

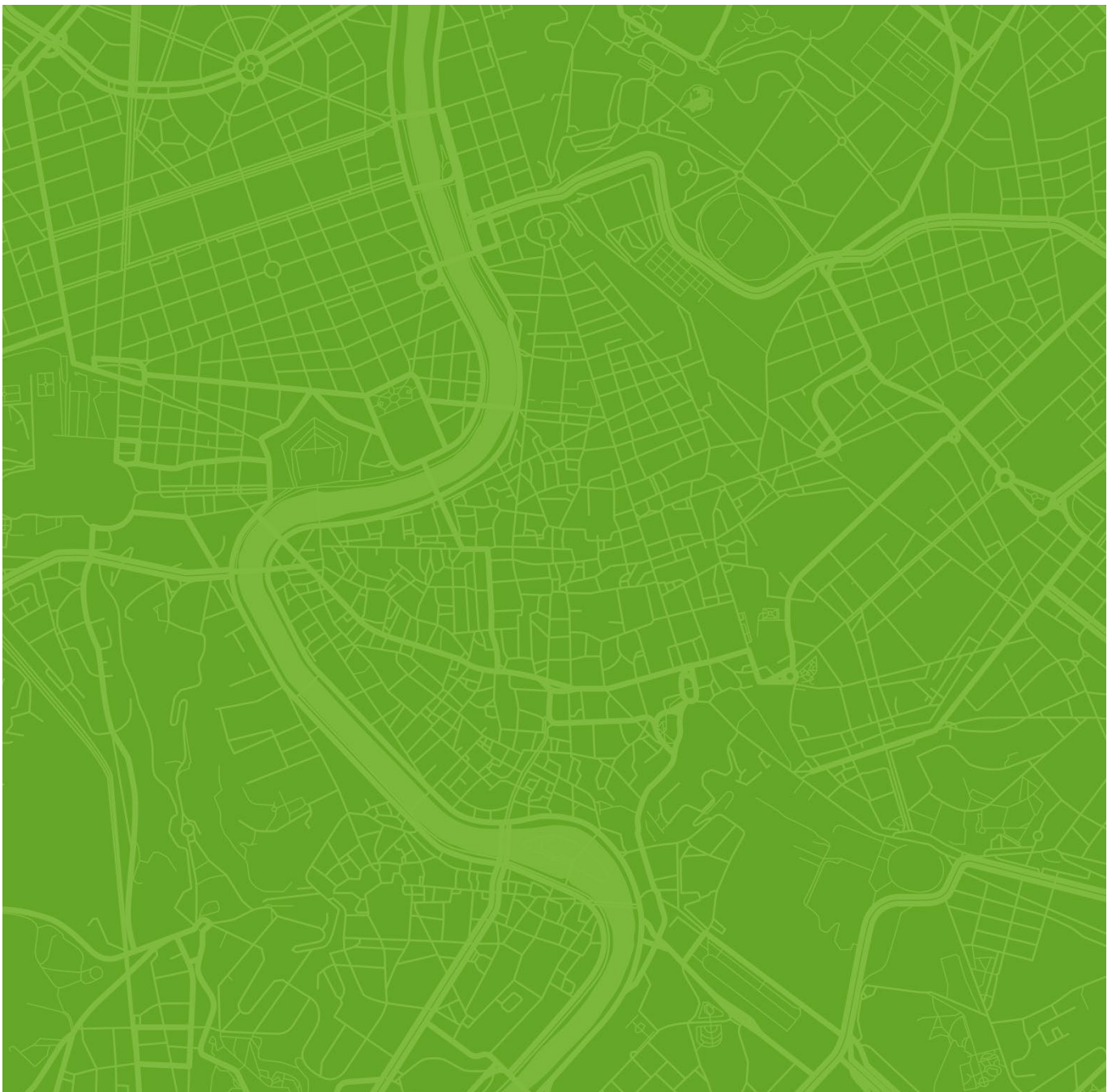
Exeter City Council

Exeter Plan: Publication Plan Sustainability Appraisal Report

Annex 1: Reasonable Alternative Development Site Option Proformas

Prepared by LUC

December 2024



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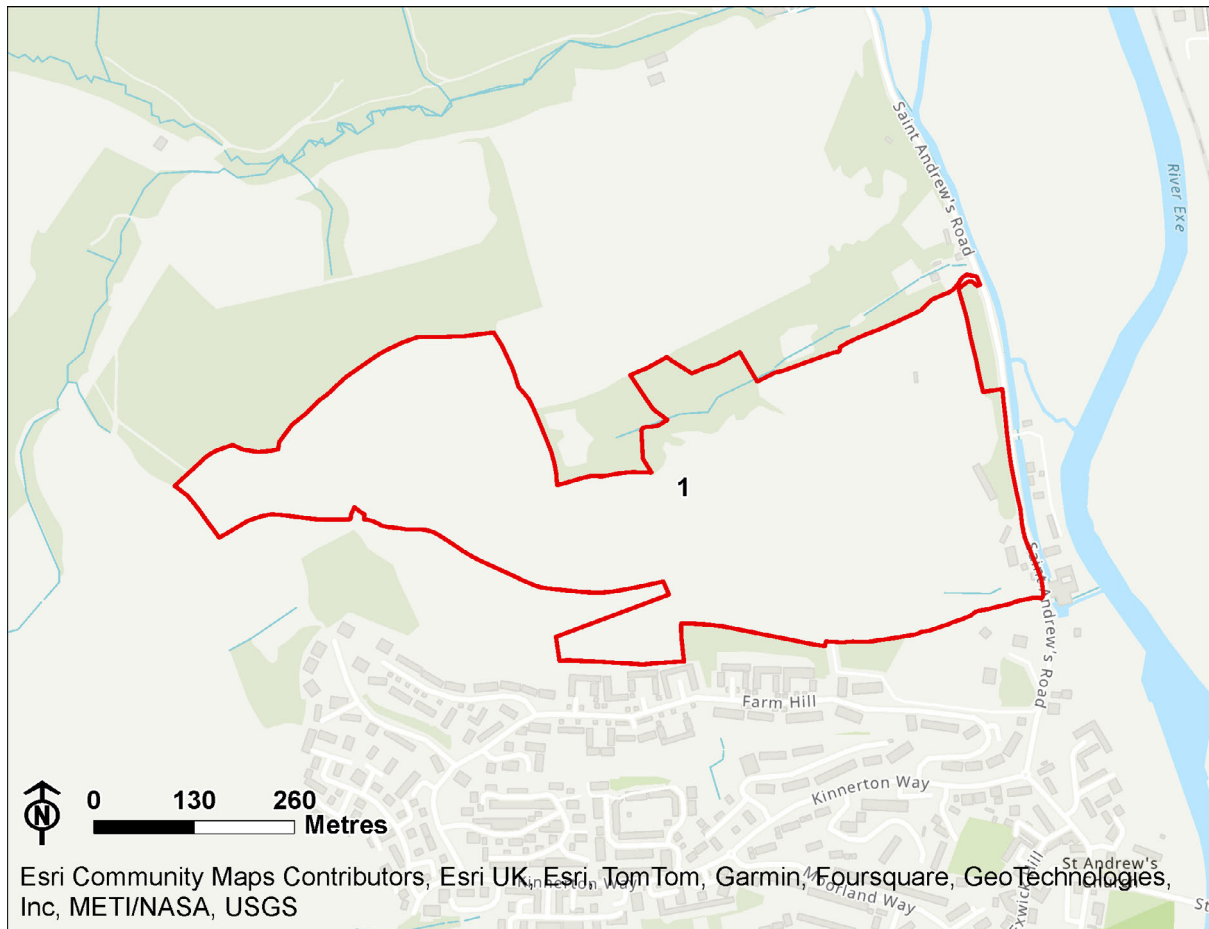
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Site ID: 1

Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 1

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.

Site ID: 1

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 1

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ID: 2

Land adjoining 6 Exe View Cottages

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.

Site ID: 2

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.

Site ID: 2

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, or medium-high, landscape sensitivity.

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

Significant negative (--)

The site is identified in the Heritage Impact Assessment as red.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 2

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 ID: 4

Land at Redhills, Exwick Lane

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.

Site ID: 4

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.

Site ID: 4

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 4

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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 5

Land at Lugg's Farm, Redhills

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.

Site ID: 5

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.

Site ID: 5

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Significant negative (--)

The site is identified in the Heritage Impact Assessment as red.

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

Negligible (0)

Site ID: 5

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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).

