

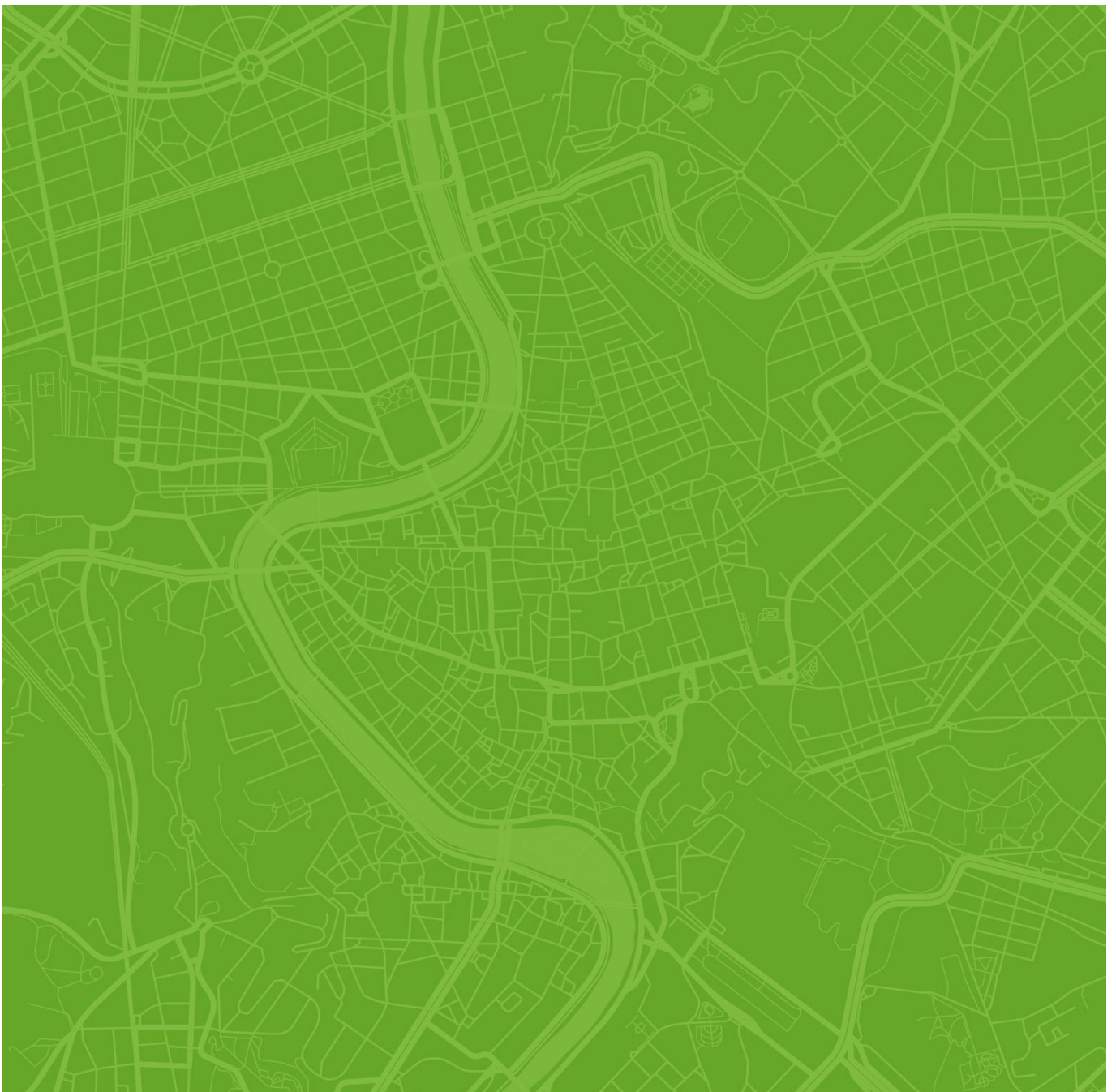
Exeter City Council

Exeter Plan: Full Draft Plan Consultation Sustainability Appraisal Report

Annex 1: Reasonable Alternative Development Site Option Proformas

Prepared by LUC

October 2023



Contents

Residential Site Option Proformas

Site 2: Landing lying east of St Andrews Road	1
Site 4: Land at Redhills (North), Exwick Lane, Exeter	4
Site 5: Land at Lugg's Farm, Redhills (South), Exeter	7
Site 7: Merrivale Road	10
Site 9: Flowerpot Lane Car Park, Flowerpot Lane	13
Site 10: Okehampton Street Car Park, Okehampton Street, Exeter	16
Site 11: Land at Ide House	19
Site 13: Land at Taunton Close	22
Site 17: Land at Shillingford Road, Exeter	25
Site 18: Land adjoining Silverlands, Chudleigh Road	28
Site 20: Land at Bellenden, Wrefords Lane, Exeter	31
Site 21: Land between Lower Argyll Road and Belvedere Road	34
Site 23: Land to the rear of 43 St Davids Hill, Exeter	37
Site 24: 99 Howell Road, Exeter	40
Site 25: Bystock Terrace Car Park, Queens Terrace, Exeter	43
Site 26: Land at Exeter Squash Club, Prince of Wales Road	46
Site 27: Wynford Road	49
Site 30: Beacon Lane Garages	52
Site 31: Lancelot Road	55
Site 33: Land off Spruce Close, Exeter	58
Site 36: Woolsgrove, Church Hill	61
Site 37: Land at Home Farm	64
Site 41: Land between St Annes Well Brewery and Exeter College, Lower North Street, Exeter	67
Site 43: Mary Arches Multi-Storey Car Park, Mary Arches Street, Exeter	70
Site 44 Mecca Bingo, 12 North Street, Exeter	73
Site 45: Smythen Street Car Park, Smythen Street, Exeter	76
Site 47: Cathedral and Quay Car Park, Lower Coombe Street, Exeter	79
Site 48: Magdalen Street Car Park, Exeter, Devon	82
Site 49: Land at New North Road, Exeter	85

Site 50: Howell Road Car Park, Howell Road, Exeter	88
Site 51: 12-31 Sidwell Street, Exeter	91
Site 54: Triangle Car Park, Russell Street, Exeter	94
Site 55: Pyramids Leisure Centre, Heavitree Road, Exeter	97
Site 56: Parr Street Car Park, Parr Street, Exeter	100
Site 58: Fairbanks, 90 Polsloe Road, Exeter	103
Site 60: Land at Hamlin Lane, Exeter	106
Site 61: Land between 106 Hamlin Gardens and 65 Carlyon Gardens	109
Site 63: Clifford Close, Exeter	112
Site 66: Land at Cumberland Way, Exeter	115
Site 67: Grenadier Emperor, Grenadier Road	118
Site 68: Grenadier Emperor, Grenadier Road	121
Site 69: Magdalen Street Car Park, Magdalen Street, Exeter	124
Site 70: Land known as Mount Radford Lawn	127
Site 71: Gordons Place Car Park, Gordons Place	130
Site 72: Belle Isle Depot, Belle Isle Drive, Exeter	133
Site 73: 91-97 Wonford Street	136
Site 75: Chestnut Avenue	139
Site 76: Bishop Westall Road	142
Site 77: Land off Ringswell Avenue	145
Site 79: Park and Ride Site, Digby Drive	148
Site 80: Former overflow car park Tesco Store, Russell Way	151
Site 81: Land Adjacent Tesco Store, Russell Way, Exeter.	154
Site 82: Russell Way, Exeter.	157
Site 84: Garages at Lower Wear Road	160
Site 85: Land to the east side of Glasshouse Lane, Exeter	163
Site 86: Wear Barton Playing Fields, Wear Barton Road, Exeter	166
Site 91: Land at Newcourt Road, Topsham	170
Site 92: Land east of Newcourt Road, Topsham	173
Site 93: Yeomans Gardens, Newcourt Road, Topsham	176
Site 94: Land west of Newcourt Road, Topsham	179
Site 95: Land at Topsham Golf Academy	182
Site 96: Land at Clyst Road, Topsham	185
Site 98: Land on the south side of Monmouth Street, Topsham	188
Site 99: Mount Howe Field Topsham	191
Site 100: Fever & Boutique, 12 Mary Arches Street, Exeter	194
Site 101: 182-184, 185-186 Fore Street and 3-6 North Street, Exeter	197

Site 103: Clarendon House, Western Way, Exeter	200
Site 105: Honeylands, Pinhoe Road	203
Site 106: Land lying east of Pinn Lane, Exeter	206
Site 107: Land south of Gypsy Hill Lane, Exeter	209
Site 108: Hessary, Hollow Lane, Exeter	212
Site 110: 88 Honniton Road, Exeter	215
Site 112: DOA & Exeter Mobility Centre, Wonford Road	218
Site 114: Corner of Retreat Drive and Exeter Road, Topsham	221
Site 115: Land at Retreat Drive, Topsham	224
Site 118: Links House, 156 Grace Road Central, Marsh Barton, Exeter	227
Site 119: Falcon House, Falcon Road, Exeter	230
Site 120: 22 Marsh Green Road, Exeter	233
Site 122: 1-9 Alpin Brook Road, Exeter	236
Site 123: CP Arts, Alphin Brook Road, Marsh Barton Trading Estate, Exeter	239
Site 124: 1-5 Elm Units, Grace Road South, Marsh Barton Trading Estate, Exeter	242
Site 125: Land behind 66 Chudleigh Road, Exeter	245
Site 127: Knowle Hill, Dawlish Road, Exeter	248
Site 129: Newbery Car Breakers, Exeter	251
Site 132: Larkbeare House, Larkbeare Road, Exeter	254
Site 133: Matford Huts, Exeter	257
Site 144: Toby Carvery & Innkeeper's Collection, Exeter	260

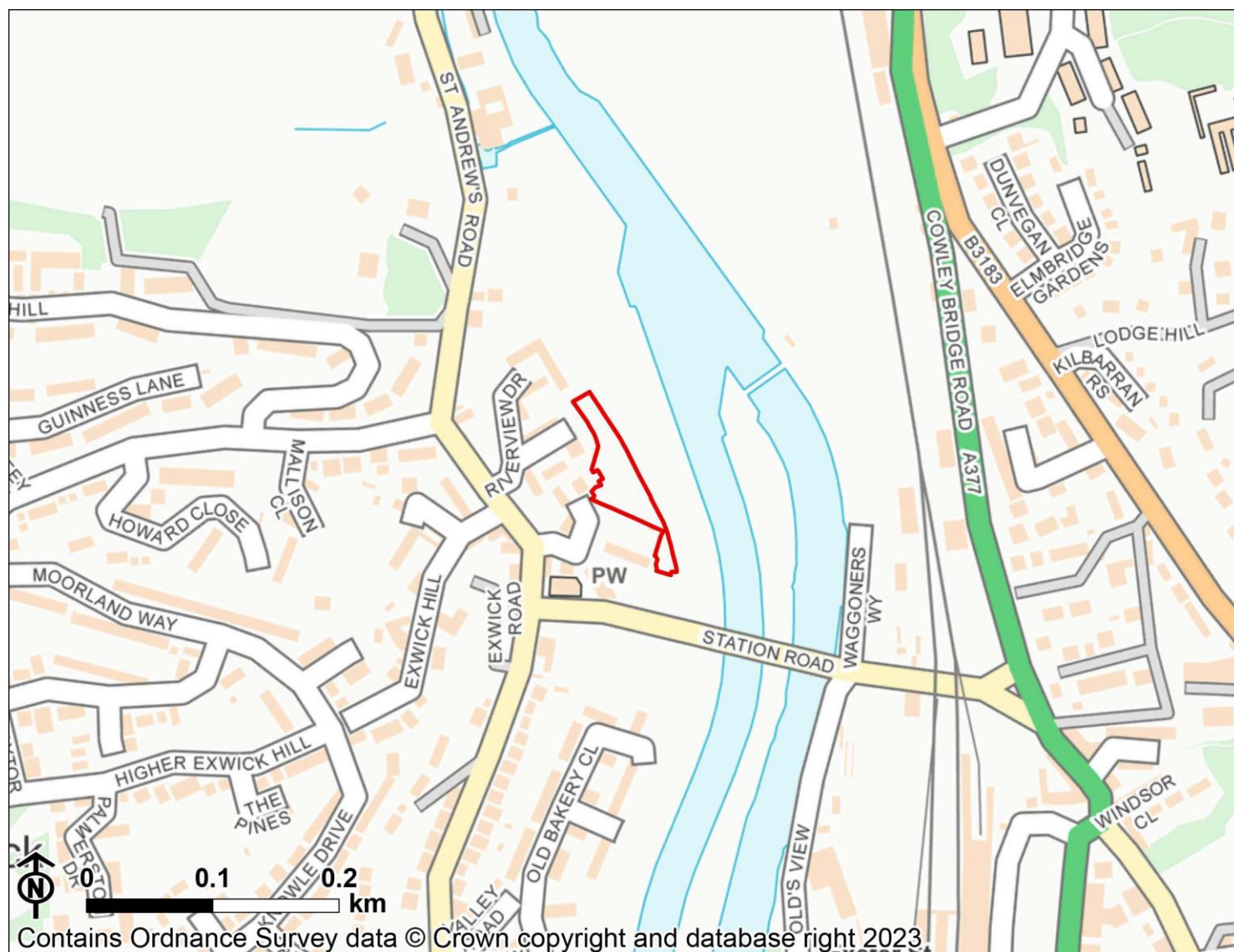
Mixed Use Site Option Proformas

Site 1: Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road	263
Site 6: Land on the west side of Barley Lane, Exeter	266
Site 12: Oaklands Riding School and The Rosary, Balls Farm Road, Exeter	269
Site 14: Marsh Barton	272
Site 15: Water Lane	275
Site 16: Haven Banks Retail Park, Water Lane, Exeter	278
Site 22: Red Cow / St Davids	281
Site 28: Land north of Exeter	284
Site 29: Land at Pendragon Road, Exeter	287
Site 34: Gray's Barn, Church Hill, Exeter	290

Site 39: West Gate	293
Site 40: Exbridge House, 26 Commercial Rd, Exeter	296
Site 42: North Gate	299
Site 46: South Gate	302
Site 52: East Gate	305
Site 53: Bus and Coach Station	308
Site 64: Whipton Community Hospital, Hospital Lane, Exeter	311
Site 83: Land at St Bridget Nurseries, Old Rydon Lane	314
Site 88: Land at Seabrook Farm, Topsham	317
Site 89: Sandy Gate	320
Site 90: Land at Sandy Park	323
Site 97: Land to the east of Clyst Road, Topsham	326
Site 102: Civic Centre, Paris Street	329
Site 104: Former Police Station and Central Devon Magistrates' Court, The Court House, Heavitree Road, Exeter	332
Site 109: Land to the north, south and west of the Met Office, Hill Barton, Exeter	335
Site 111: Sowton Park and Ride, Sidmouth Road	338
Site 113: Land south of the A379, Exeter	341
Site 117: Isca House, Haven Road, Exeter	344
Site 121: RGB Exeter, Alphinbrook Road, Marsh Barton, Exeter	347
Site 126: Aldens Farm West, Alphington	350
Site 128: Land west of Barley Lane (2), Exeter	353
Site 130: Vulcan Works, Water Lane, Exeter	356
Site 131: Exbridge House, 26 Commercial Road (2), Exeter	359
Site 134: Land north of Exeter / Land at Stoke Hill (2), Exeter	362
Site 135: Motorway Services, Sowton	366
Site 136: Land adjacent Ikea, Newcourt	369
Site 138: Land east of Clyst Road, Topsham (2)	372
Site 139: Residual Land at Newcourt	375
Site 140: Land north of Old Rydon Lane, Exeter	378
Site 141: St Luke's Campus, Heavitree Road, Exeter	381
Site 142: West Gate (2), Exeter	384
Site 143: Land at Cowley Bridge Road, Exeter	387

