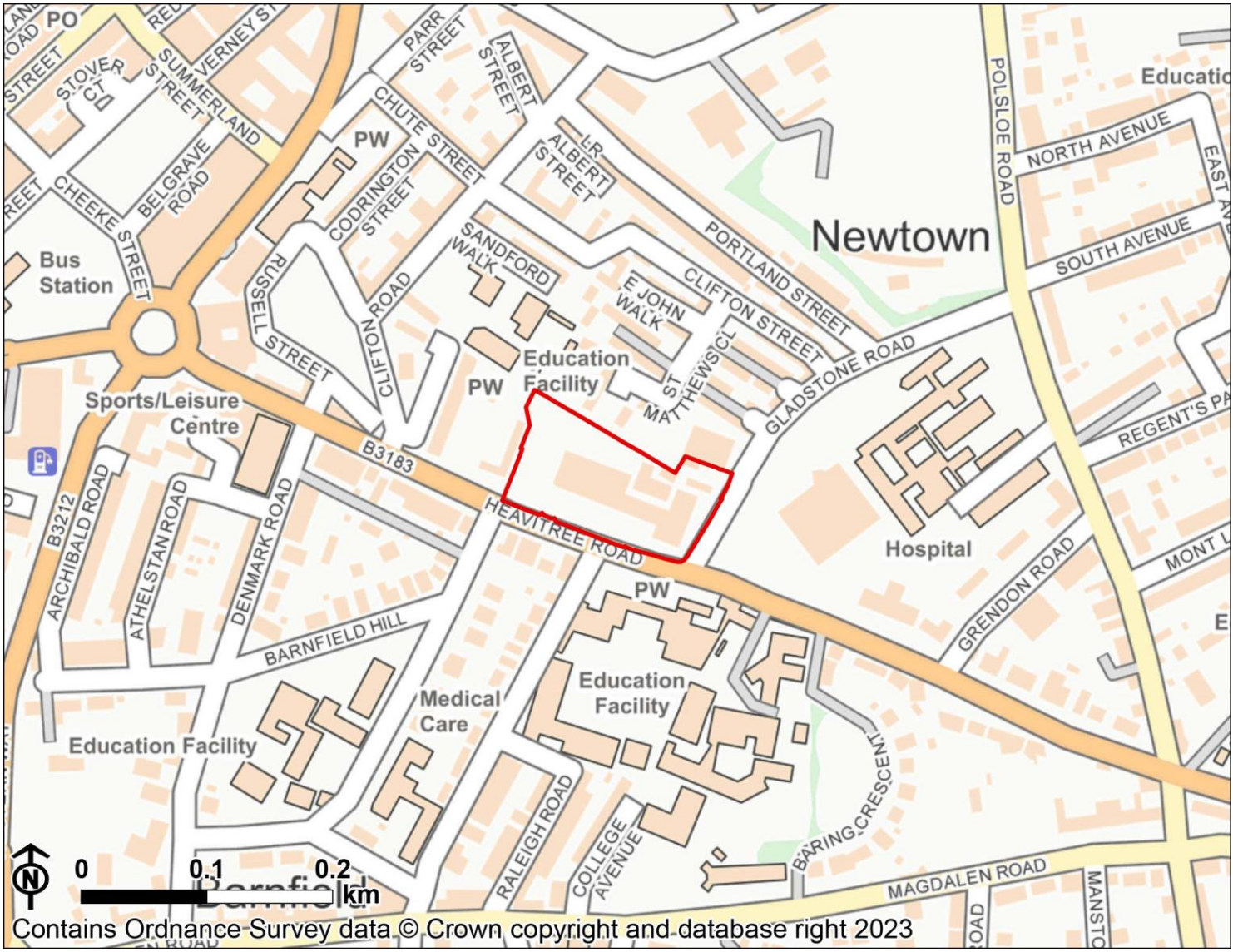
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 104
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 109
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 111
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