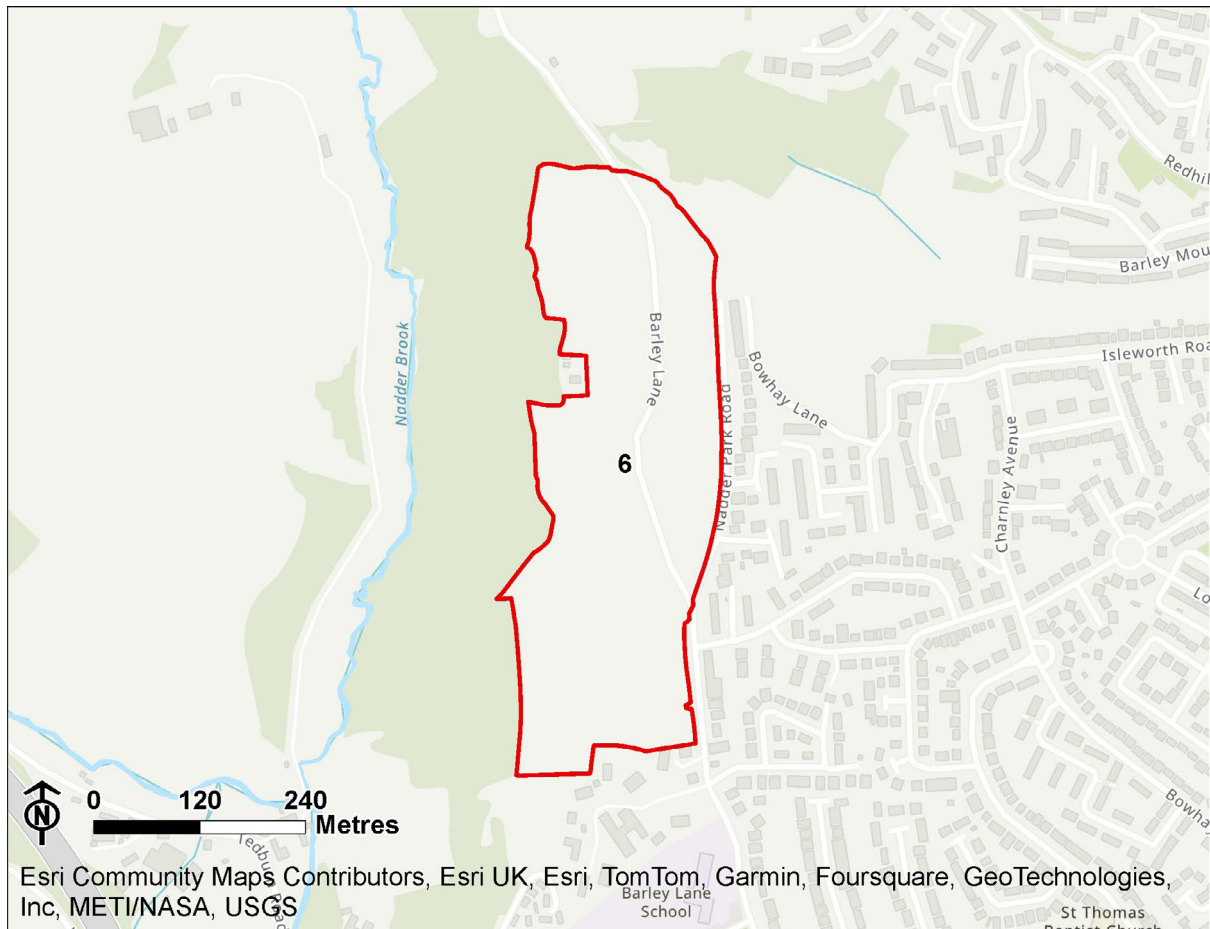
The site does not fall within a Minerals Safeguarding Area.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 6

Land on the west side of Barley Lane, Exeter

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 6

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.

Site ID: 6

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Site ID: 6

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 7

Merrivale Road

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.

Site ID: 7

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.

Site ID: 7

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 7

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 ID: 9

Flowerpot Lane Car Park, Flowerpot Lane

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.

Site ID: 9

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.

Site ID: 9

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 9

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 ID: 10

Okehampton Street Car Park, Okehampton Street, Exeter

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.

Site ID: 10

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.

Site ID: 10

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 10

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 ID: 11

Land at Ide House

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.

Site ID: 11

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.

Site ID: 11

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 11

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 12

Oaklands Riding School & The Rosary, Balls Farm Road

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 12

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.

Site ID: 12

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?) / Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 12

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 13

Land at Taunton Close

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.

Site ID: 13

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.

Site ID: 13

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 13

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 ID: 14

Marsh Barton

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 14

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 (++?)

Site ID: 14

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 14

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ID: 15

Water Lane

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 15

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.

The site contains an area of open space.

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 (++)

Site ID: 15

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 minor negative (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

Site ID: 15

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

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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

Significant positive (++)/Negligible (0)

The site is within a Minerals Safeguarding Area.

Site ID: 16

Haven Banks Retail Park, Water Lane, Exeter

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 16

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.

Site ID: 16

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 16

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ID: 17

Land west of Shillingford Road

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.

Site ID: 17

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.

Site ID: 17

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 17

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 18

Land adjoining Silverlands, Chudleigh Road / Land west of Chudleigh Road

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.

Site ID: 18

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.

Site ID: 18

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 18

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 20

Land at Bellenden, Wrefords Lane, Exeter

Mixed Use



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 minor positive (+?)

Development of this mixed use site would make a minor contribution towards local housing need as it would deliver less than 100 homes. The effect is uncertain as it

Site ID: 20

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.

Site ID: 20

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 20

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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).

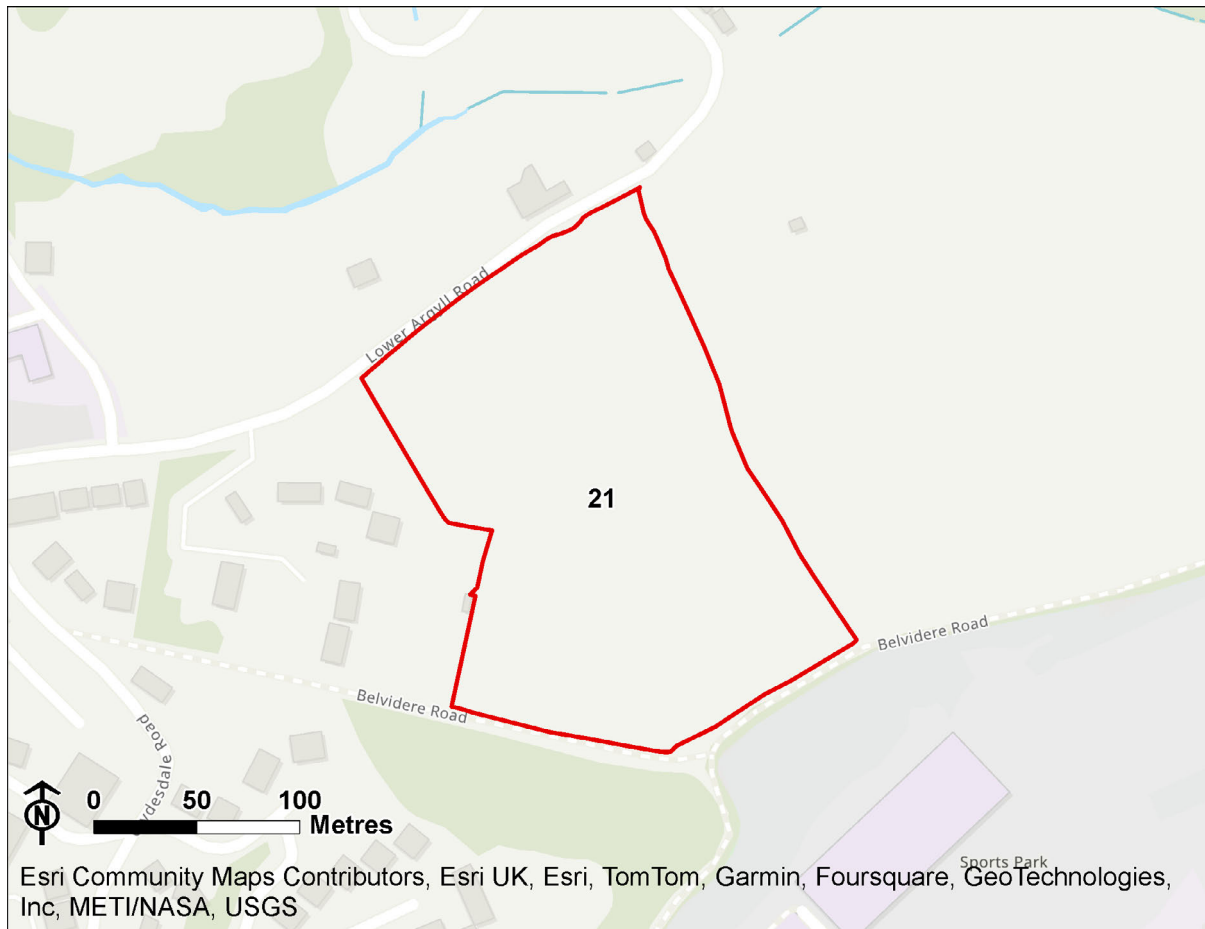
The site does not fall within a Minerals Safeguarding Area.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 21

Land between Lower Argyll Road and Belvedere Road

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.