Site 2

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

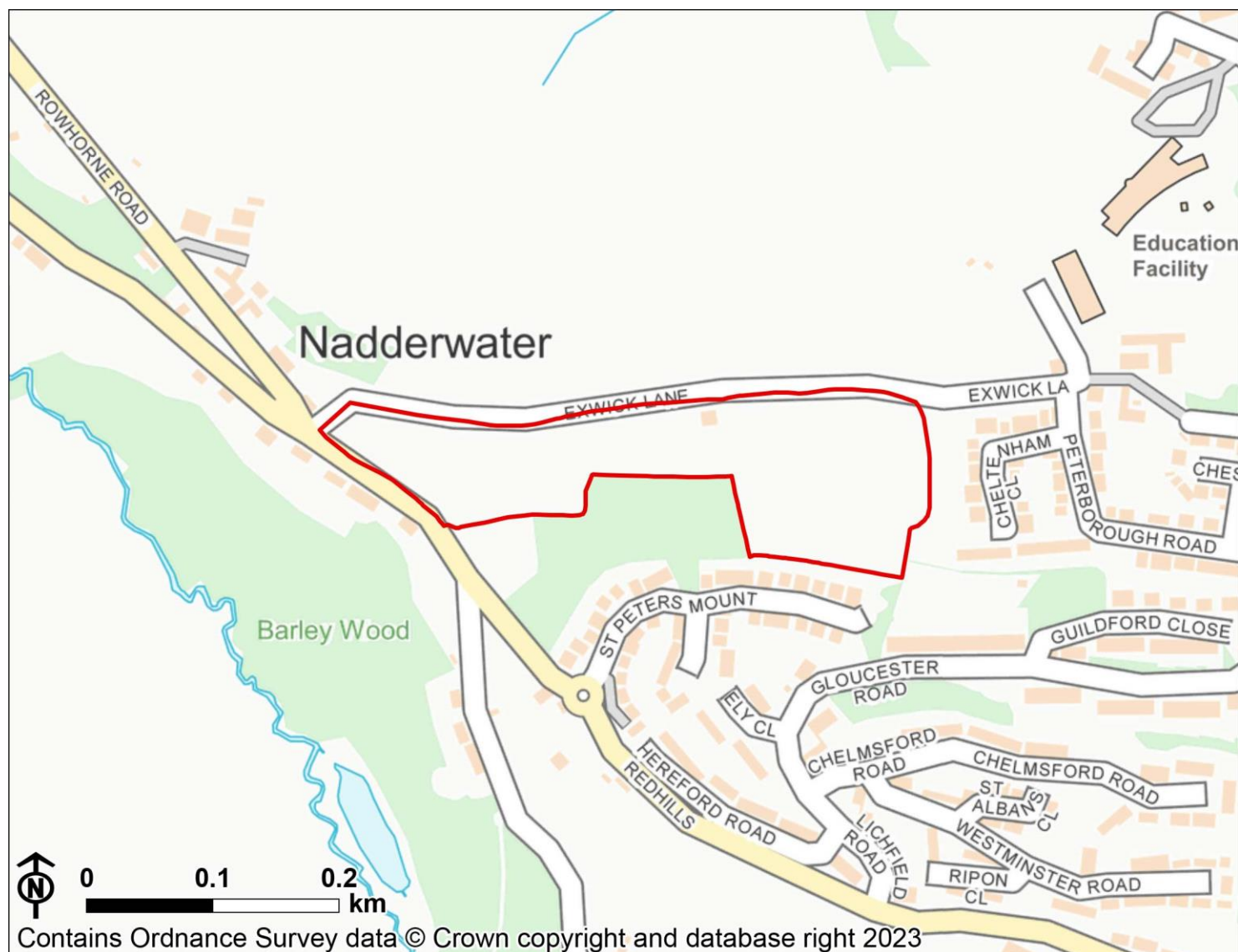
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 4

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

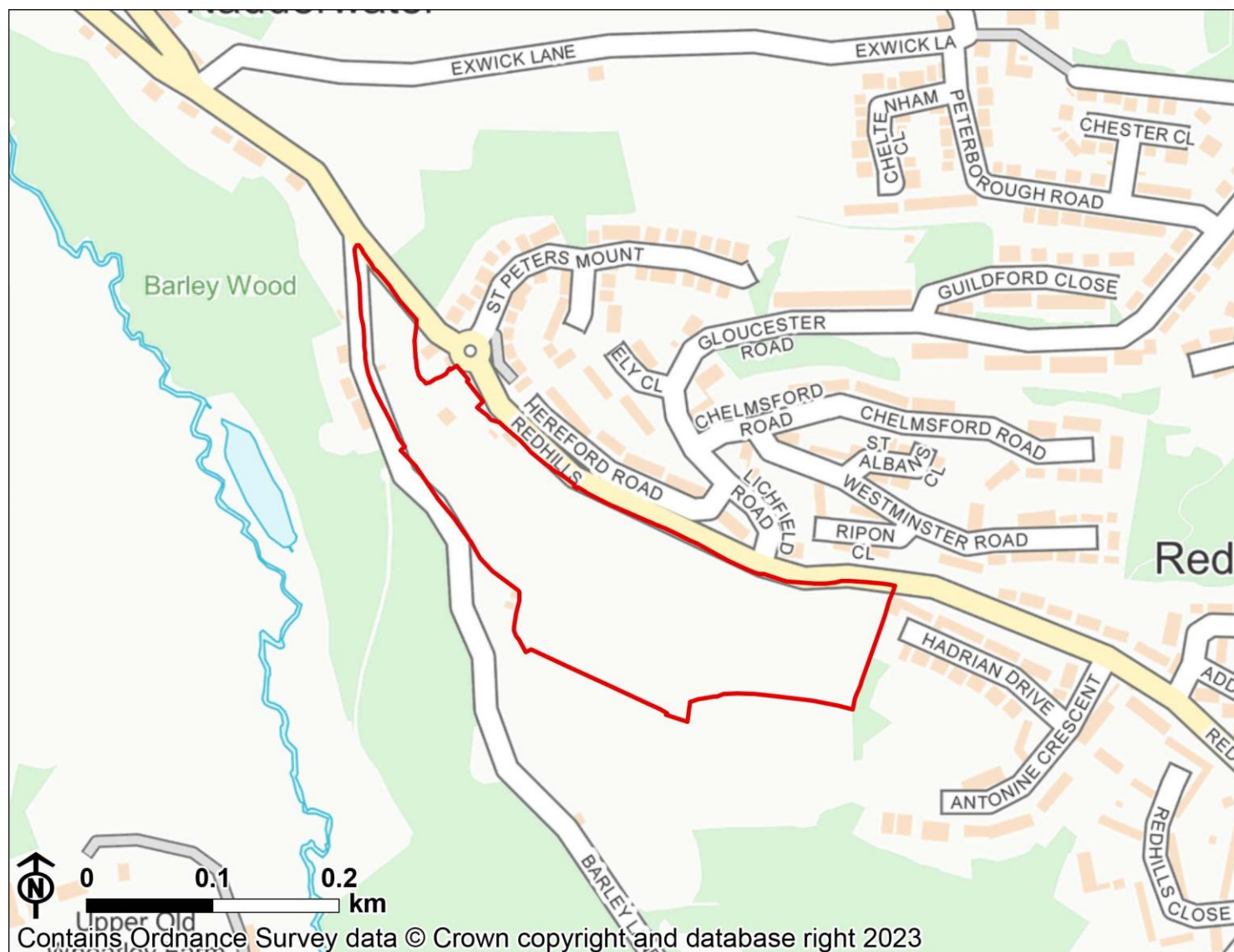
Uncertain significant negative (--?)/Negligible (0)

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 do

Site 5

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

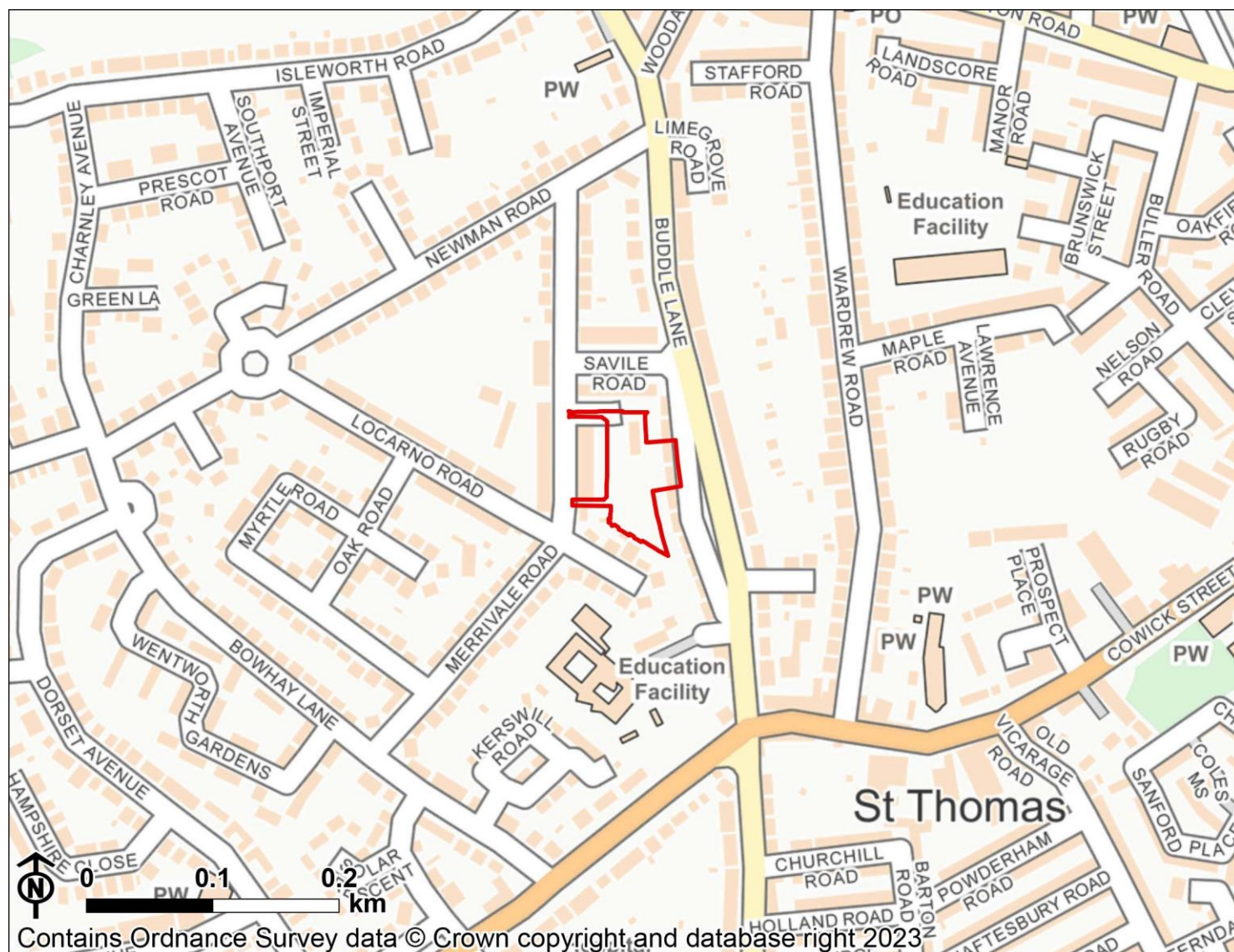
Uncertain significant negative (--?)/Negligible (0)

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 do

Site 7

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

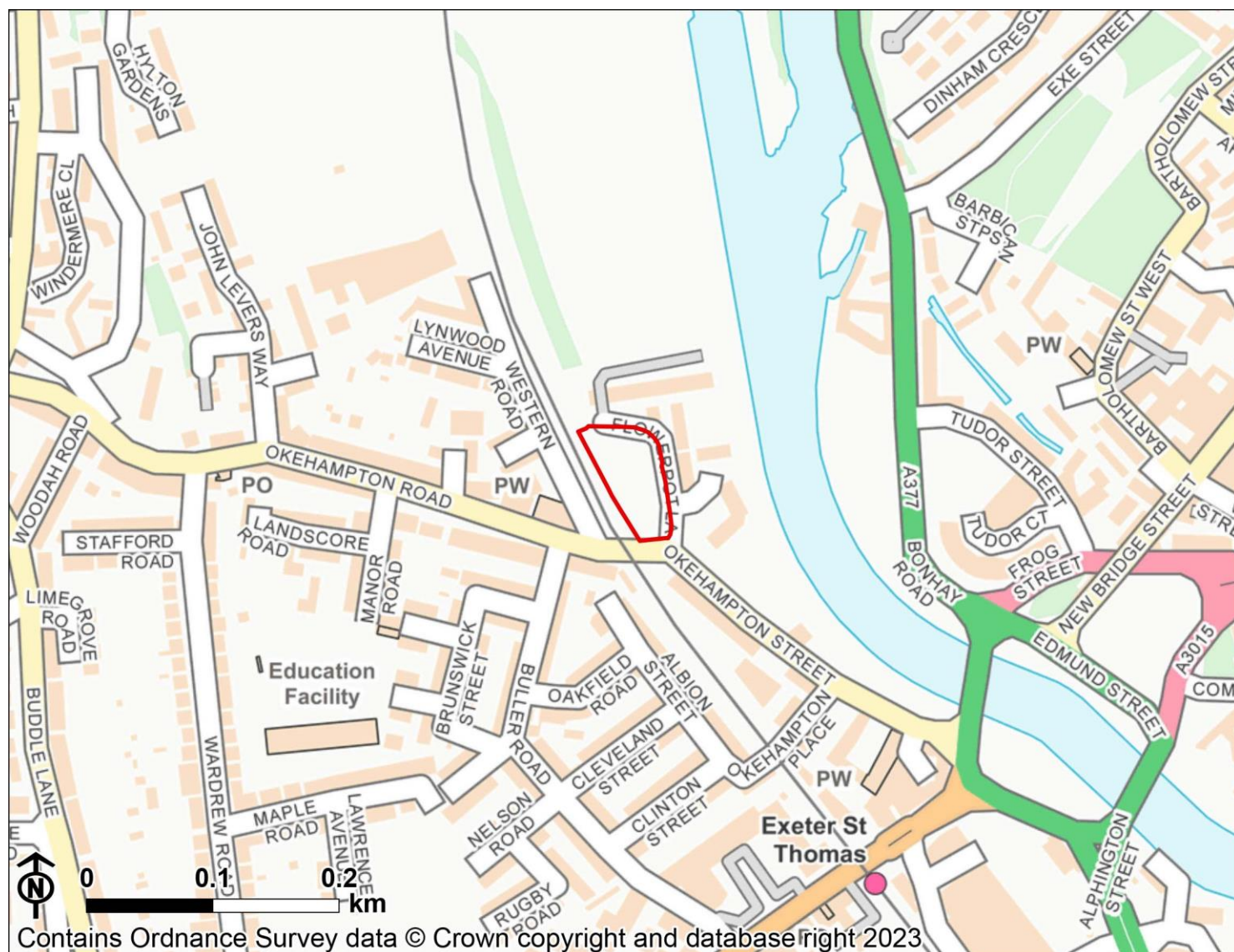
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 9