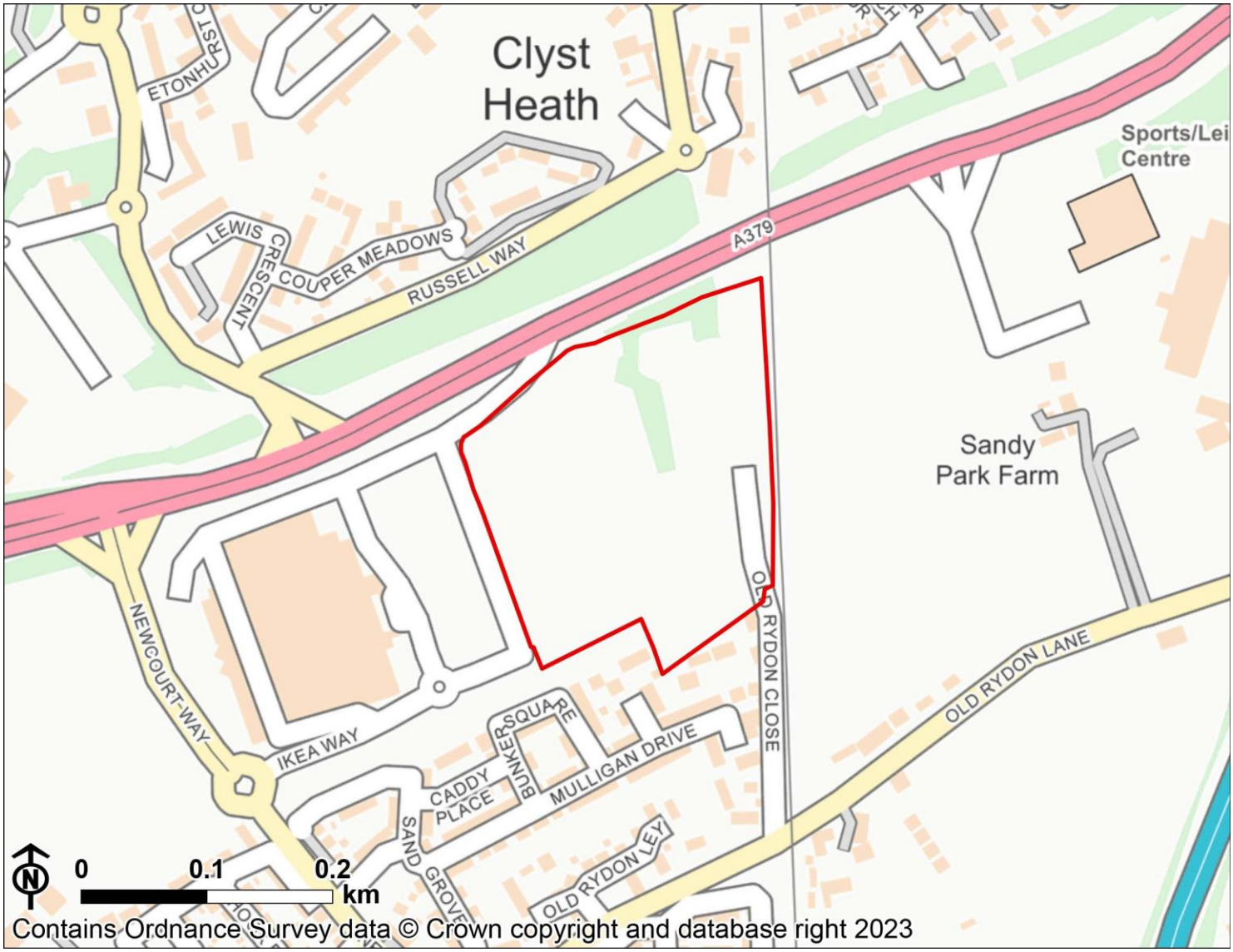
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 113
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 117
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 121