Site ID: 21

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.

Site ID: 21

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 21

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 22

Red Cow/St David's

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 22

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.

Site ID: 22

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 22

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ID: 23

Land to the rear of 43 St David's Hill

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.

Site ID: 23

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.

Site ID: 23

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 (--) / Uncertain significant negative (--)

The site contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 23

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 ID: 24

99 Howell Road

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.

Site ID: 24

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.

Site ID: 24

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 24

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 ID: 25

Bystock Terrace Car Park, Queens Terrace, Exeter

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.

Site ID: 25

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.

Site ID: 25

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 25

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 ID: 26

Land at Exeter Squash Club, Prince of Wales Road / Devon and Exeter Squash Club

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.

Site ID: 26

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.

The site contains an area of open space.

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.

Site ID: 26

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 26

The site is either entirely or largely ($\geq 75\%$) 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 ID: 27

Wynford Road

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.

Site ID: 27

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.

Site ID: 27

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 27

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 ID: 28

Land at Stoke Hill

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 28

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.

The site contains an area of open space.

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.

Site ID: 28

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 minor negative (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 28

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 29

Land at Pendragon Road / Land off Pendragon Road

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

Significant positive (++)

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

Site ID: 29

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

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.

Site ID: 29

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 29

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 30

Rear of Beacon Lane shops

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.

Site ID: 30

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.

Site ID: 30

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 30

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 ID: 31

Lancelot Road

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.

Site ID: 31

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

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.

Site ID: 31

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 31

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 ID: 33

Land off Spruce Close

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.

Site ID: 33

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.

Site ID: 33

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 33

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 ($\geq 25\%$) 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).

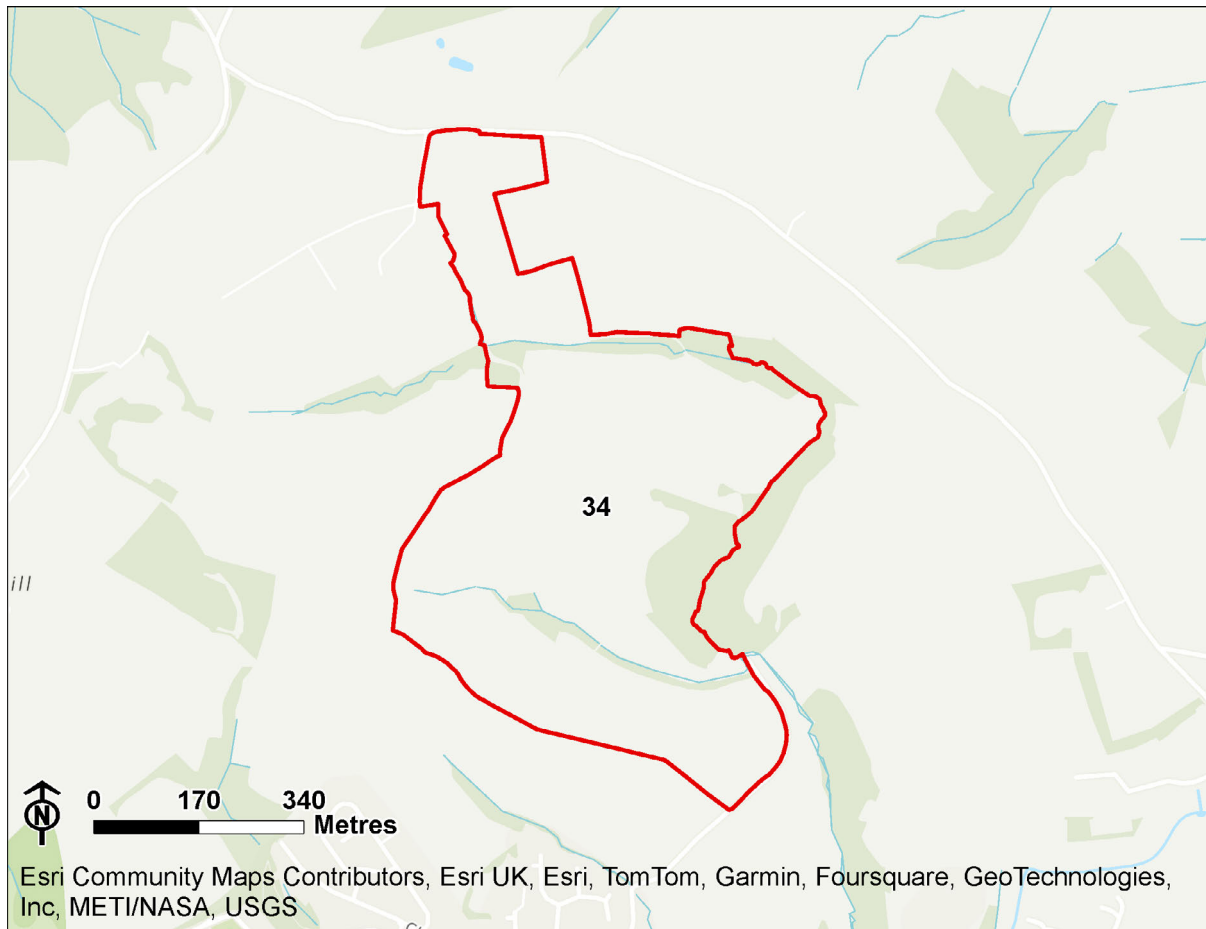
The site does not fall within a Minerals Safeguarding Area.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 34

Gray's Barn, Church Hill, Exeter

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 34

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.

Site ID: 34

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 minor negative (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 34

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 36

Woolsgrove,

Church Hill

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.

Site ID: 36

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.

Site ID: 36

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 36

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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 37

Land at Home Farm, Church Hill

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.

Site ID: 37

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.

Site ID: 37

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 37

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 39

West Gate

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 39

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.

The site contains an area of open space.

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.

Site ID: 39

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 (-?) / Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 39

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ID: 40

Exbridge House, 26 Commercial Rd, Exeter

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.

Site ID: 40

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.

Site ID: 40

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 (-?) / Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Uncertain significant negative (--?)

Site ID: 40

The site is located entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

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 Minerals Safeguarding Area.

Site ID: 41

Land between St Anne's Well Brewery & Exeter College, Lower North Street

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.

Site ID: 41

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.

Site ID: 41

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 a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 41

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 ID: 42

North Gate

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 42

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.

Site ID: 42

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 a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 42

The site is either entirely or largely ($\geq 75\%$) 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 ID: 43

Mary Arches Multi-Storey Car Park, Mary Arches Street, Exeter

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.

Site ID: 43

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.

Site ID: 43

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 43

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 ID: 44

Mecca Bingo, 12 North Street, Exeter

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.

Site ID: 44

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.

Site ID: 44

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Significant negative (--)

The site is identified in the Heritage Impact Assessment as red.

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.

Site ID: 44

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 ID: 45

Smythen Street Car Park

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.

Site ID: 45

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.

Site ID: 45

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 45

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 ID: 46

South Gate

Mixed Use



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 minor positive (+?)

Development of this mixed use site would make a minor contribution towards local housing need as it would deliver less than 100 homes. The effect is uncertain as it

Site ID: 46

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 negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes.