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

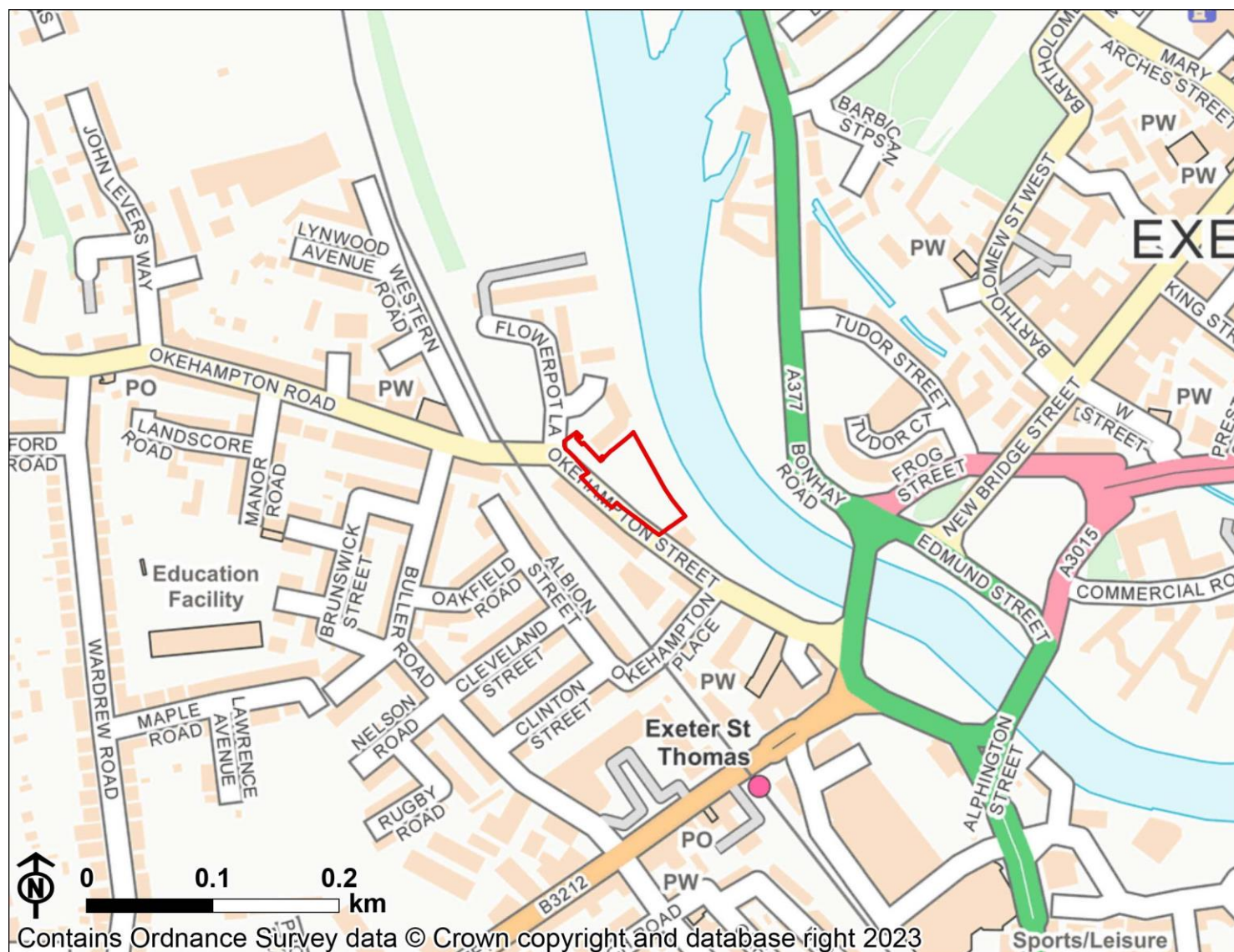
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 10

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 11

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

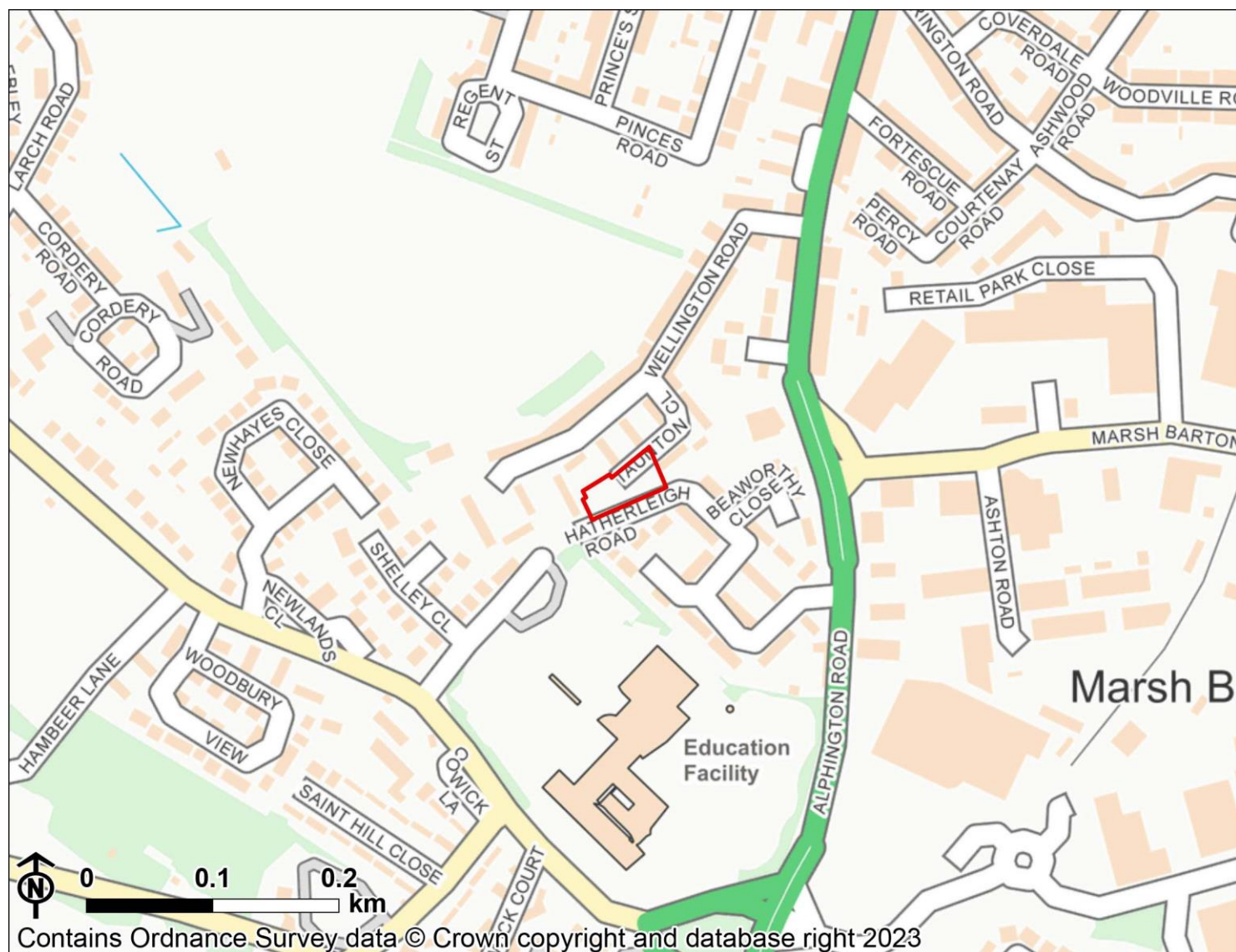
Uncertain significant negative (--?)/Negligible (0)

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 do

Site 13

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

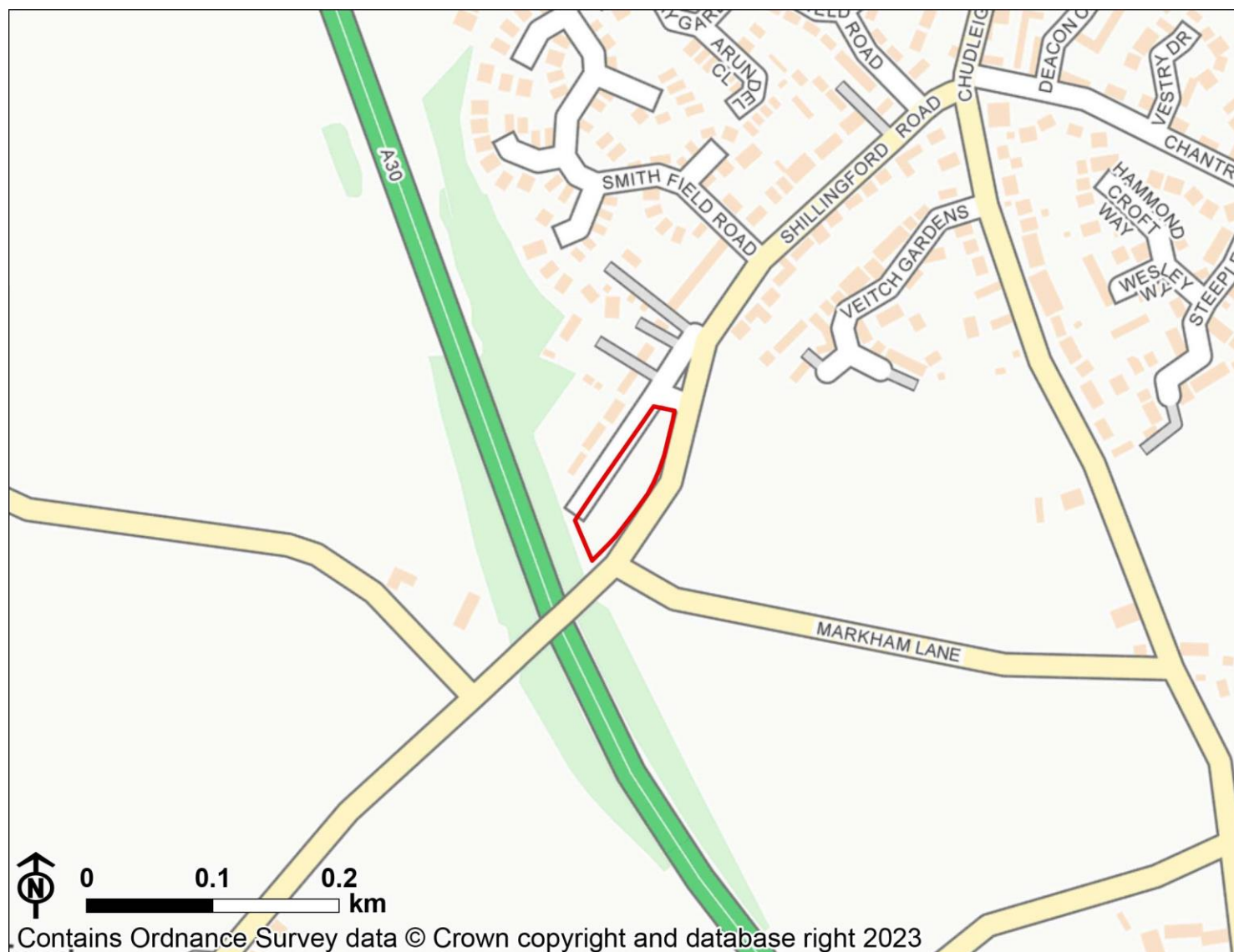
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 17

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

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

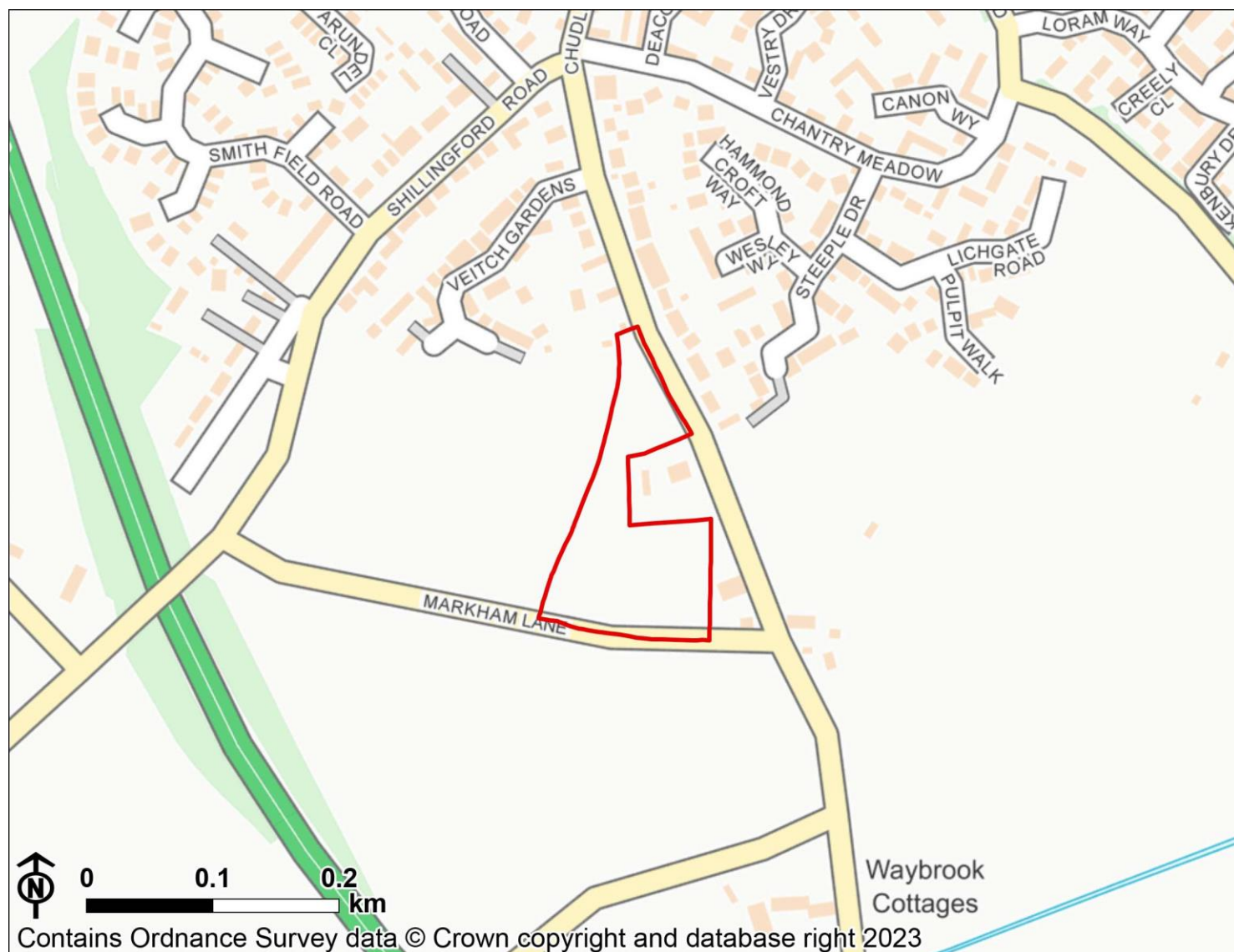
Significant negative (--)/Negligible (0)