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

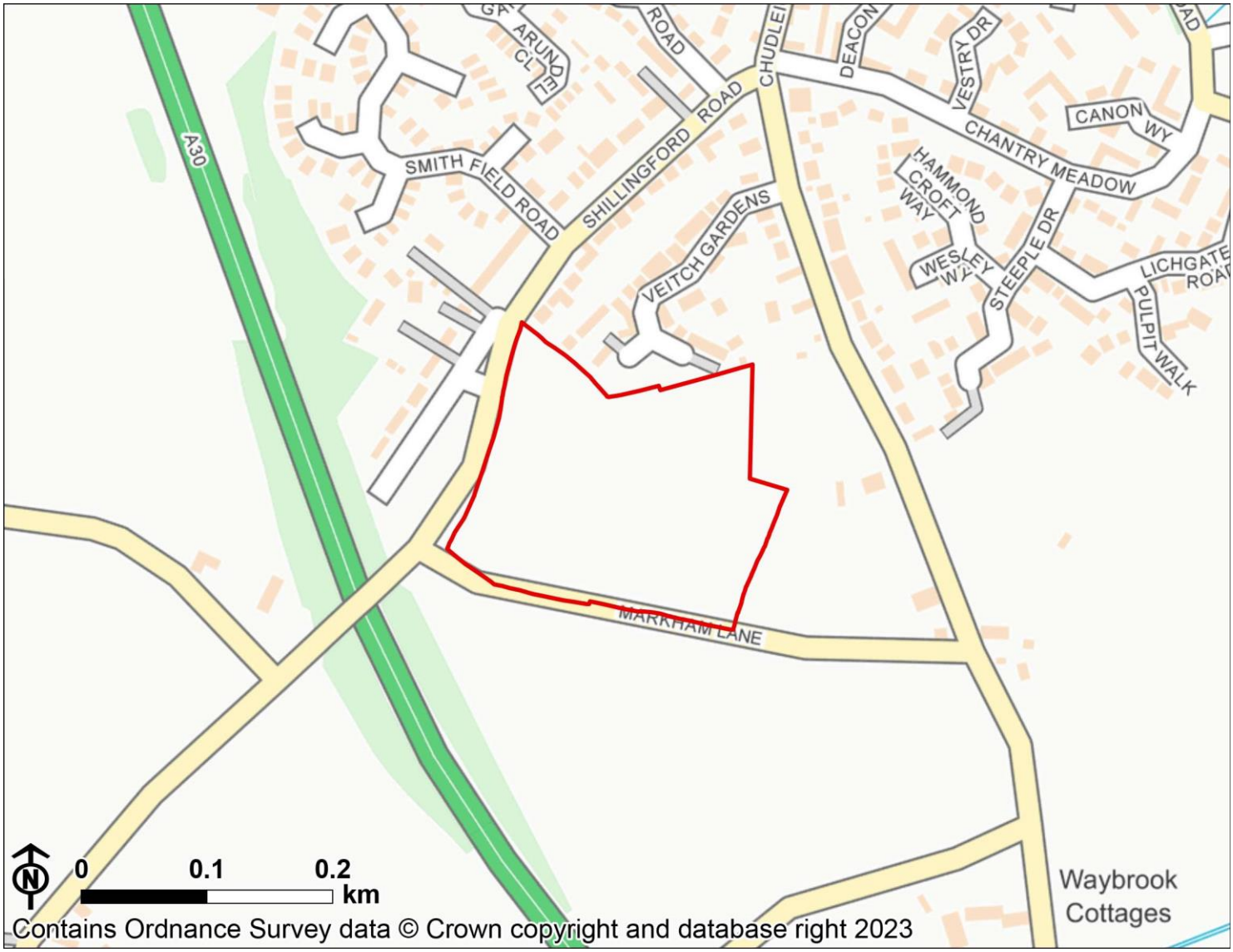
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 126
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

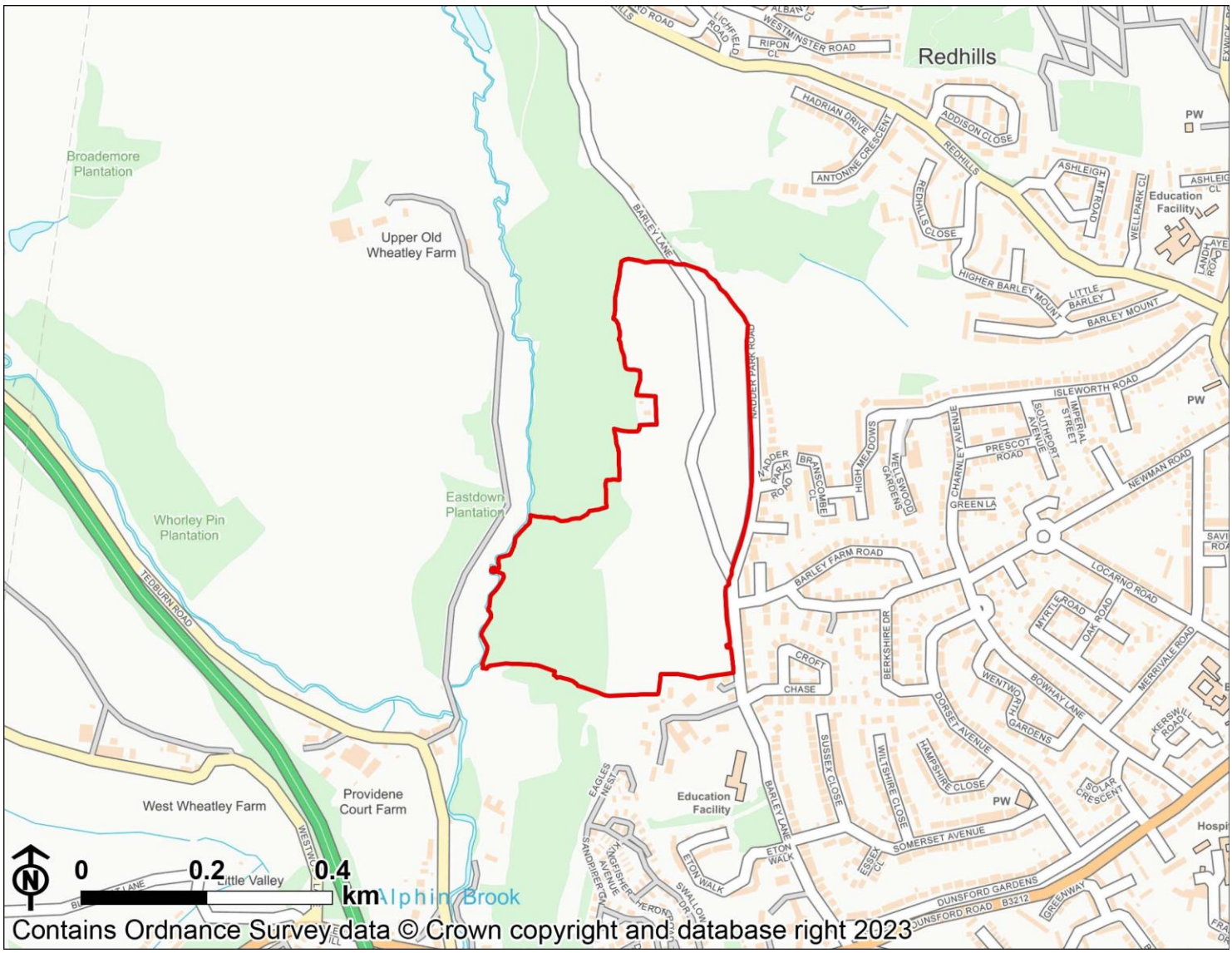