Site ID: 46

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 46

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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)

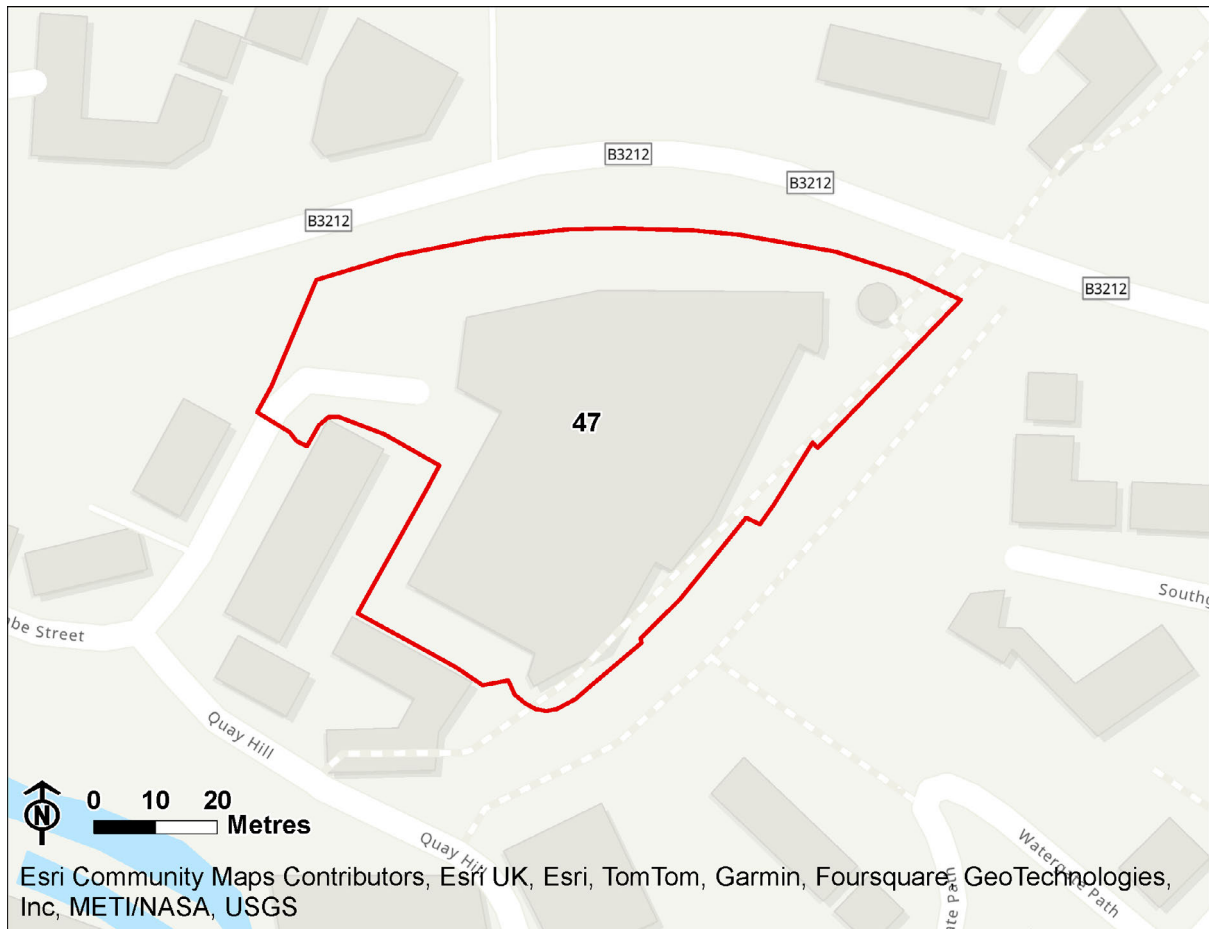
The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 47

Cathedral and Quay Car Park, Lower Coombe Street, Exeter

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.

Site ID: 47

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.

The site contains an area of open space.

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.

Site ID: 47

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 47

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)

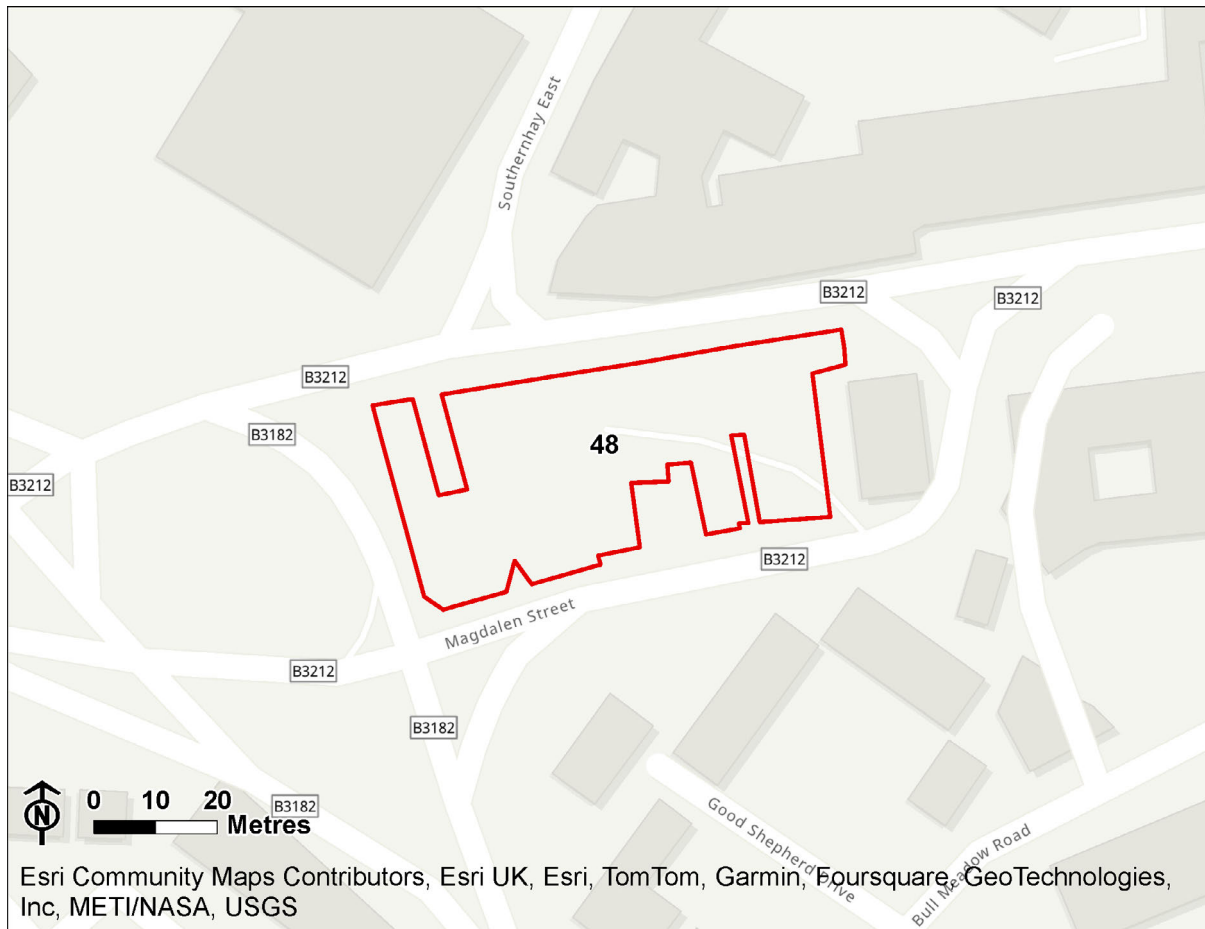
The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 48

Magdalen Street Car Park, Magdalen Street

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.

Site ID: 48

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.

Site ID: 48

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 48

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)