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 18

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

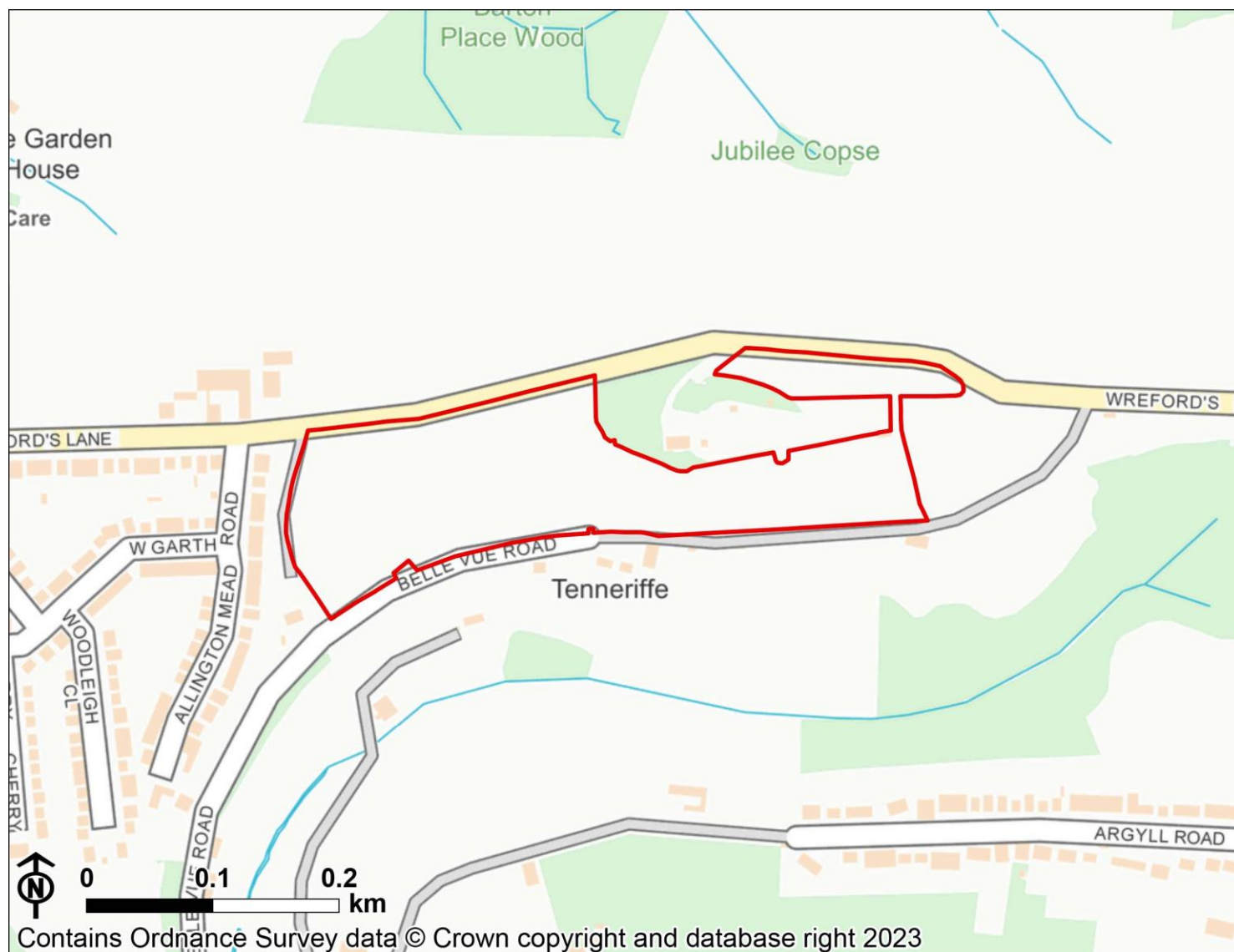
Significant negative (--)/Negligible (0)

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

The site does not fall within a Minerals Safeguarding Area.

Site 20

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

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

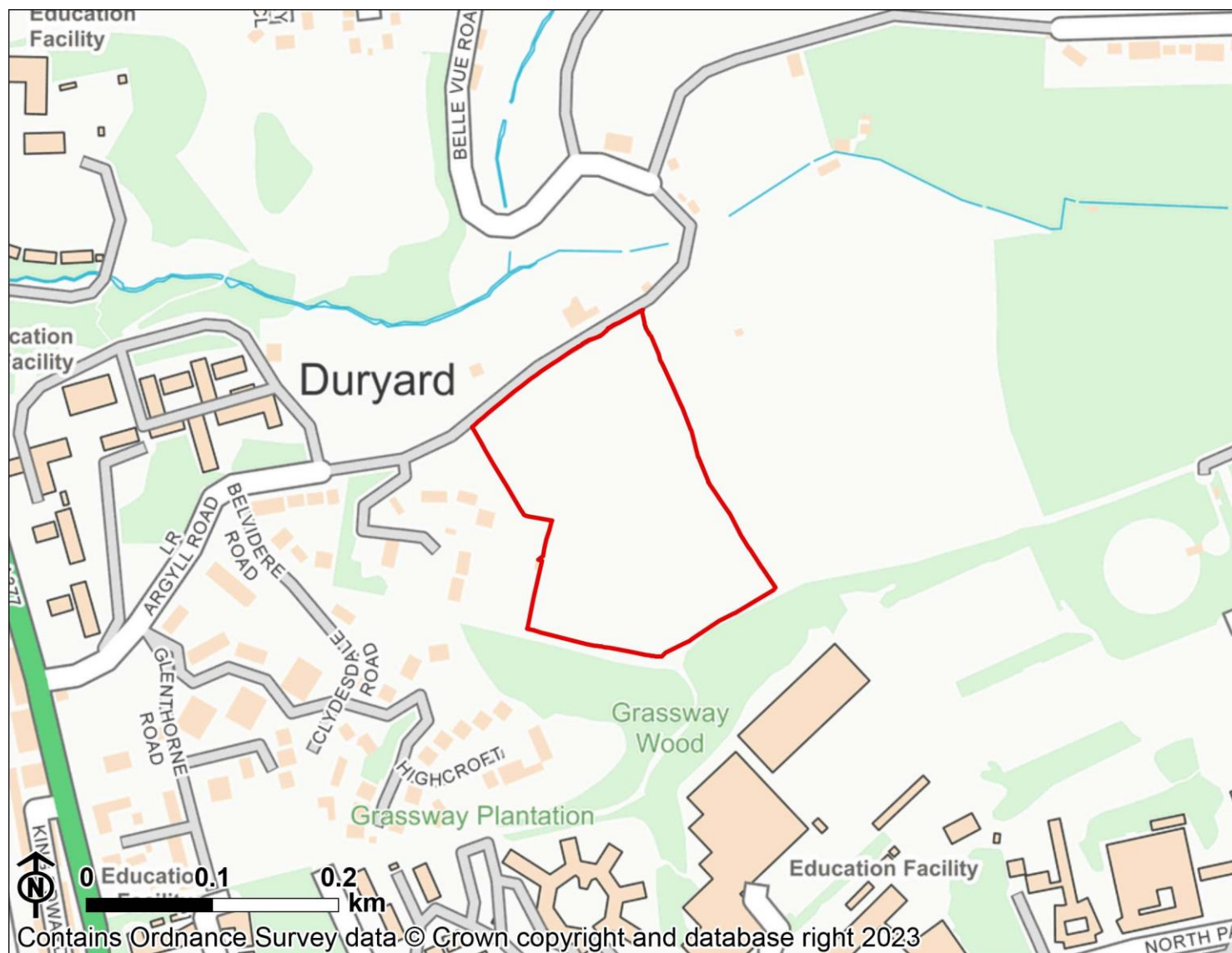
Uncertain significant negative (--?)/Negligible (0)

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 do

Site 21

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

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

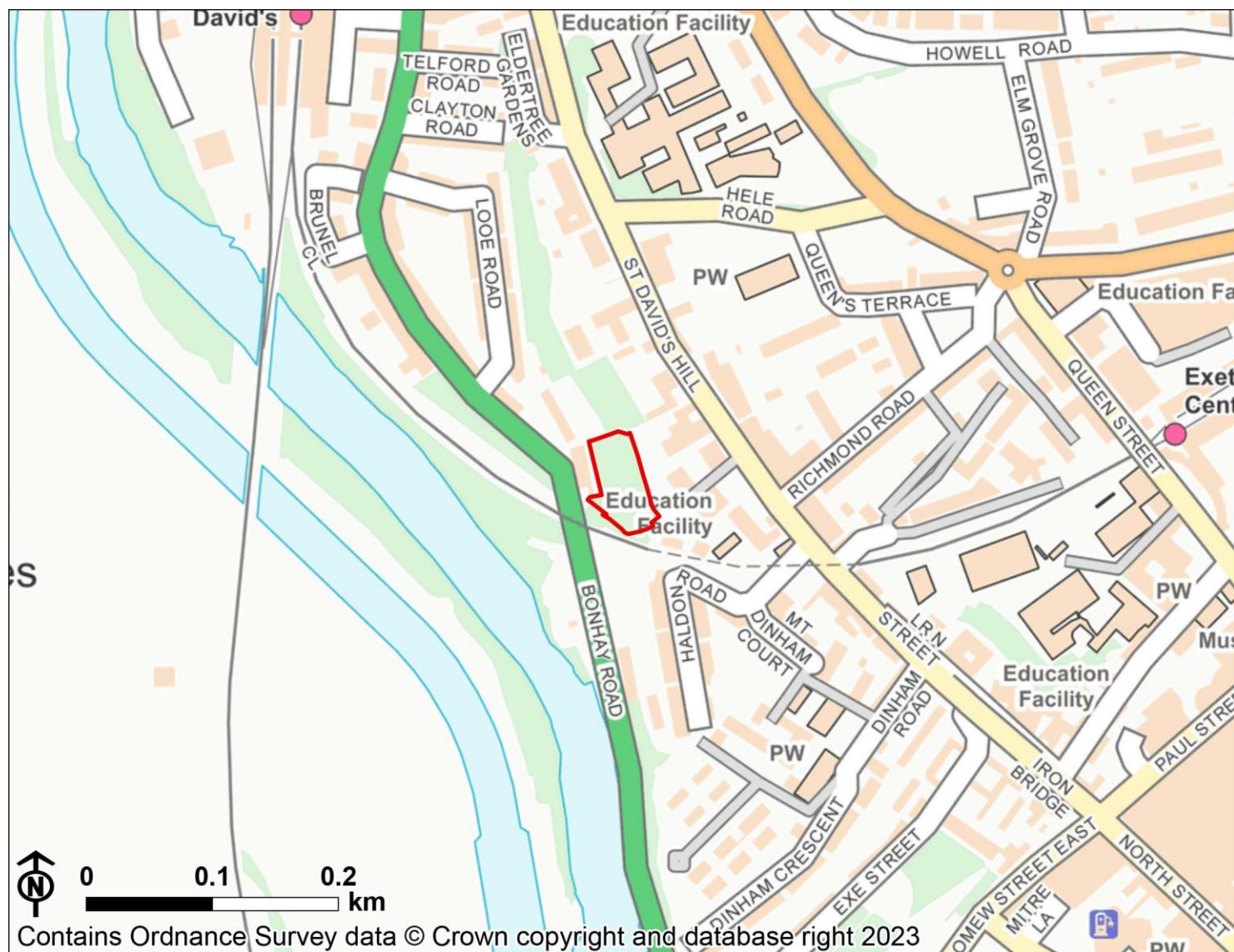
Uncertain significant negative (--?)/Negligible (0)

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 do

Site 23

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

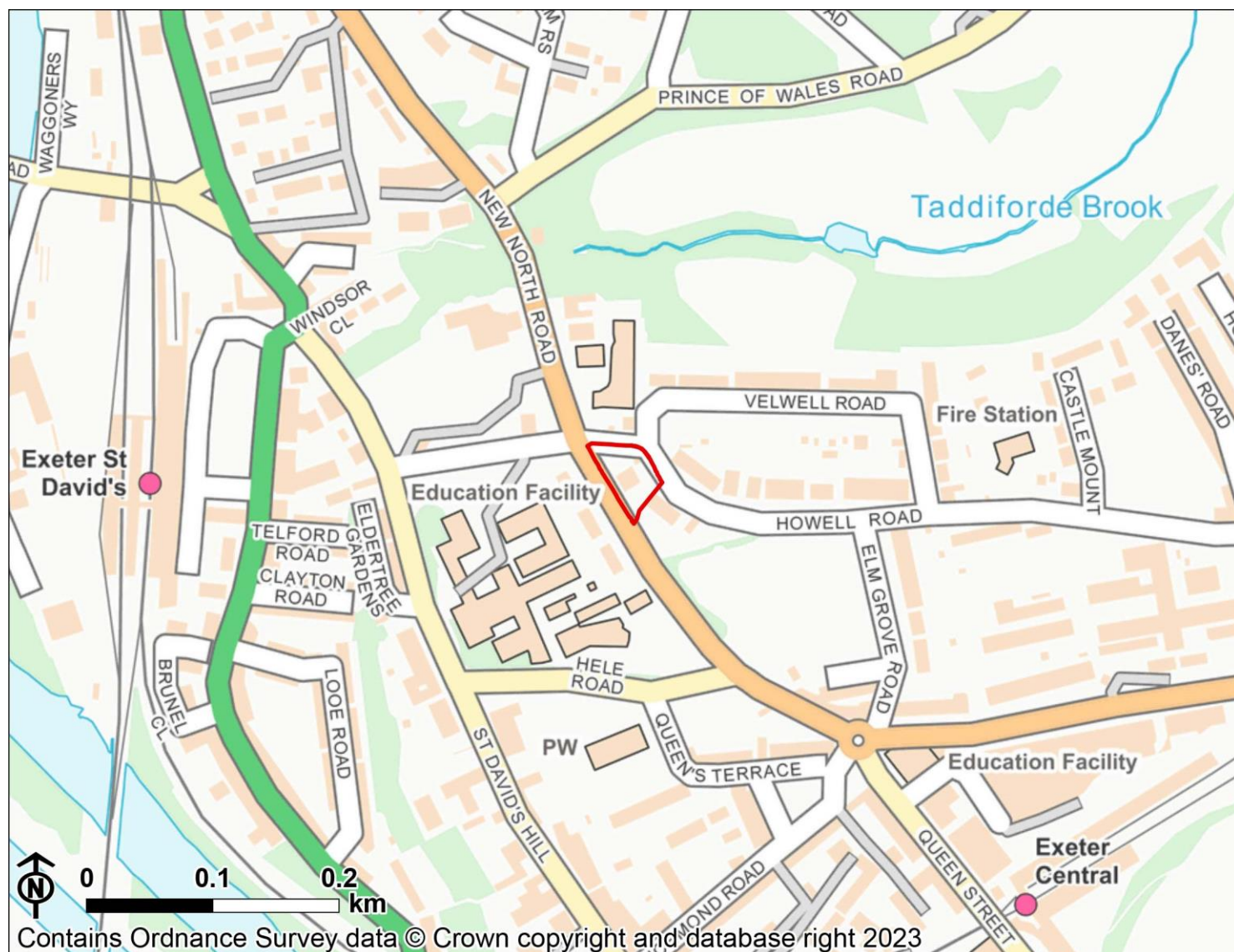
Minor negative (-)/Negligible (0)