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 128
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 130
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

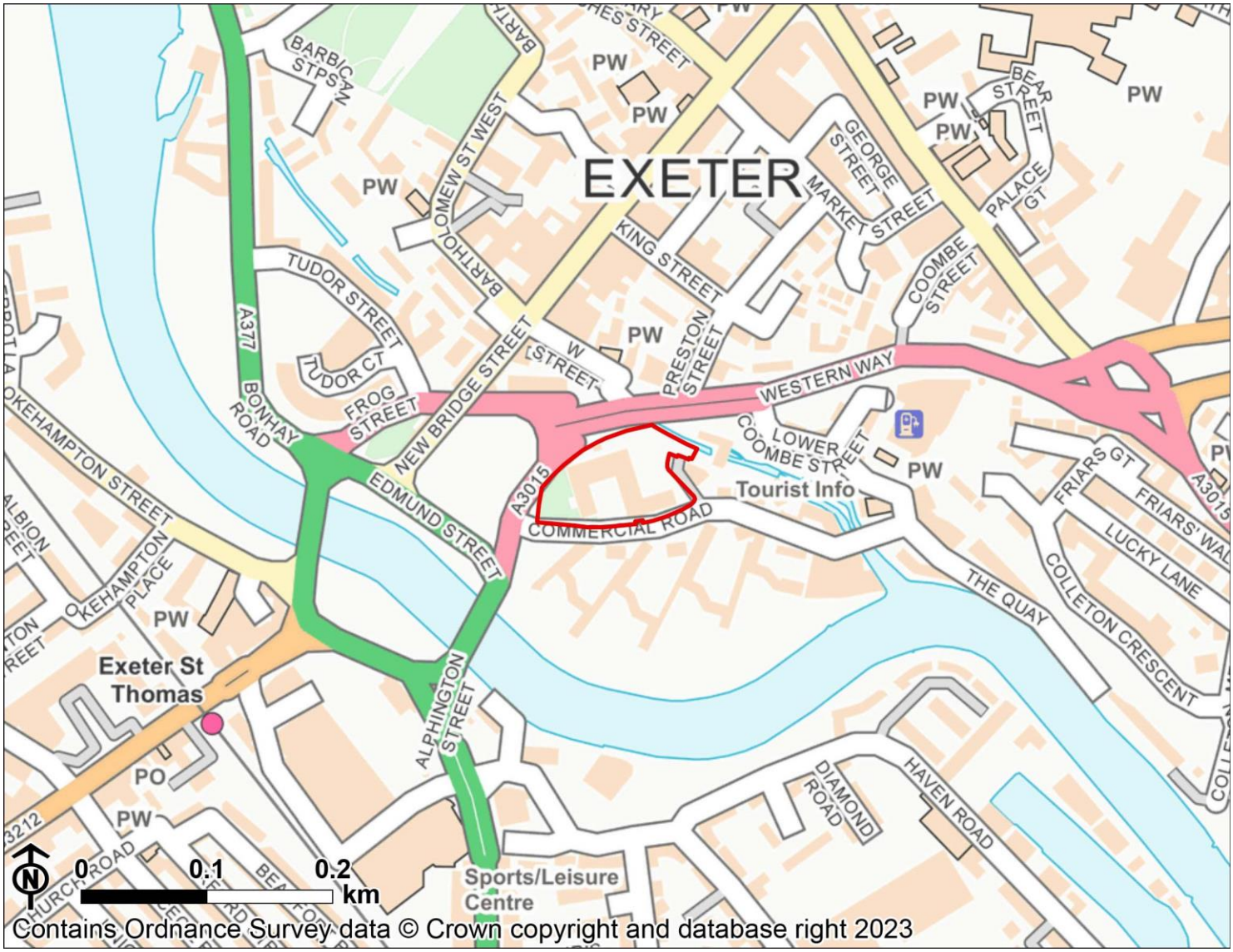
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 131