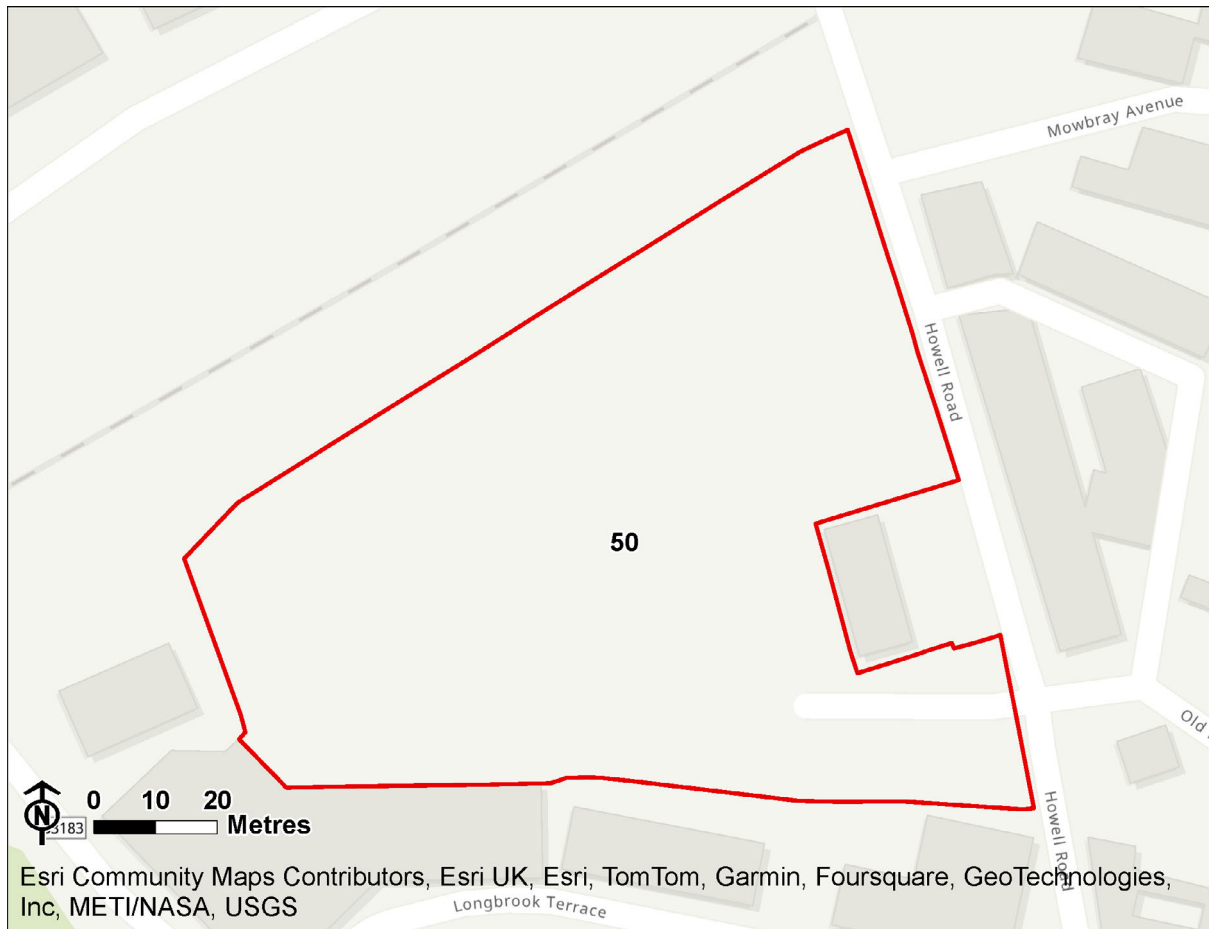
The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 50

Howell Road Car Park

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.

Site ID: 50

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.

Site ID: 50

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 50

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 ID: 51

12-31 Sidwell Street / Land at Sidwell Street

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.

Site ID: 51

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.

Site ID: 51

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 51

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 ID: 52

East Gate

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 52

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.

The site contains an area of open space.

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 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 (+?)

Site ID: 52

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

Site ID: 52

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 ($\geq 75\%$) 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 ID: 53

City Point, Bampfylde Street

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

Significant positive (++)

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

Site ID: 53

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 un

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.

Site ID: 53

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 53

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ID: 54

Triangle Car Park, Russell Street, Exeter

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.

Site ID: 54

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 un

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.

Site ID: 54

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 54

The site is either entirely or largely ($\geq 75\%$) 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 ID: 55

Pyramids Leisure Centre, Heavitree Road, Exeter

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.

Site ID: 55

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.

The site contains an area of open space.

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.

Site ID: 55

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?) / Uncertain significant negative (--)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 55

The site is either entirely or largely ($\geq 75\%$) 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 ID: 56

Parr Street Car Park, Parr Street, Exeter

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.

Site ID: 56

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.

Site ID: 56

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 56

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 ID: 58

Fairbanks, 90 Polsloe Road, Exeter

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.

Site ID: 58

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.

Site ID: 58

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 58

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 ID: 60

Land at Hamlin Lane

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.

Site ID: 60

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.

Site ID: 60

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 60

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 ID: 63

Clifford Close

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.

Site ID: 63

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.

Site ID: 63

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 63

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 ID: 64

Whipton Community Hospital, Hospital Lane

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

Significant positive (++)

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

Site ID: 64

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.

Site ID: 64

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 64

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 ID: 66

Land at Cumberland Way, Exeter

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.

Site ID: 66

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.

Site ID: 66

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 66

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 67

Grenadier Emperor, Grenadier Road

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.

Site ID: 67

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.

Site ID: 67

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 67

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 68

Grenadier Land 29, Grenadier Road

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.

Site ID: 68

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 un

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.

Site ID: 68

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Site ID: 68

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 69

Magdalen Road Car Park

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.

Site ID: 69

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.

The site contains an area of open space.

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.

Site ID: 69

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 69

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 ID: 70

Mount Radford Lawn

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.

Site ID: 70

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.

The site contains an area of open space.

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.

Site ID: 70

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 70

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 ID: 72

Belle Isle Depot, Belle Isle Drive

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.

Site ID: 72

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.

Site ID: 72

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 72

The site is either entirely or largely ($\geq 75\%$) 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 ID: 73

91-97 Wonford Street

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.

Site ID: 73

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.

Site ID: 73

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 73

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 ID: 75

Chestnut Avenue

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.

Site ID: 75

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 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.

Site ID: 75

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 75

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 ID: 76

Bishop Westall Road

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.

Site ID: 76

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.

The site contains an area of open space.

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.

Site ID: 76

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 76

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 79

Park and Ride Site, Digby Drive / Car park north of Digby Drive

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.

Site ID: 79

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.

Site ID: 79

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 79

The site is either entirely or largely ($\geq 75\%$) 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 ID: 80

Former overflow car park, Tesco, Russell Way

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.

Site ID: 80

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.

Site ID: 80

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 80

The site is either entirely or largely ($\geq 75\%$) 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 ID: 81

Land Adjacent Tesco Store, Russell Way, Exeter.

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.

Site ID: 81

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.

Site ID: 81

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 81

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 82

Land south of Russell Way

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.

Site ID: 82

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.

Site ID: 82

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 82

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 83

Land at St Bridget Nurseries, Old Rydon Lane / St Bridget Nurseries, Old Rydon Lane

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 83

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.

Site ID: 83

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 83

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 84

Garages at Lower Wear Road

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.

Site ID: 84

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.

Site ID: 84

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 a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 84

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 ID: 85

Land at Glasshouse Lane

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.

Site ID: 85

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.

The site contains an area of open space.

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.

Site ID: 85

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

The site contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 85

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 ID: 86

Wear Barton Playing Fields, Wear Barton Road, Exeter

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.

Site ID: 86

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.

The site contains an area of open space.

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.

Site ID: 86

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

The site contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 86

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 ID: 88

Land at Seabrook Farm, Topsham

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 88

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.

Site ID: 88

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

The site contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Site ID: 88

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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)