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 24

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 25

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

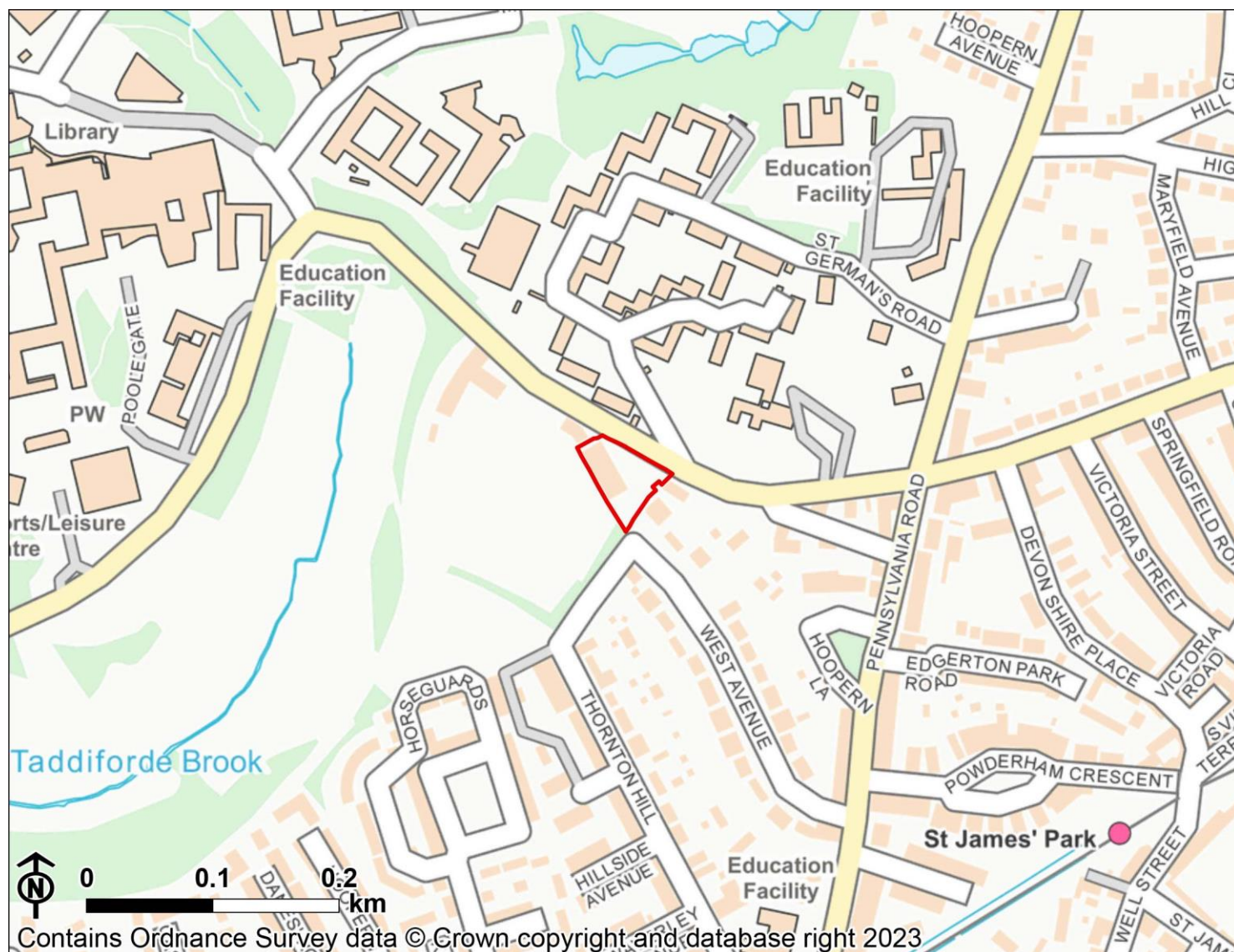
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 26

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

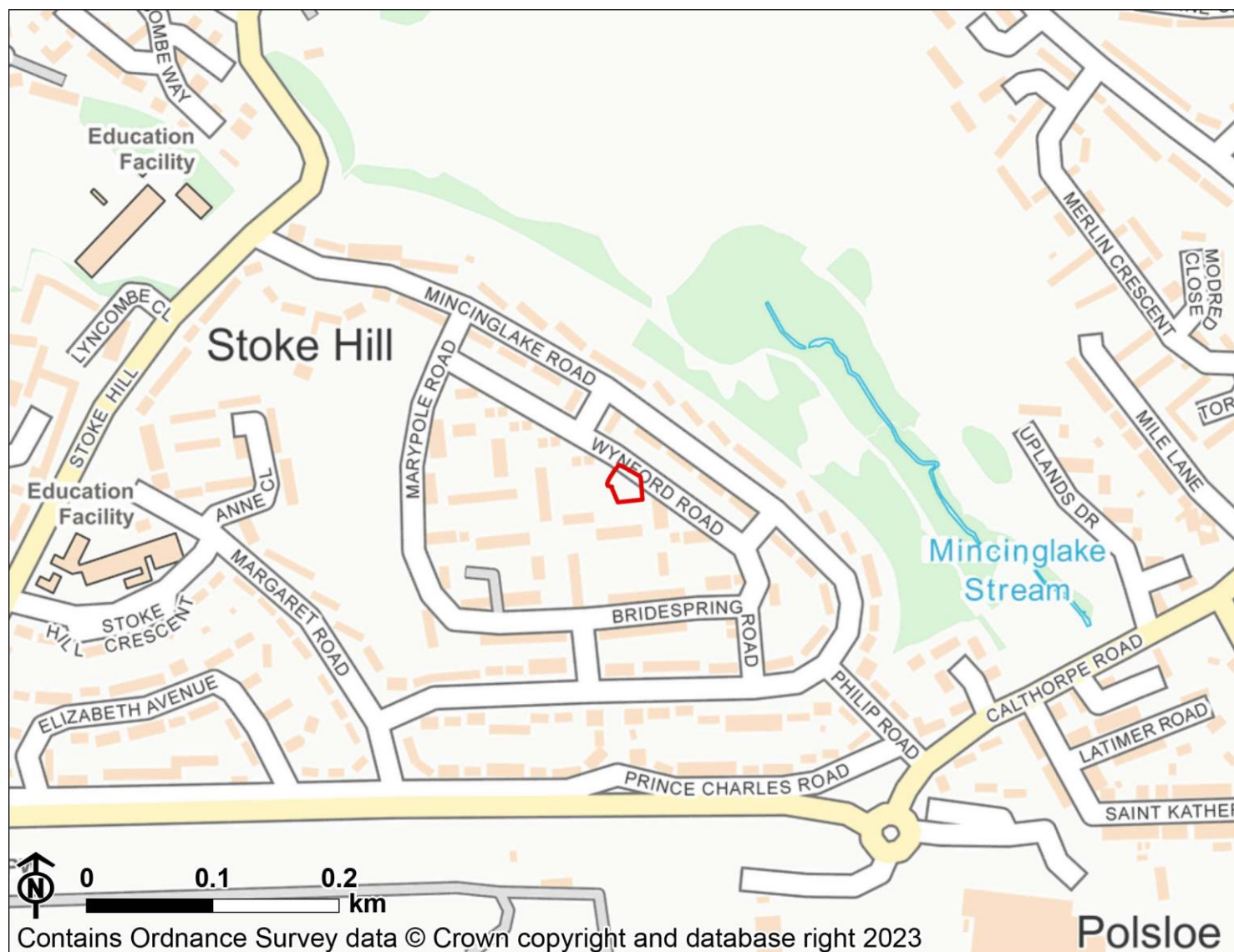
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 27

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 30

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

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

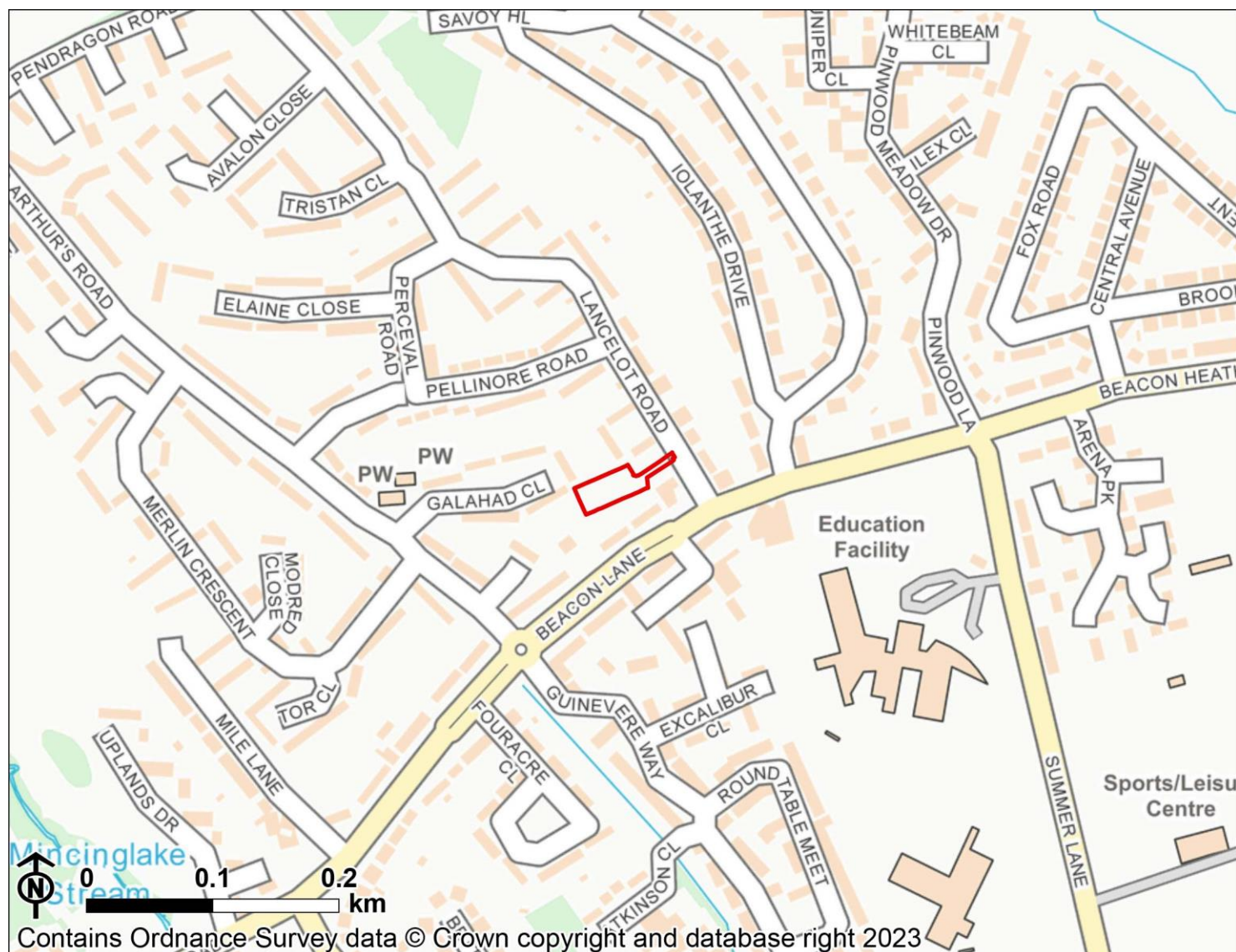
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 31

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 33

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain minor negative (-?)

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

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

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

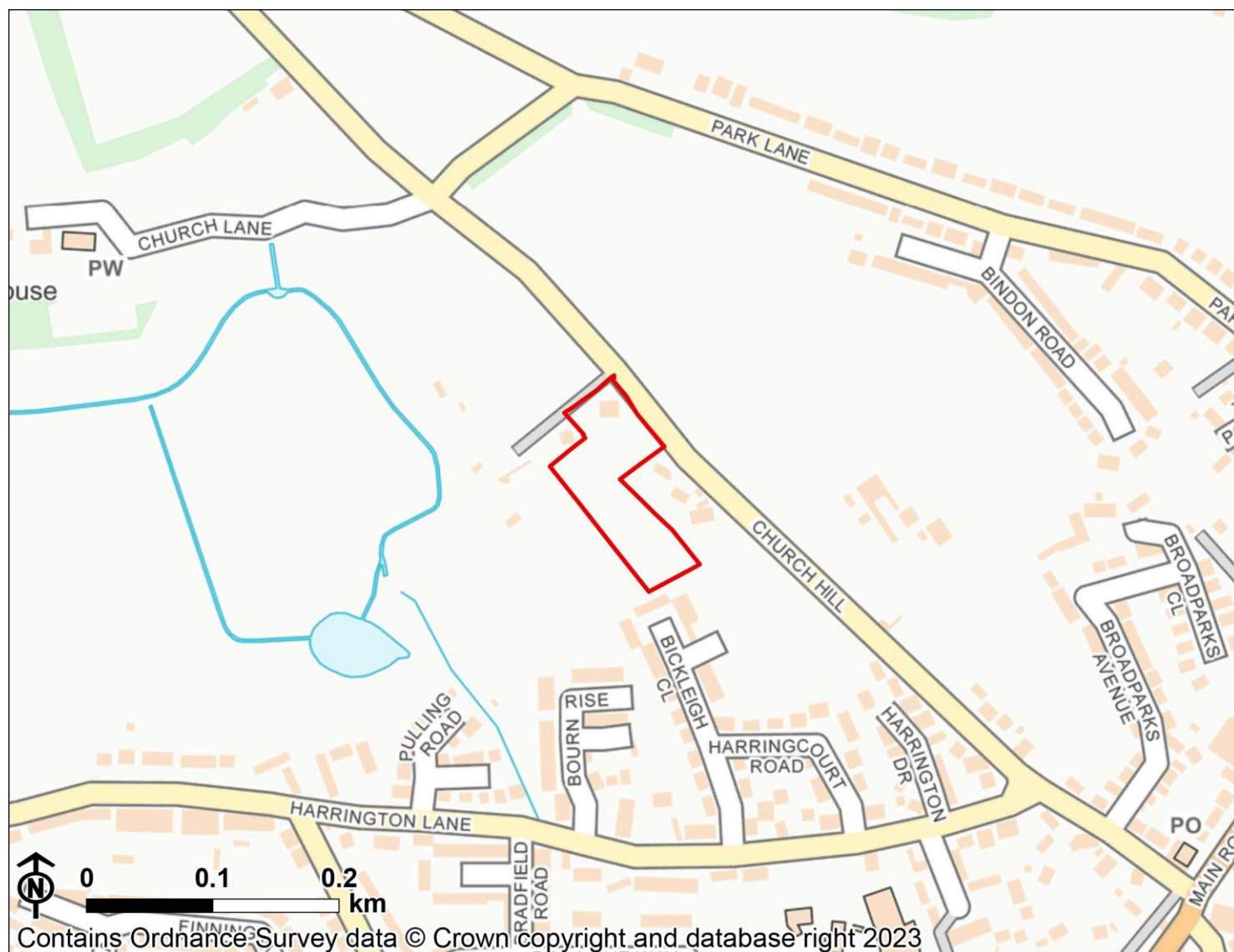
Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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 do