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 134
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

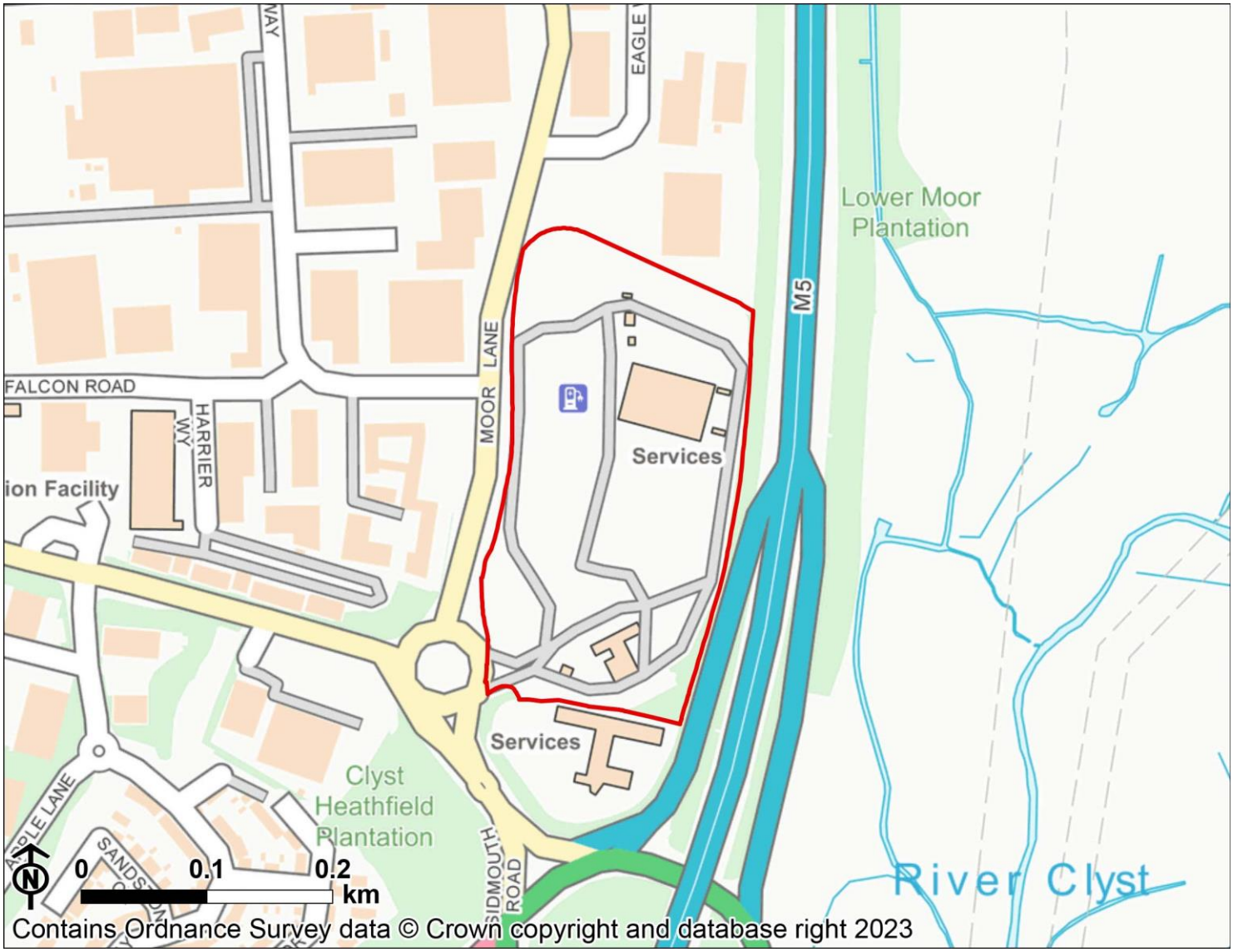
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
The site does not fall within a Minerals Safeguarding Area.