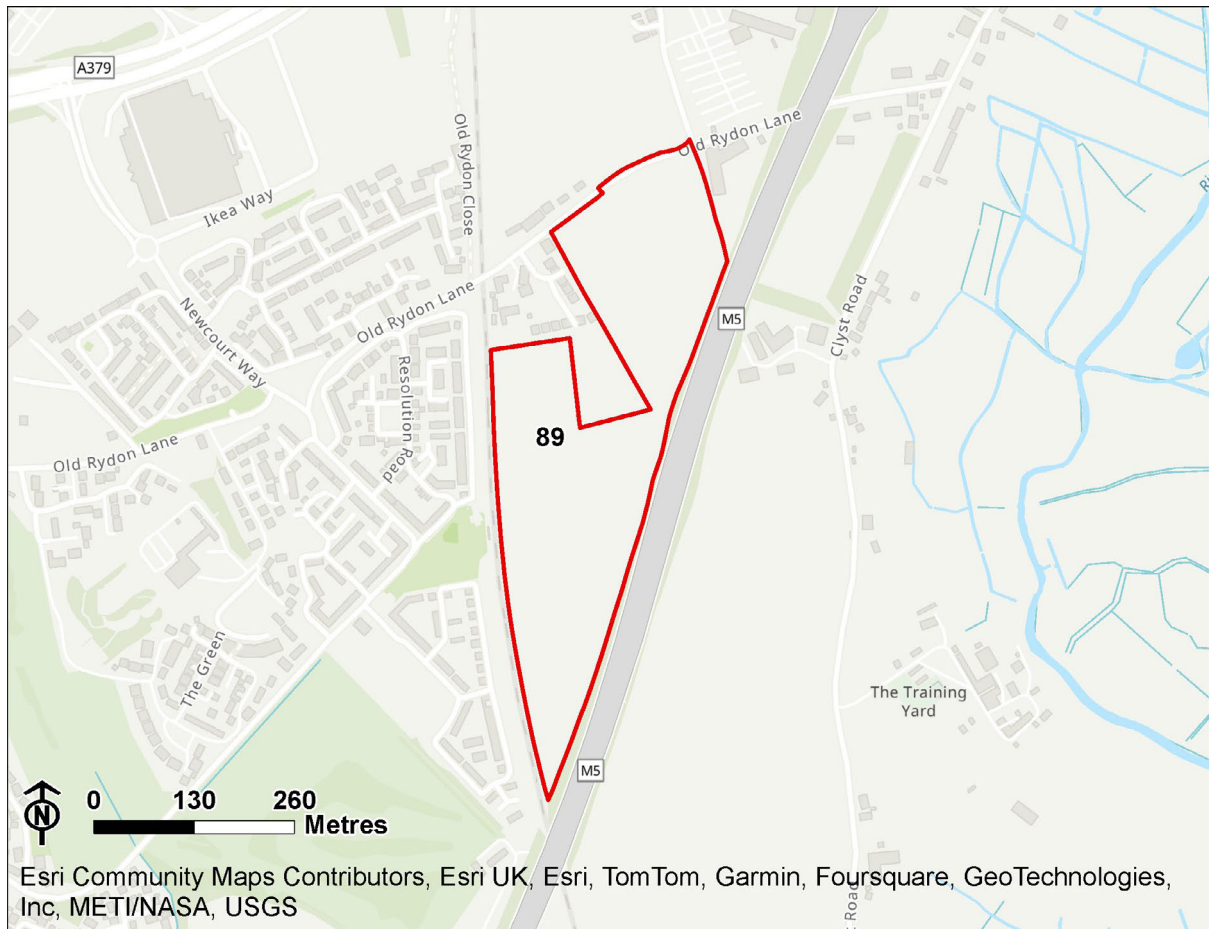
The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 89

Land at Old Rydon Lane

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 89

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 positive (+?)

Site ID: 89

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

Site ID: 89

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 ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 90

Land at Old Rydon Lane

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 90

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.

Site ID: 90

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 90

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 91

Land at Newcourt Road, Topsham

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.

Site ID: 91

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.

Site ID: 91

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 91

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 92

Land to the east of Newcourt Road

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.

Site ID: 92

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.

Site ID: 92

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 92

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 94

Land to the west of Newcourt Road

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.

Site ID: 94

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.

Site ID: 94

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 94

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 95

Land at Topsham Golf Academy

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.

Site ID: 95

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.

The site contains an area of open space.

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.

Site ID: 95

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

The site contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site. The site contains an existing green infrastructure asset that could be lost as a result of 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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 95

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 96

Land at Clyst Road, Topsham

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.

Site ID: 96

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.

Site ID: 96

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 96

The site is either entirely or largely ($\geq 75\%$) 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)

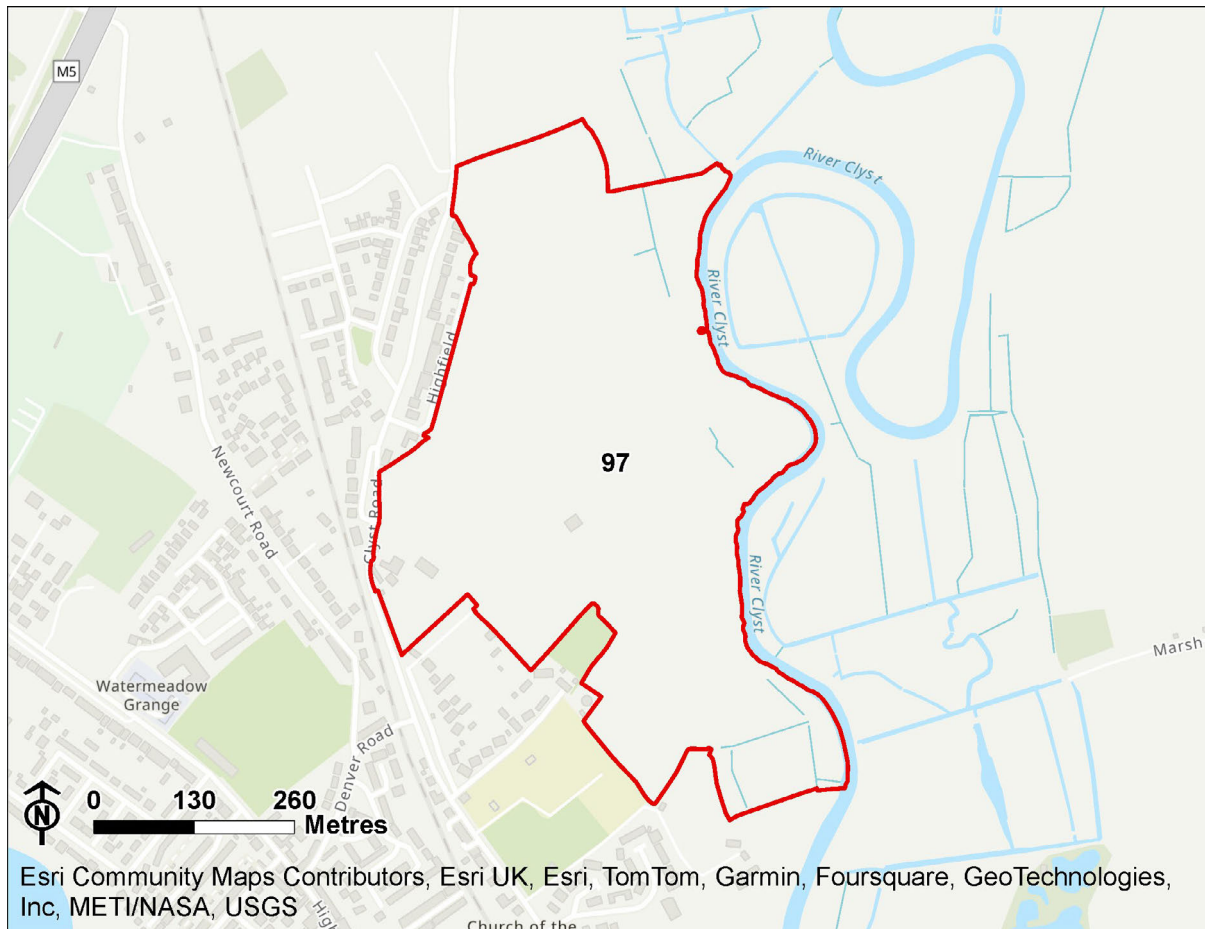
The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 97

Land to the east of Clyst Road

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 97

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.

Site ID: 97

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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 97

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 98

Mays Field, Topsham

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.

Site ID: 98

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.

Site ID: 98

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

The site contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 98

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 99

Mount Howe Field Topsham

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.

Site ID: 99

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.

Site ID: 99

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 a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 99

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 100

Fever & Boutique, 12 Mary Arches Street

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.

Site ID: 100

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.

Site ID: 100

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 100

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 ID: 102

Civic Centre, Paris Street

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

Significant positive (++)

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

Site ID: 102

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 un

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.

The site contains an area of open space.

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.

Site ID: 102

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 102

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ID: 103

Clarendon House, Western Way, Exeter

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.

Site ID: 103

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.

Site ID: 103

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 103

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 ID: 104

Former Police Station and Central Devon Magistrates Court, Heavitree Road,
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

Significant positive (++)

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

Site ID: 104

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.

Site ID: 104

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 104

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 ID: 105

Honeylands, Pinhoe Road

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.

Site ID: 105

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.

Site ID: 105

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 105

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 ID: 106

Land lying east of Pinn Lane

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.

Site ID: 106

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.

Site ID: 106

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 106

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 107

Land south of Gypsy Hill Lane

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.

Site ID: 107

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.

Site ID: 107

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 107

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 108

Hessary, Hollow Lane

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.

Site ID: 108

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.

Site ID: 108

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 108

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 109

Land to the north, south and west of the Met Office, Hill Barton, Exeter

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

Significant positive (++)

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

Site ID: 109

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.

Site ID: 109

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 109

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 110

88 Honiton Road

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.

Site ID: 110

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.

Site ID: 110

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 110

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 ID: 111

Sowton Park and Ride, Sidmouth Road

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.

Site ID: 111

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.

Site ID: 111

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 111

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 ID: 112

DOA & Exeter Mobility Centre, Wonford Road

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.