Site 36

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

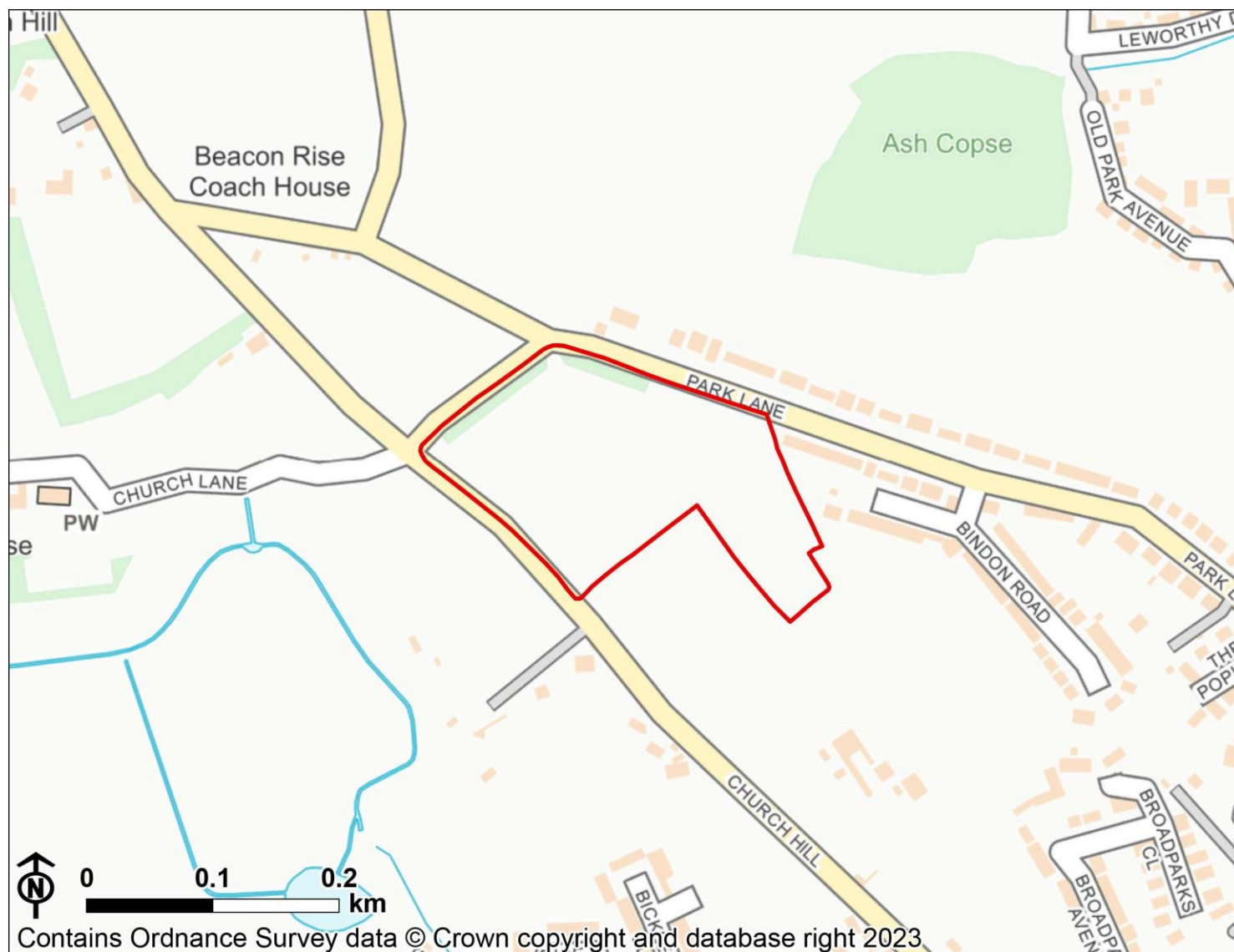
Uncertain significant negative (--?)/Negligible (0)

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 do

Site 37

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

Site 41

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

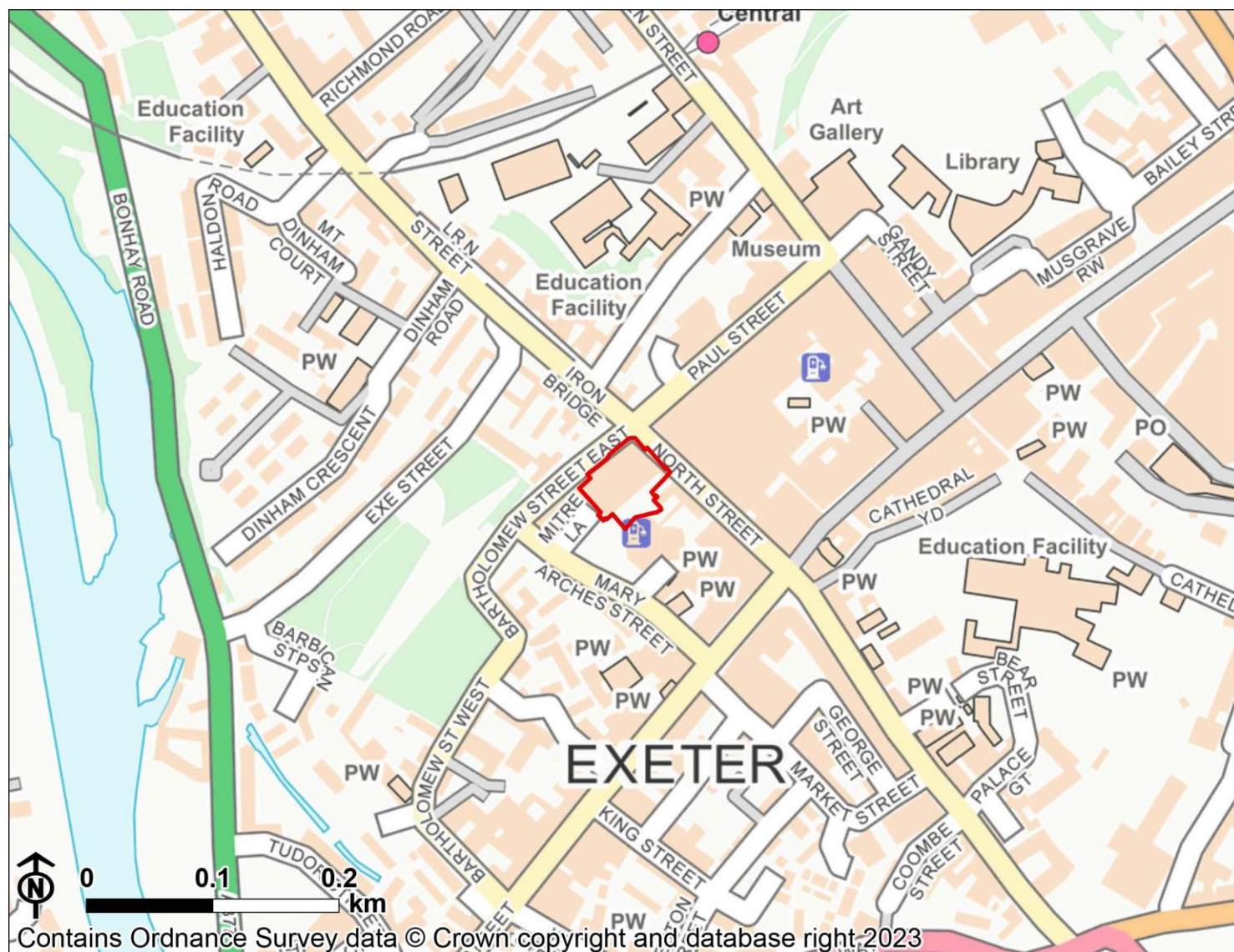
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 43

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

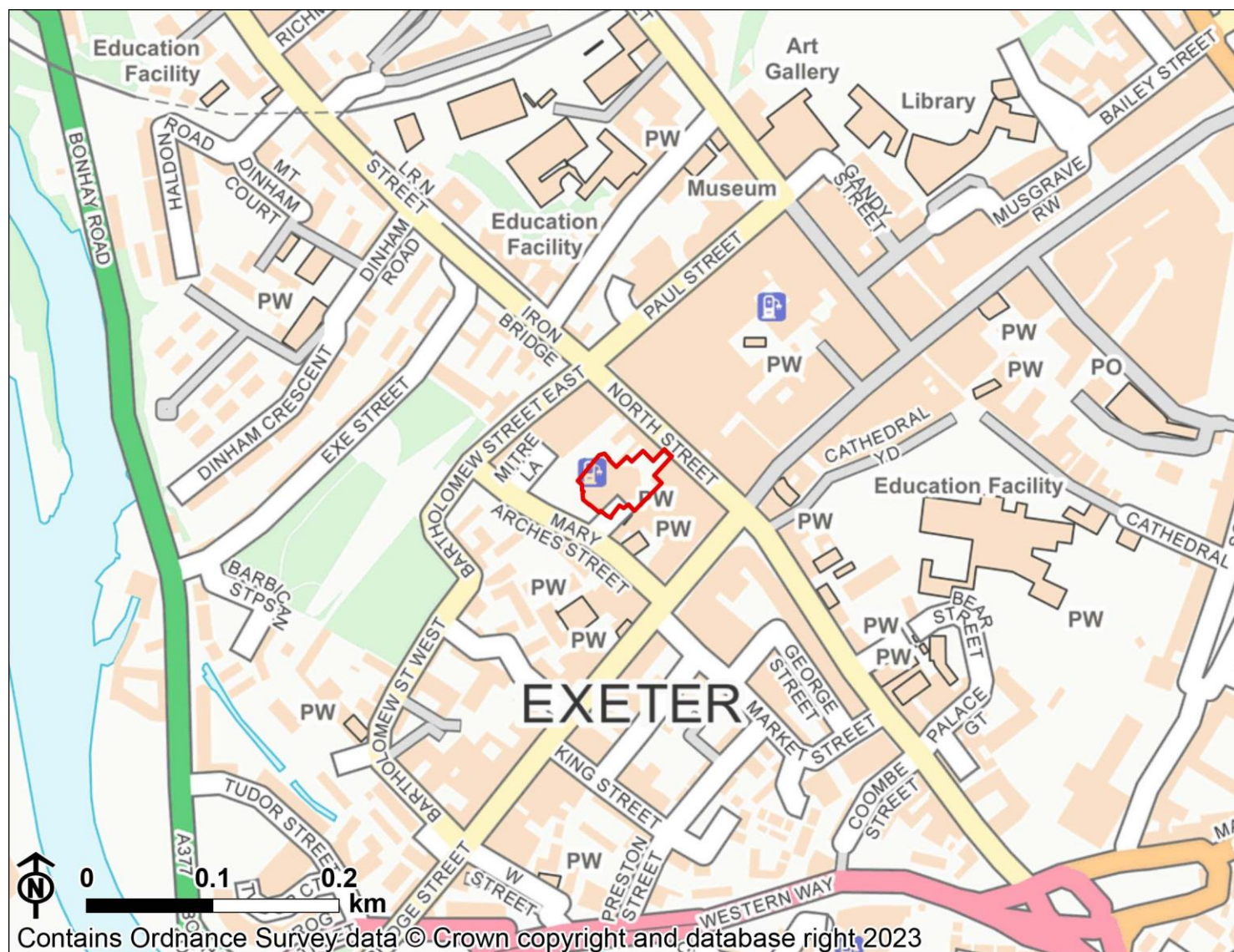
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 44

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

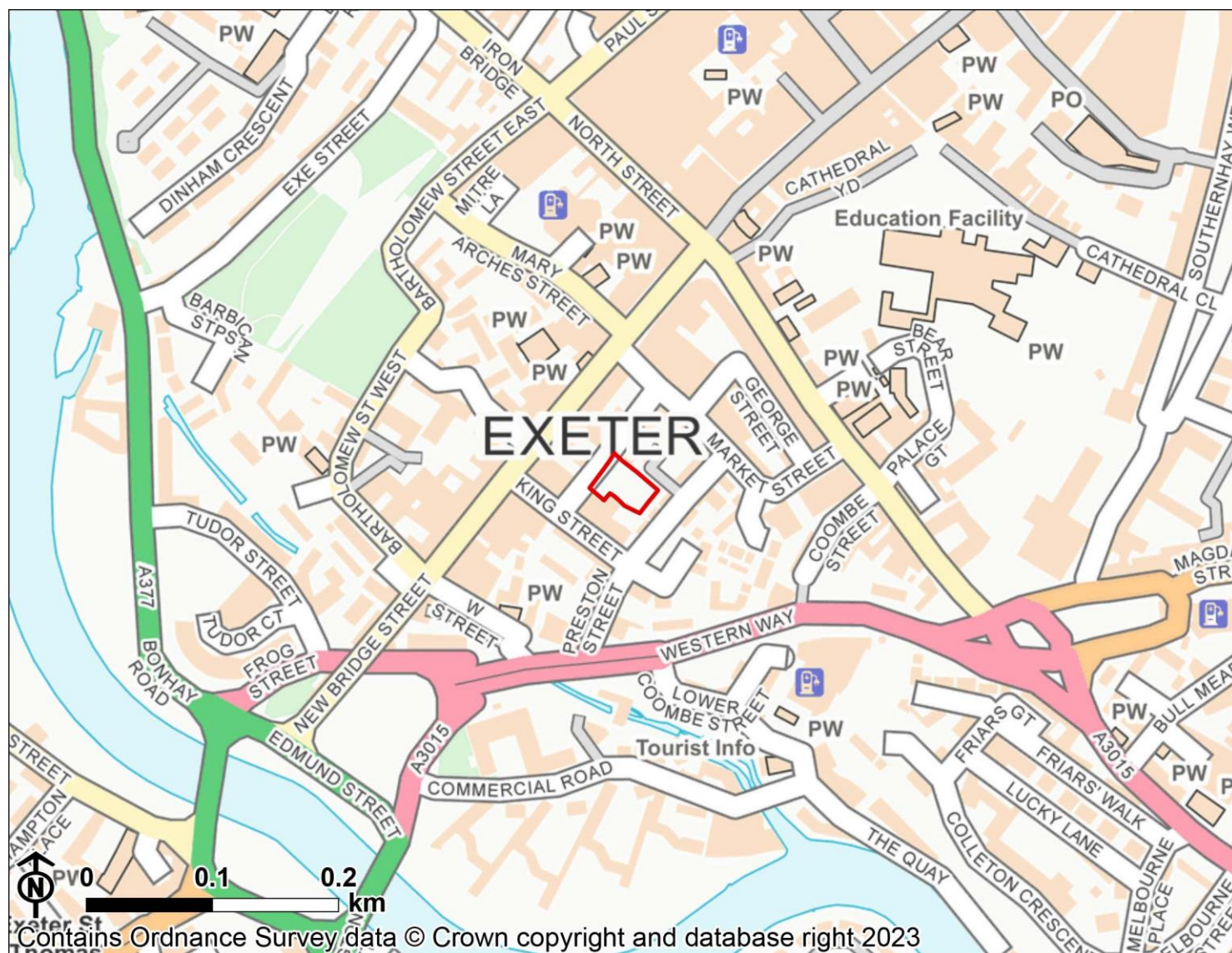
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 45