Site 135
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 136
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 138
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

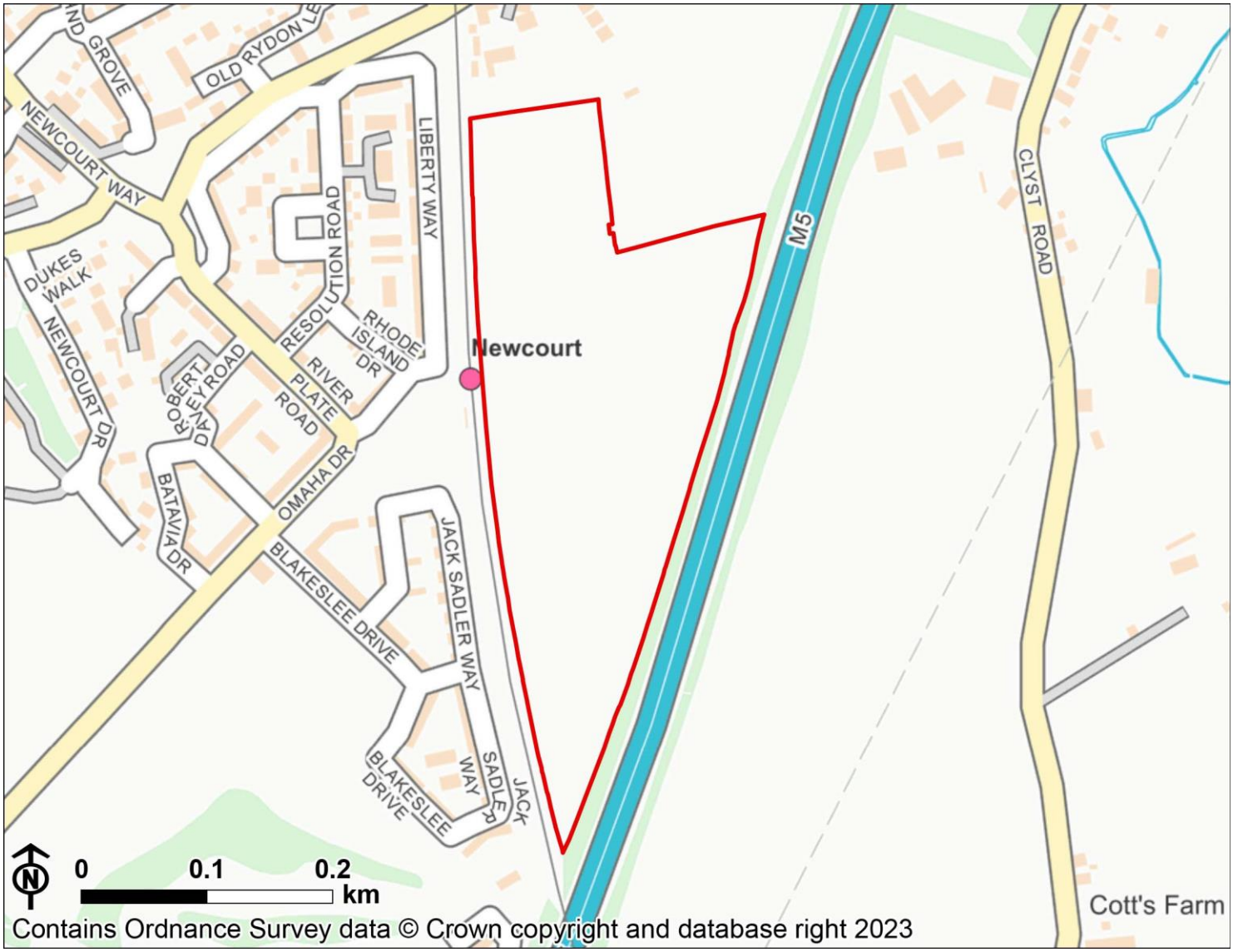
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 139
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.