Site ID: 112

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.

Site ID: 112

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 112

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 ID: 114

Corner of Retreat Drive and Exeter Road, Topsham

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.

Site ID: 114

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.

Site ID: 114

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 contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 114

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 ID: 115

Land at Retreat Drive, Topsham

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.

Site ID: 115

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.

Site ID: 115

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 contains a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity site.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 115

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 ID: 116

Land at Water Lane

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

Significant positive (++)

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

Site ID: 116

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

Uncertain negligible (0?)

The site is identified in the Exeter Employment Land Study as red.

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.

Site ID: 116

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 116

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 ID: 117

Isca House, Haven Road, Exeter

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

Significant positive (++)

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

Site ID: 117

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

Uncertain negligible (0?)

The site is identified in the Exeter Employment Land Study as red.

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.

Site ID: 117

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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 117

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 ID: 119

Falcon House, Falcon Road, Exeter

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.

Site ID: 119

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.

Site ID: 119

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 119

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 ID: 120

22 Marsh Green Road, Exeter

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.

Site ID: 120

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 un

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.

Site ID: 120

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 120

The site is either entirely or largely ($\geq 75\%$) 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 ID: 121

RGB Exeter, Alphinbrook Road, Marsh Barton, Exeter

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

Significant positive (++)

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

Site ID: 121

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

Uncertain significant negative (--?)

The site is identified in the Exeter Employment Land Study as red.

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.

Site ID: 121

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 121

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 ID: 122

1-9 Alpin Brook Road, Exeter

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.

Site ID: 122

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 un

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.

Site ID: 122

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 122

The site is either entirely or largely ($\geq 75\%$) 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 ID: 123

CP Arts, Alphin Brook Road, Exeter

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.

Site ID: 123

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 un

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.

Site ID: 123

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 123

The site is either entirely or largely ($\geq 75\%$) 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 ID: 124

1-5 Elm Units, Grace Road South

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.

Site ID: 124

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 un

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.

Site ID: 124

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 124

The site is either entirely or largely ($\geq 75\%$) 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 ID: 125

Land behind 66 Chudleigh Road

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.

Site ID: 125

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.

Site ID: 125

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 125

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 127

Knowle Hill, Dawlish Road

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.

Site ID: 127

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.

Site ID: 127

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 127

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 128

Land on the west of Barley Lane (2)

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 128

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.

Site ID: 128

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 128

Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 129

Newbery Car Breakers, Redhills

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.

Site ID: 129

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.

Site ID: 129

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 129

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 ID: 130

Vulcan Works, Water Lane

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

Significant positive (++)

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

Site ID: 130

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

Uncertain negligible (0?)

The site is identified in the Exeter Employment Land Study as red.

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.

Site ID: 130

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 130

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 ID: 131

Exbridge House, 26 Commercial Road (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

Significant positive (++)

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

Site ID: 131

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.

Site ID: 131

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 (-?) / Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Uncertain significant negative (--?)

Site ID: 131

The site is located entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

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 ID: 132

Larkbeare House

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.

Site ID: 132

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.

Site ID: 132

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?) / Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Significant negative (--)

The site is identified in the Heritage Impact Assessment as red.

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

Negligible (0)

Site ID: 132

The site is either entirely or largely ($\geq 75\%$) 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 ID: 133

Land at Matford Lane

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.

Site ID: 133

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.

Site ID: 133

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?) / Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 133

The site is either entirely or largely ($\geq 75\%$) 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 ID: 134

Land at Stoke Hill (2)

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 134

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 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.

Site ID: 134

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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 134

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 136

Land adjacent Ikea, Newcourt Way

Employment



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

Negligible (0)

The location of employment sites is not considered likely to affect this objective.

Site ID: 136

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

Significant positive (++)

The site is identified in the Exeter Employment Land Study as green and will support the provision of new employment land.

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

Significant positive (++)

The site is within 720m of an area of open space and at least one footpath/cycle path.

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 (-)

The site is not located within 720m of a district or local centre.

Site ID: 136

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 136

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 136

Land adjacent Ikea, Newcourt Way

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.

Site ID: 136

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 un

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.

Site ID: 136

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 136

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 138

Land east of Clyst Road, Topsham (2)

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 138

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.

The site contains an area of open space.

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.

Site ID: 138

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 (-?)/Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 138

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 139

Residual Land at Newcourt

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 139

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.

Site ID: 139

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 139

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 140

Land adjacent to Sandy Park

Employment



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

Negligible (0)

The location of employment sites is not considered likely to affect this objective.

Site ID: 140

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

Significant positive (++)

The site is identified in the Exeter Employment Land Study as green and will support the provision of new employment land.

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

Significant positive (++)

The site is within 720m of an area of open space and at least one footpath/cycle path.

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 (-)

The site is not located within 720m of a district or local centre.

Site ID: 140

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 140

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)

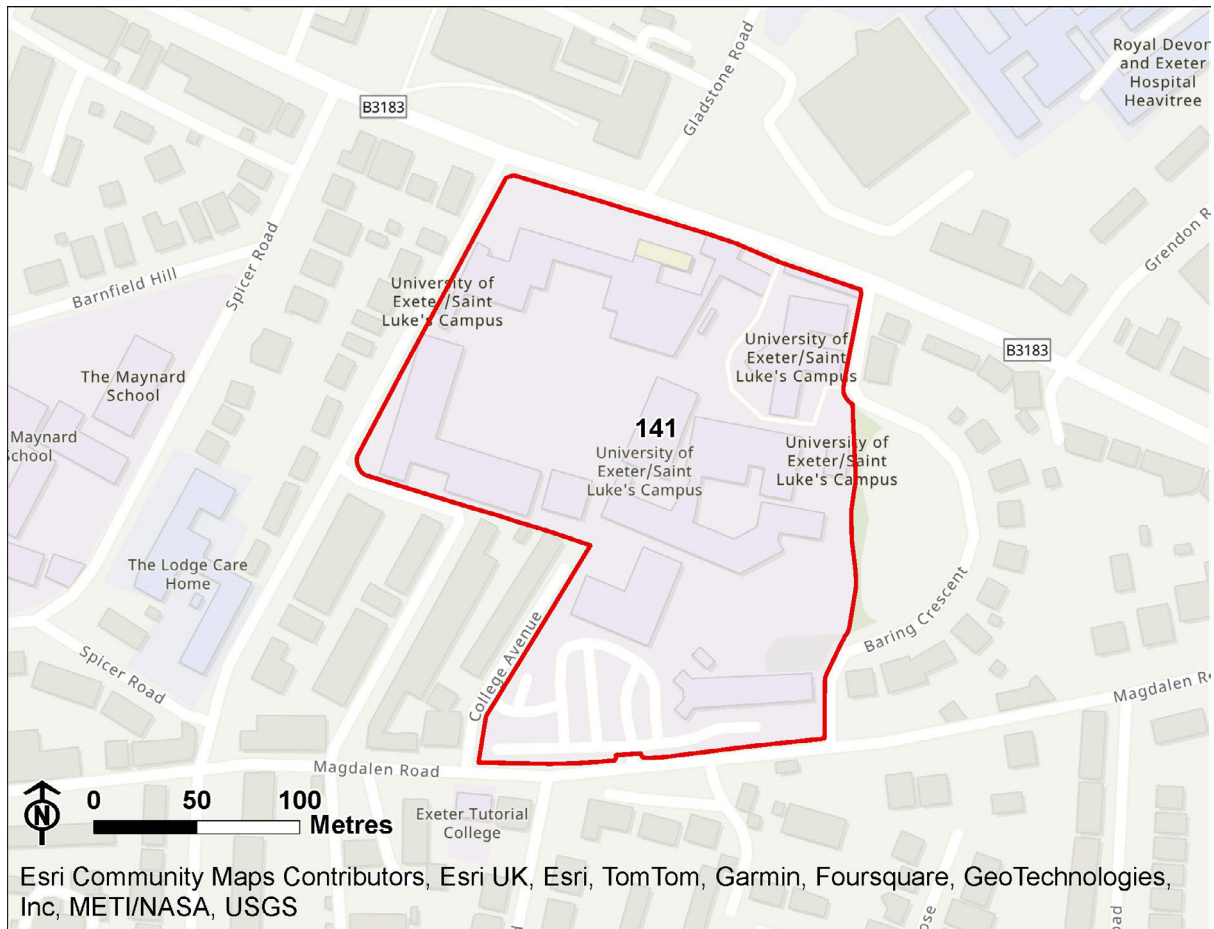
The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 141

St Luke's Campus, Heavitree Road

Employment



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

Negligible (0)

The location of employment sites is not considered likely to affect this objective.