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

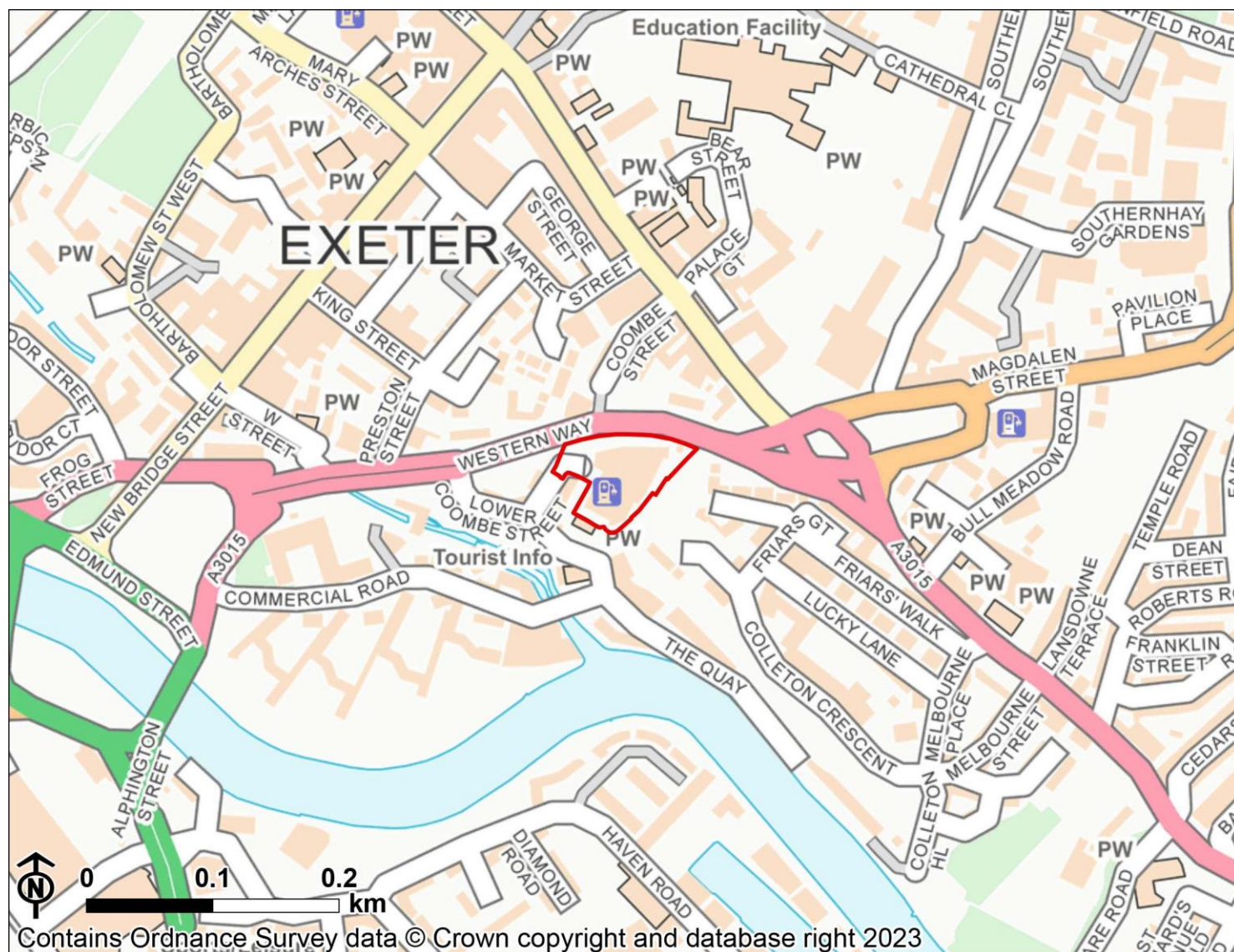
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 47

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 48

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 49

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

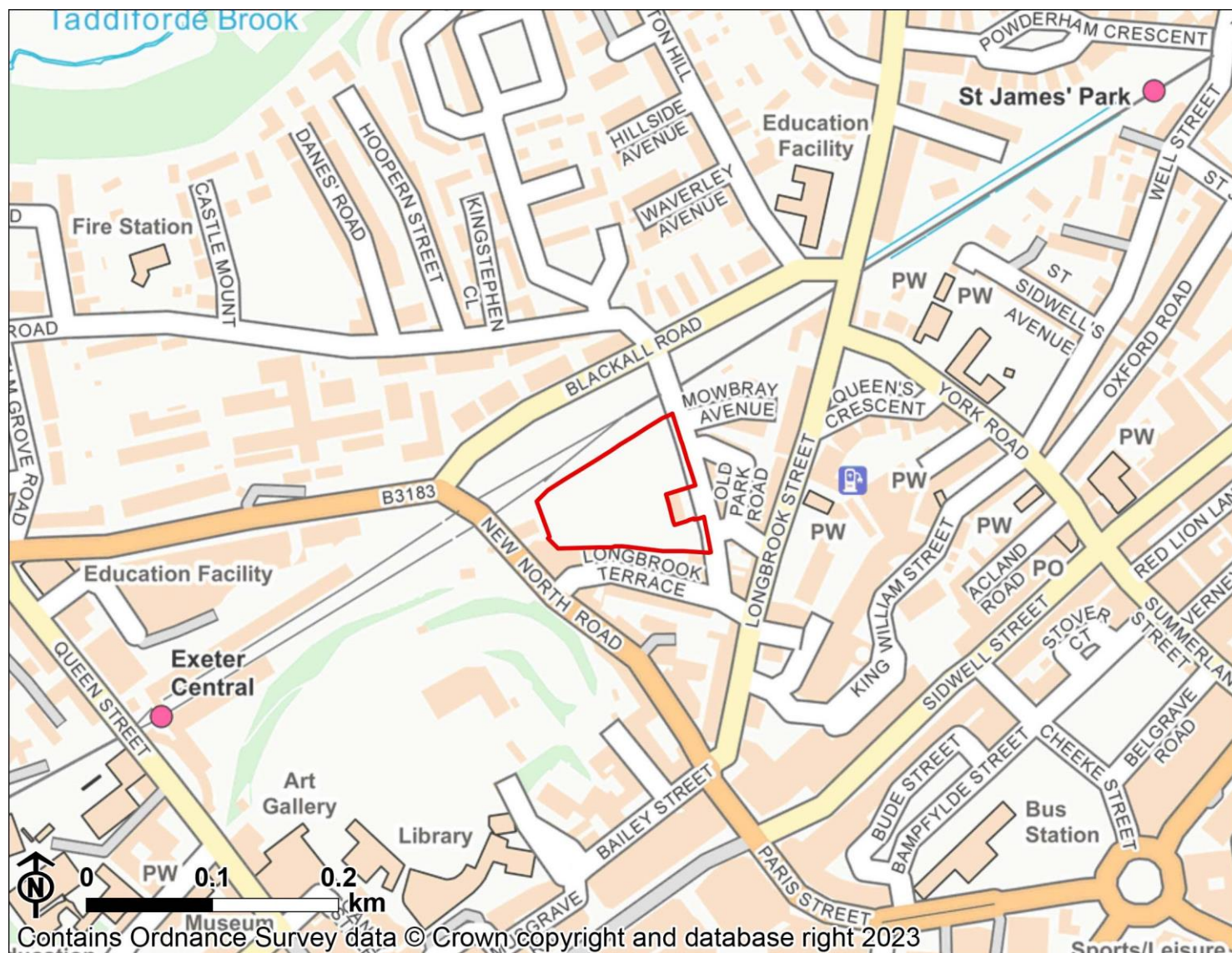
Minor negative (-)/Negligible (0)

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 50

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

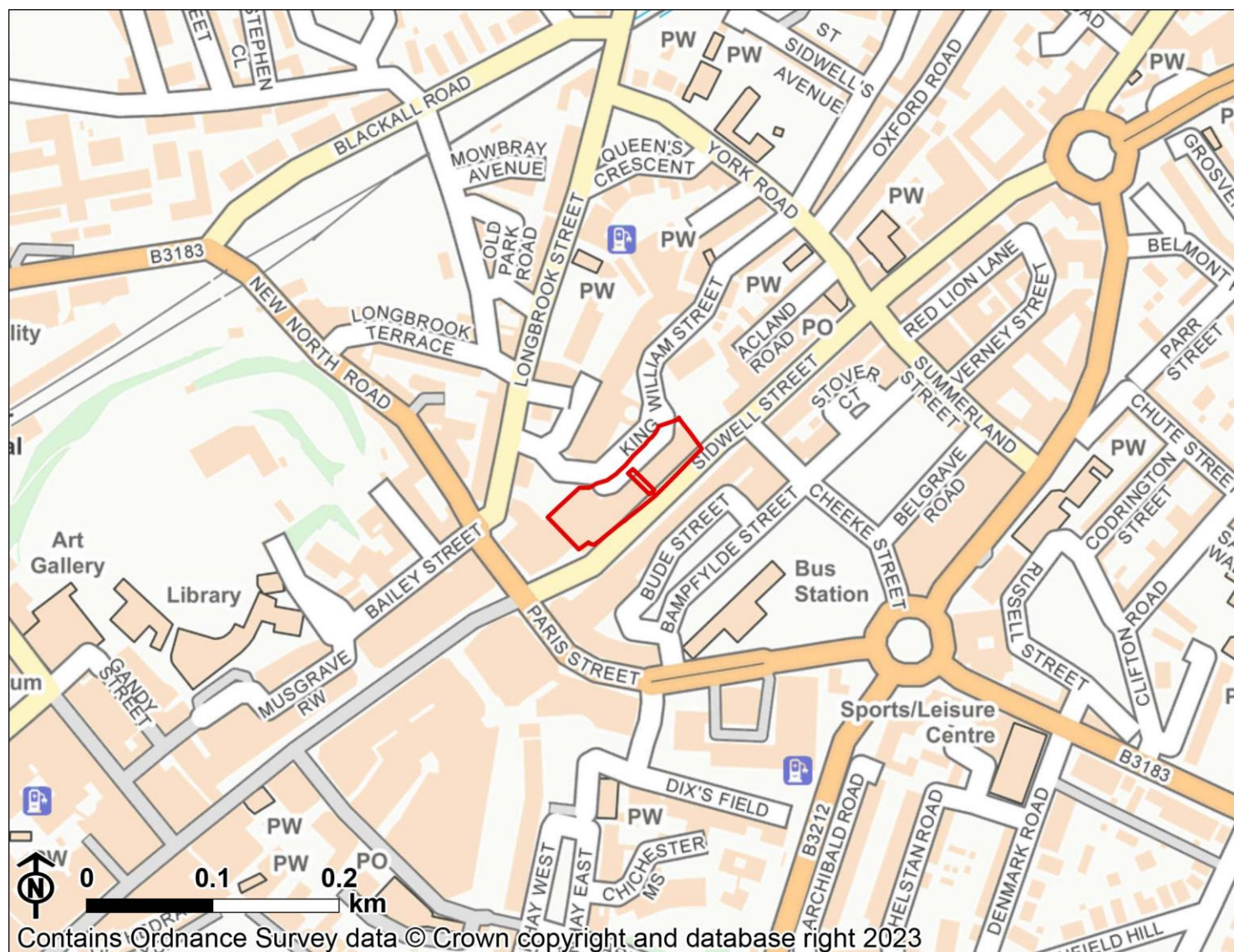
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 51

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

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

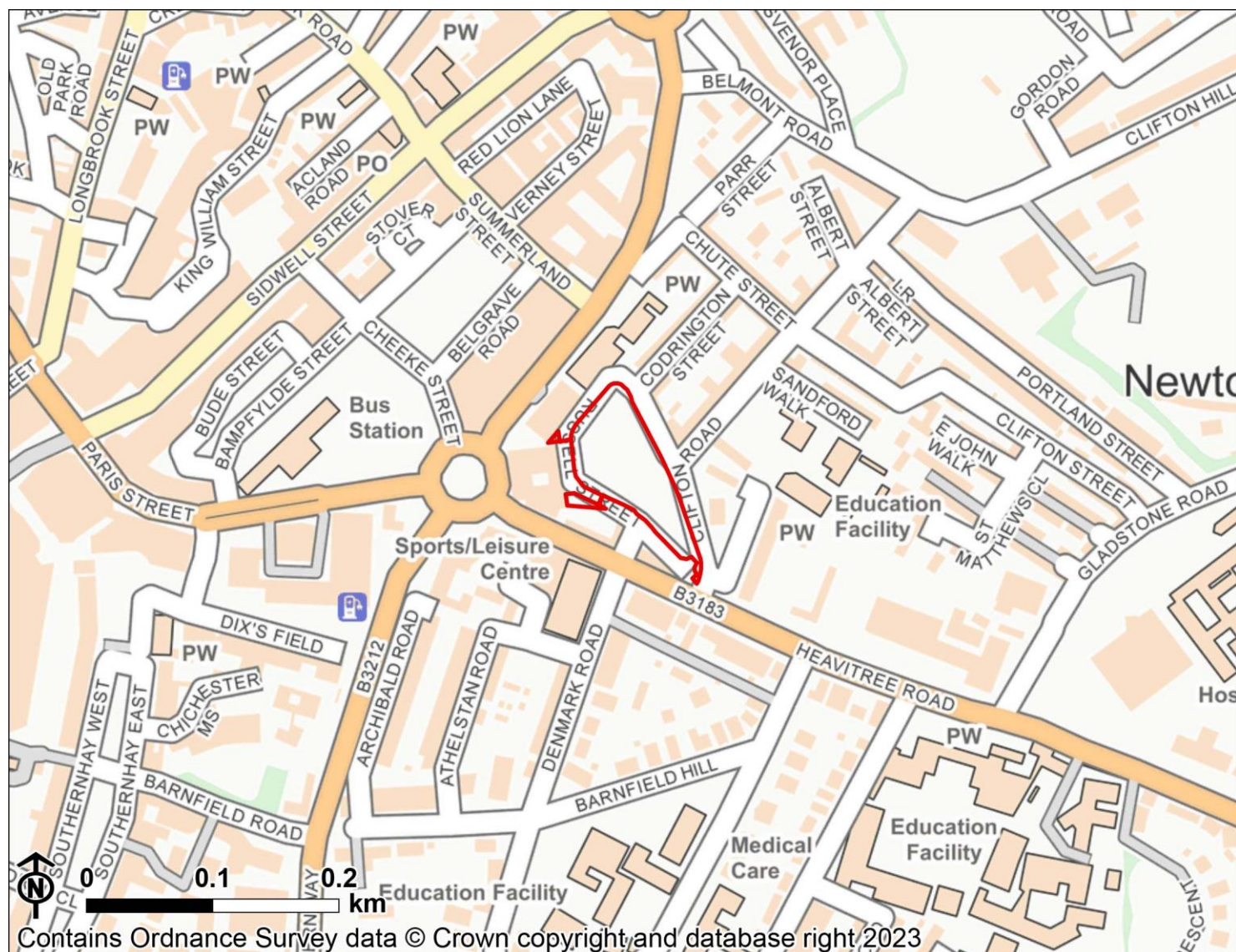
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 54