The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 140
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

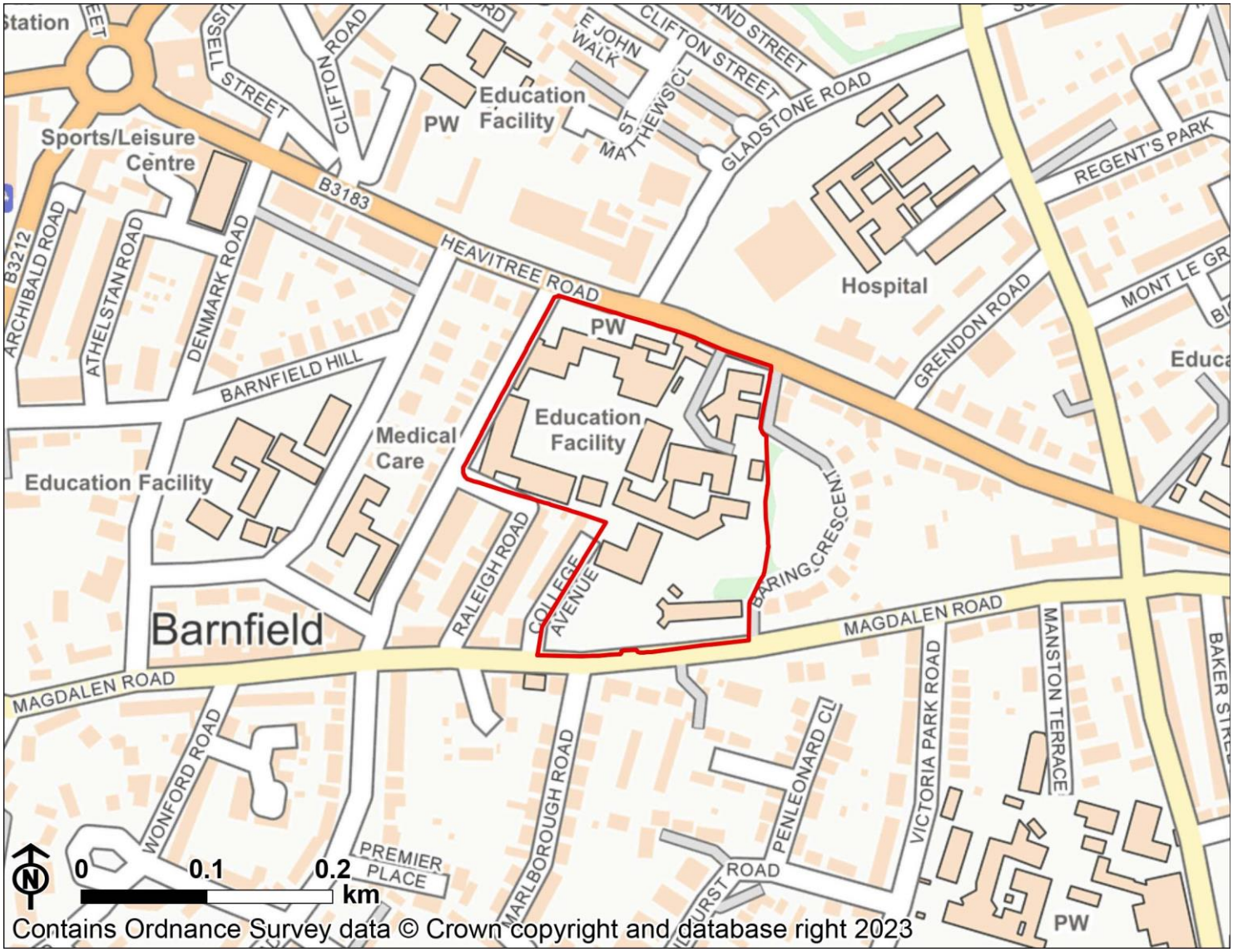
The site is either entirely or largely (>=75%) within Flood Zone 1.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.