Site ID: 141

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

Significant positive (++)

The site is identified in the Exeter Employment Land Study as green and will support the provision of new employment land.

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

Minor positive (+)

The site is within 720m of either an area of open space or footpath/cycle path.

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 (++)

The site is within 720m of the City Centre.

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

Site ID: 141

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) 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

Site ID: 141

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 142

Exe Bridges Retail Park

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 142

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.

Site ID: 142

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 142

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 ID: 143

Land at Cowley Bridge Road

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

Significant positive (++)

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

Site ID: 143

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

Uncertain negligible (0?)

The site is identified in the Exeter Employment Land Study as red.

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.

Site ID: 143

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 143

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 ID: 145

East Gate (2)

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 145

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.

The site contains an area of open space.

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 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 (+?)

Site ID: 145

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 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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Significant negative (--)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Site ID: 145

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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)

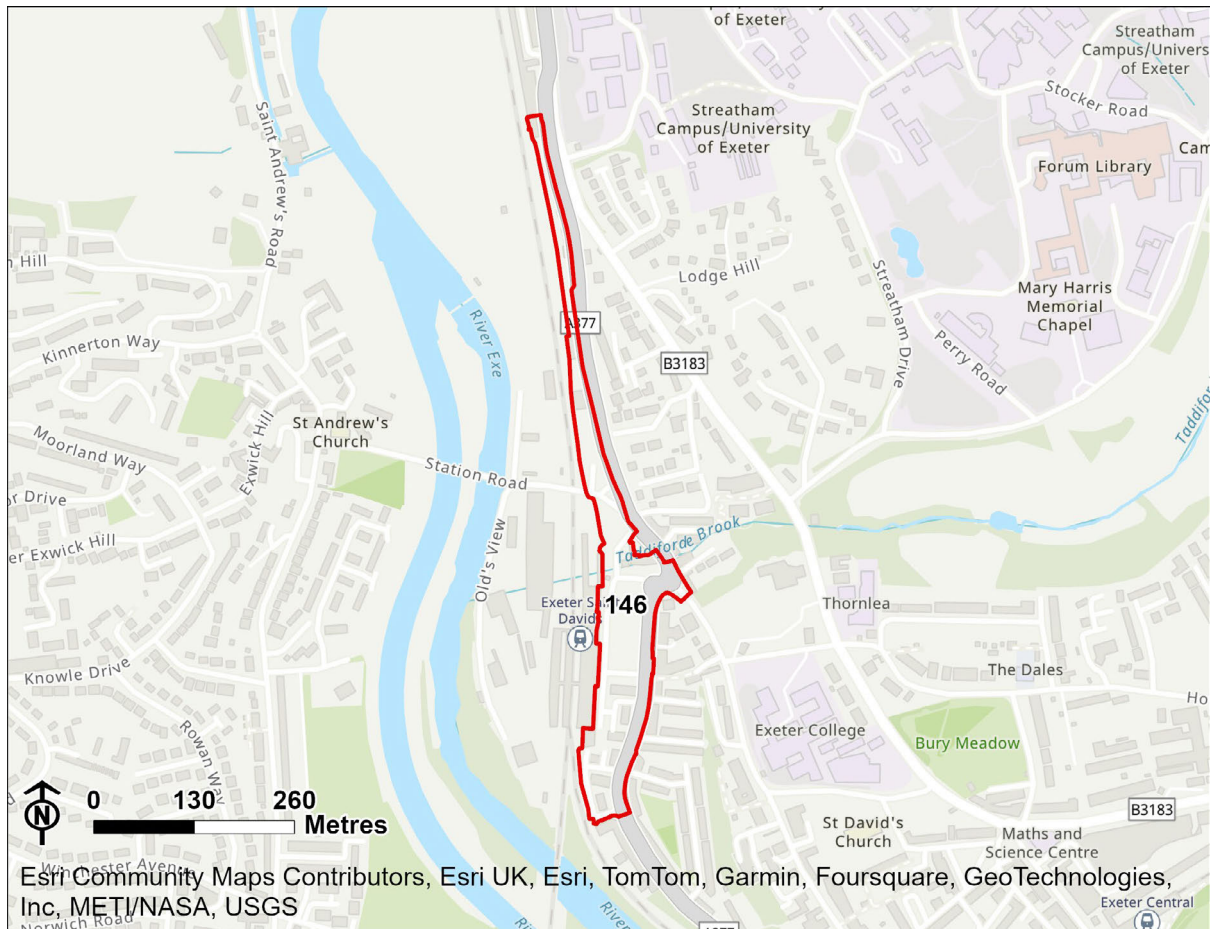
The site is located on brownfield land.

The site is within a Minerals Safeguarding Area.

Site ID: 146

Red Cow/St David's (2)

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 146

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.

Site ID: 146

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 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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Significant negative (--)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Uncertain significant negative (--)

Site ID: 146

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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 is within a Minerals Safeguarding Area.

Site ID: 148

Land Opposite 51 Homefield Road

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.

Site ID: 148

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.

The site contains an area of open space.

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.

Site ID: 148

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?)/Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 148

The site is either entirely or largely ($\geq 75\%$) 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 ID: 150

Land and Buildings at Victoria Street

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.

Site ID: 150

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.

Site ID: 150

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 150

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 ID: 151

Rougemont Switching Centre, Queens Road

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.

Site ID: 151

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.

Site ID: 151

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 151

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 ID: 152

Barton Place, 4 Wrefords Link, Exeter

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.

Site ID: 152

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.

Site ID: 152

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 minor negative (-?) / Uncertain significant 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. The site contains an existing green infrastructure asset that could be lost as a result of 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 152

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 153

Land to the east of Newcourt Road 2, Topsham

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.

Site ID: 153

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.

Site ID: 153

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 153

The site is either entirely or largely ($\geq 75\%$) 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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 154

Land adjoining 1 and 2 Lower Shapter Street, Topsham, Exeter

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.

Site ID: 154

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.

Site ID: 154

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 a Local Wildlife Site or is within 250m of an internationally or nationally designated biodiversity or geodiversity 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, or medium-high, landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 154

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 156

The Pyramids, John Hannam House and Eaton House, Eaton Drive

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

Significant positive (++)

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

Site ID: 156

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.

The site contains an area of open space.

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.

Site ID: 156

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?) / Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 156

The site is either entirely or largely ($\geq 75\%$) 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 ID: 157

63 and 64 Alphington Road

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.

Site ID: 157

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.

Site ID: 157

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 157

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 ID: 158

Land at Matford Lane (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.

Site ID: 158

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.

Site ID: 158

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?) / Uncertain significant negative (--?)

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. The site contains an existing green infrastructure asset that could be lost as a result of new development.

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

Uncertain negligible (0?)

The site is located outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Negligible (0)

Site ID: 158

The site is either entirely or largely ($\geq 75\%$) 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 ID: 159

Church Lawn, Church Hill

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.

Site ID: 159

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.

Site ID: 159

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, or medium-high, landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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 ($\geq 75\%$) within Flood Zone 1.

Site ID: 159

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 ($\geq 25\%$) 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.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 160

Unit 1, Summerland Street

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.

Site ID: 160

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

Negligible (0)/Uncertain minor 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 as yellow in the Exeter Employment Land Study. The effect is uncertain as it is u

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.

Site ID: 160

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Negligible (0)

Site ID: 160

The site is either entirely or largely ($\geq 75\%$) 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 ID: 163

Mary Arches multi-storey and surface car parks, Mary Arches Street

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

Significant positive (++)

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

Site ID: 163

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.

Site ID: 163

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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.

Site ID: 163

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 ID: 164

Land north of Tithebarn Way

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.

Site ID: 164

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.

Site ID: 164

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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

Uncertain significant negative (--?)

The site is located entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

Site ID: 164

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 ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site ID: 165

Gypsy Hill Hotel, Gypsy Hill Lane

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.

Site ID: 165

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 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.

Site ID: 165

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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Negligible (0)

The site is identified in the Heritage Impact Assessment as green.

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.

Site ID: 165

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 ID: 170

Marsh Barton

Mixed Use



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 make a significant contribution towards local housing need as it would deliver more than 100 homes. The effect is

Site ID: 170

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.

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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 outside of the areas assessed in the Landscape Sensitivity Study as having medium or high landscape sensitivity.

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

Minor negative (-)

The site is identified in the Heritage Impact Assessment as amber/yellow.

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

Uncertain significant negative (--?)

Site ID: 170

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zo

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.