The site does not fall within a Minerals Safeguarding Area.

Site 141
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

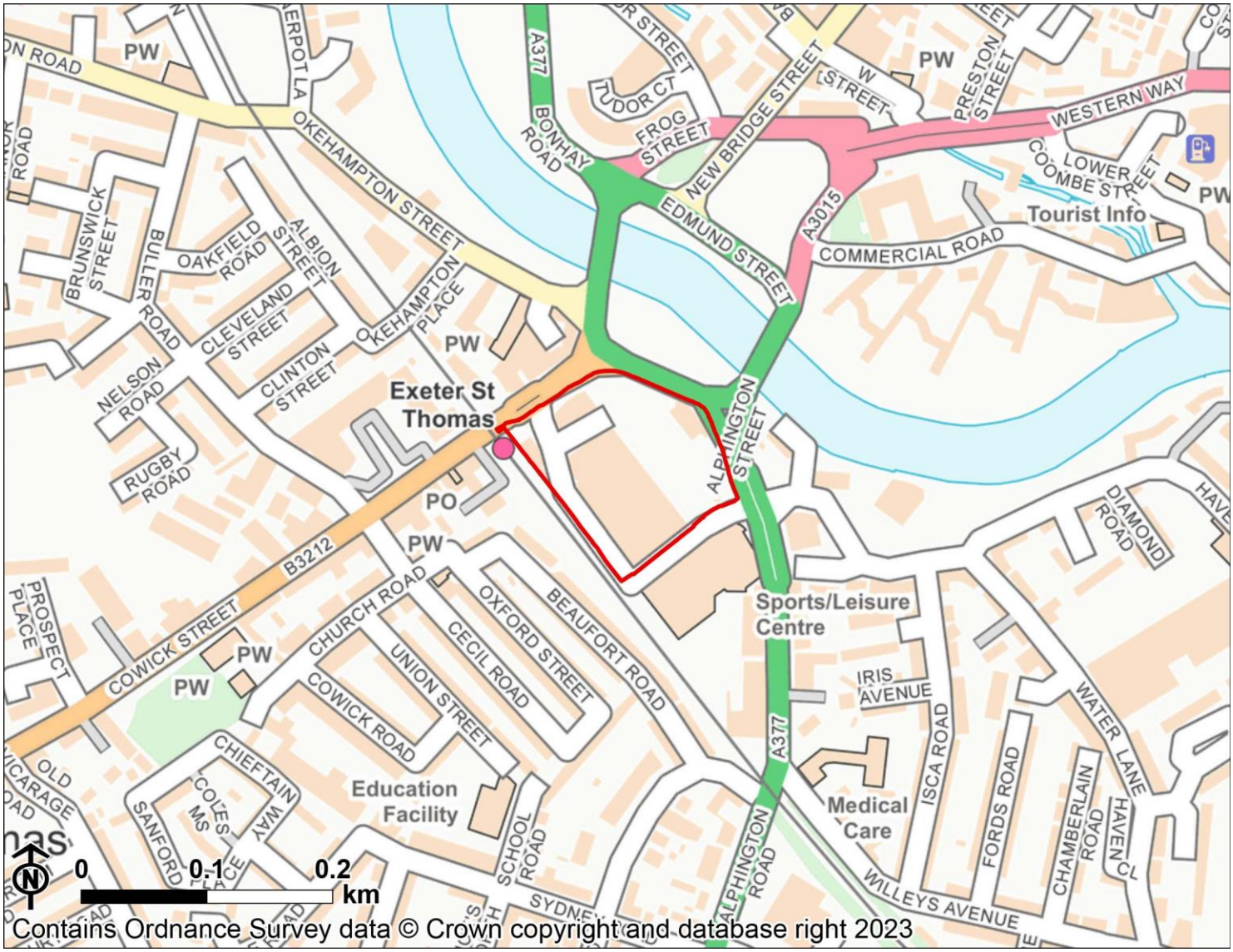
The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 142
Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.

Site 143
Mixed

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses.
The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.
The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.
The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.
The site does not fall within a Minerals Safeguarding Area.