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

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

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

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

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

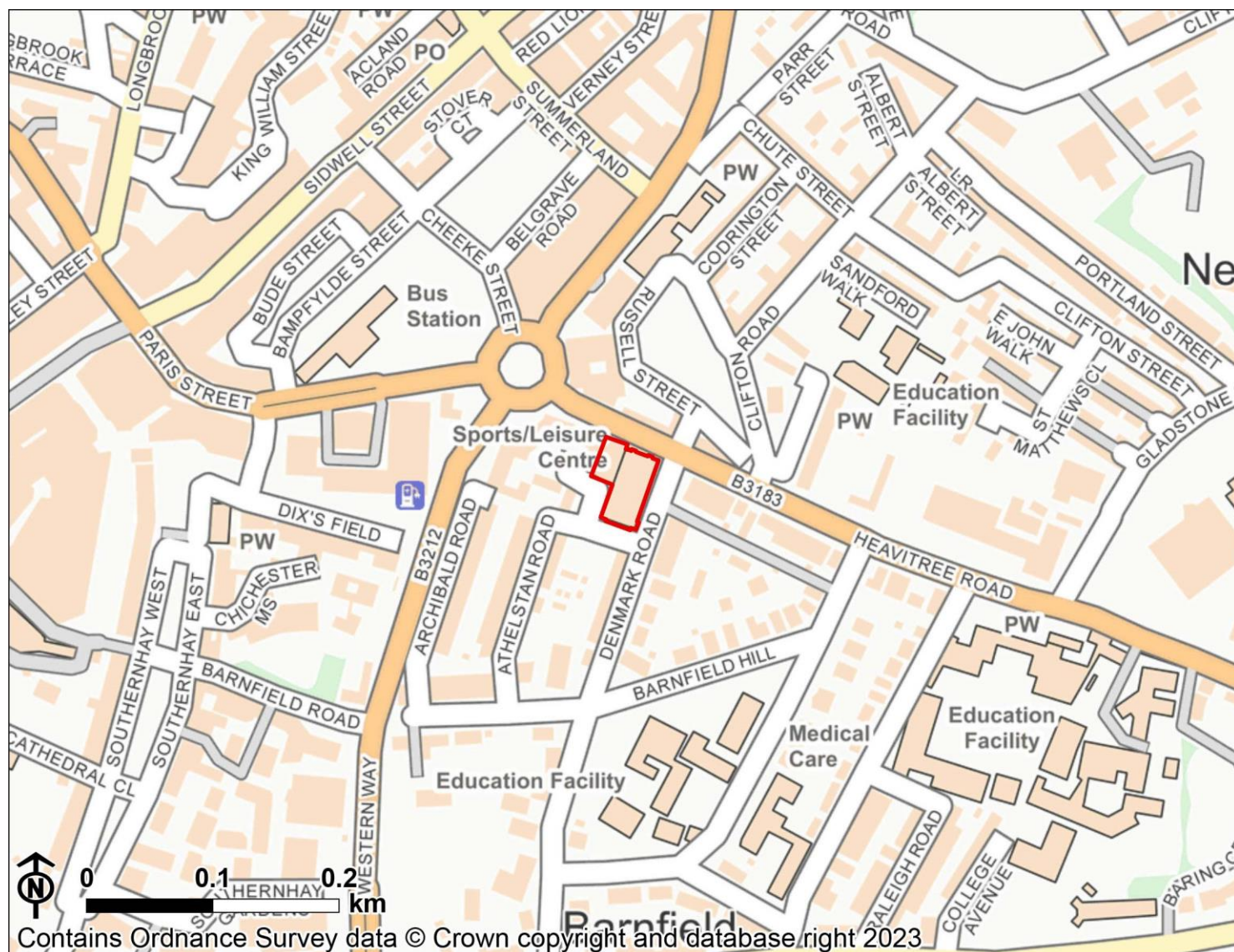
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 55

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 56

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

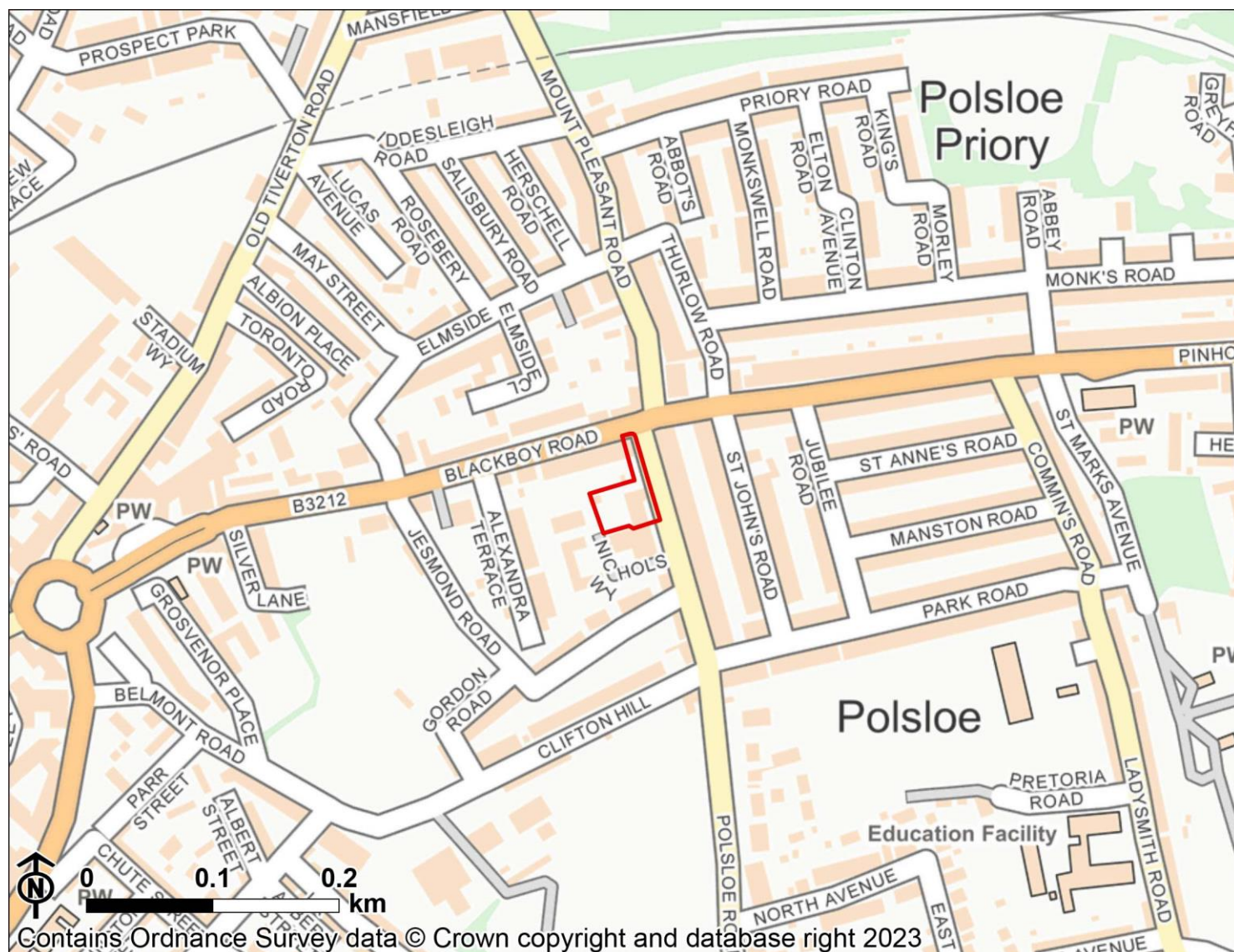
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 58

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 60

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 61

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

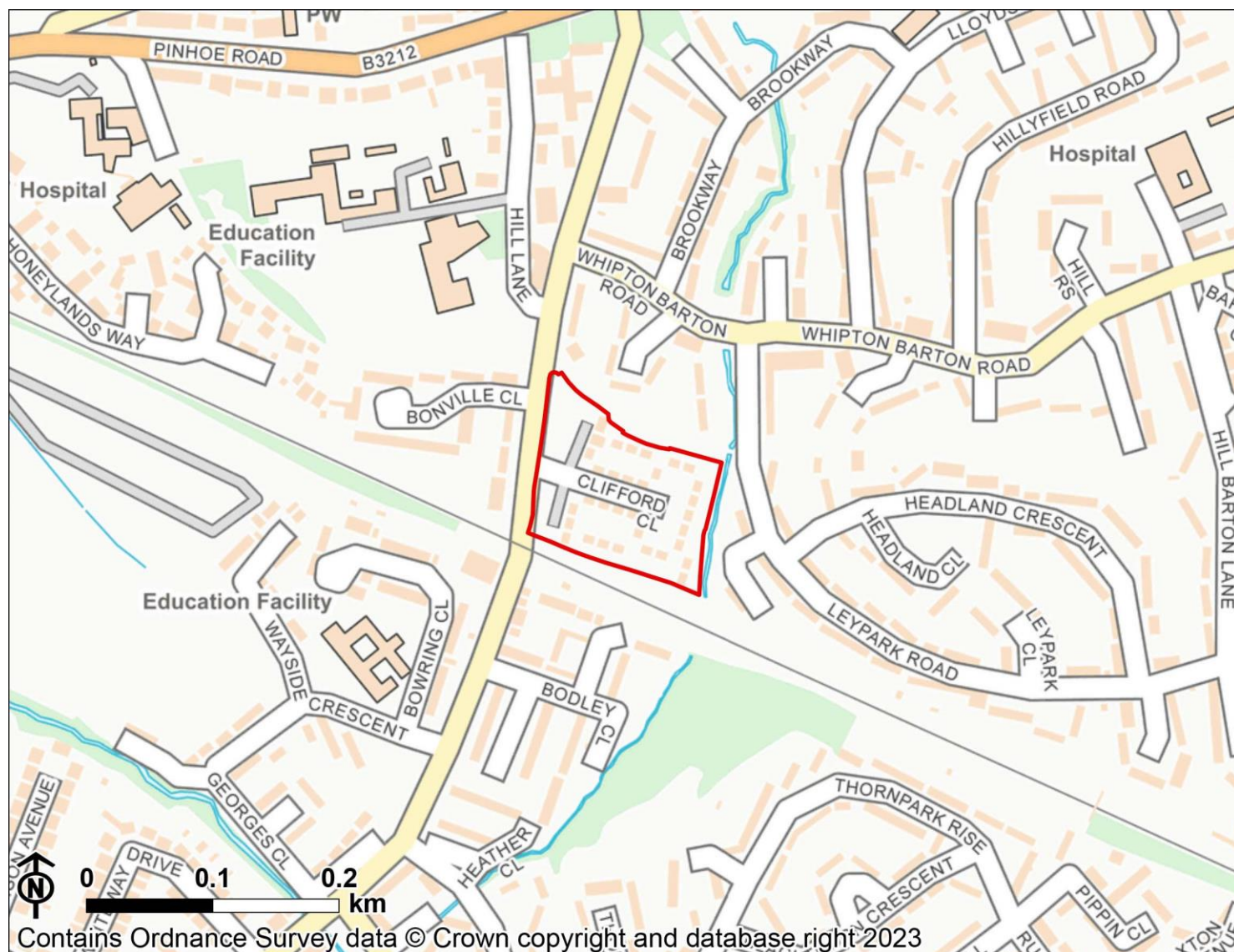
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 63

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 66

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

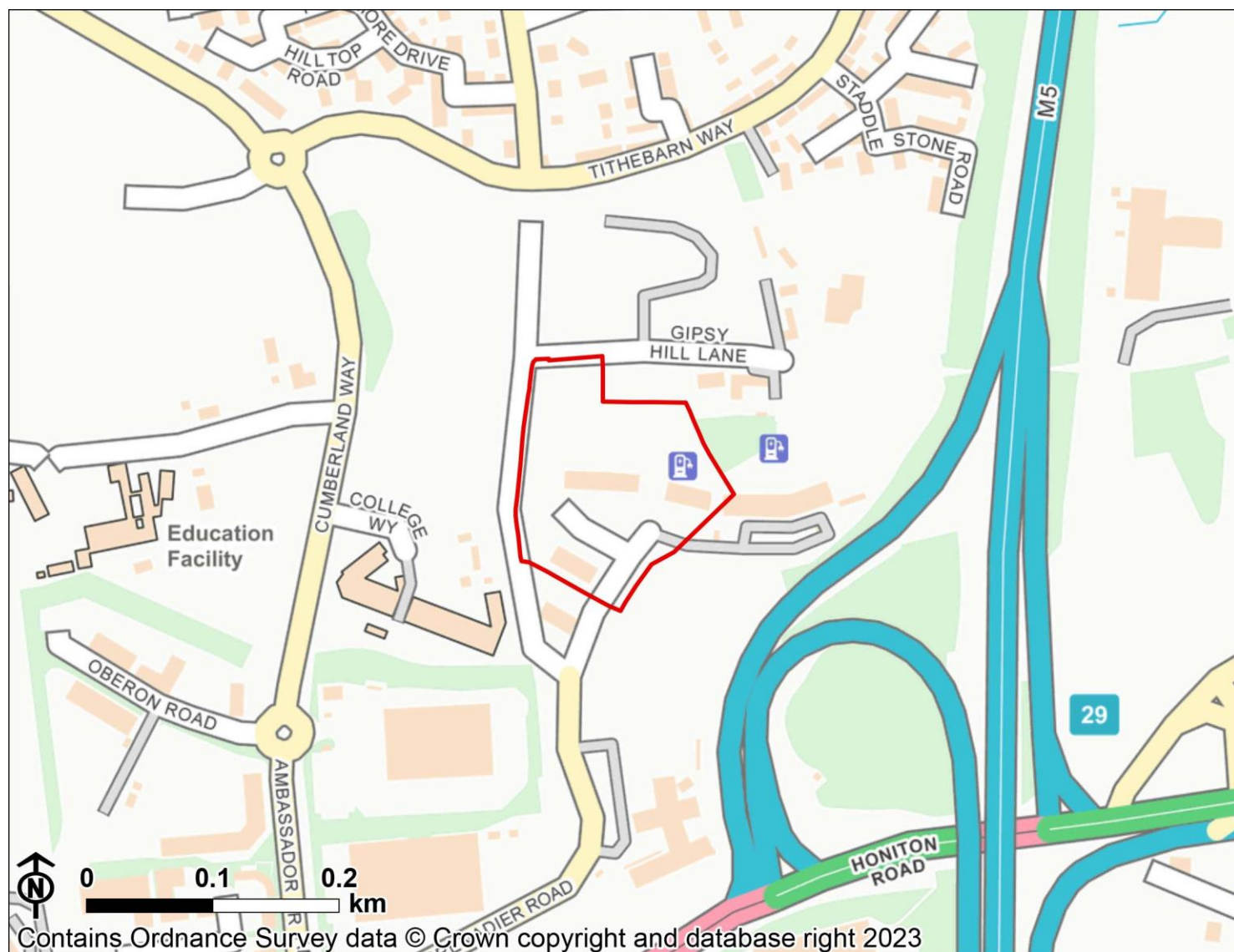
Significant negative (--)/Negligible (0)

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 67

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

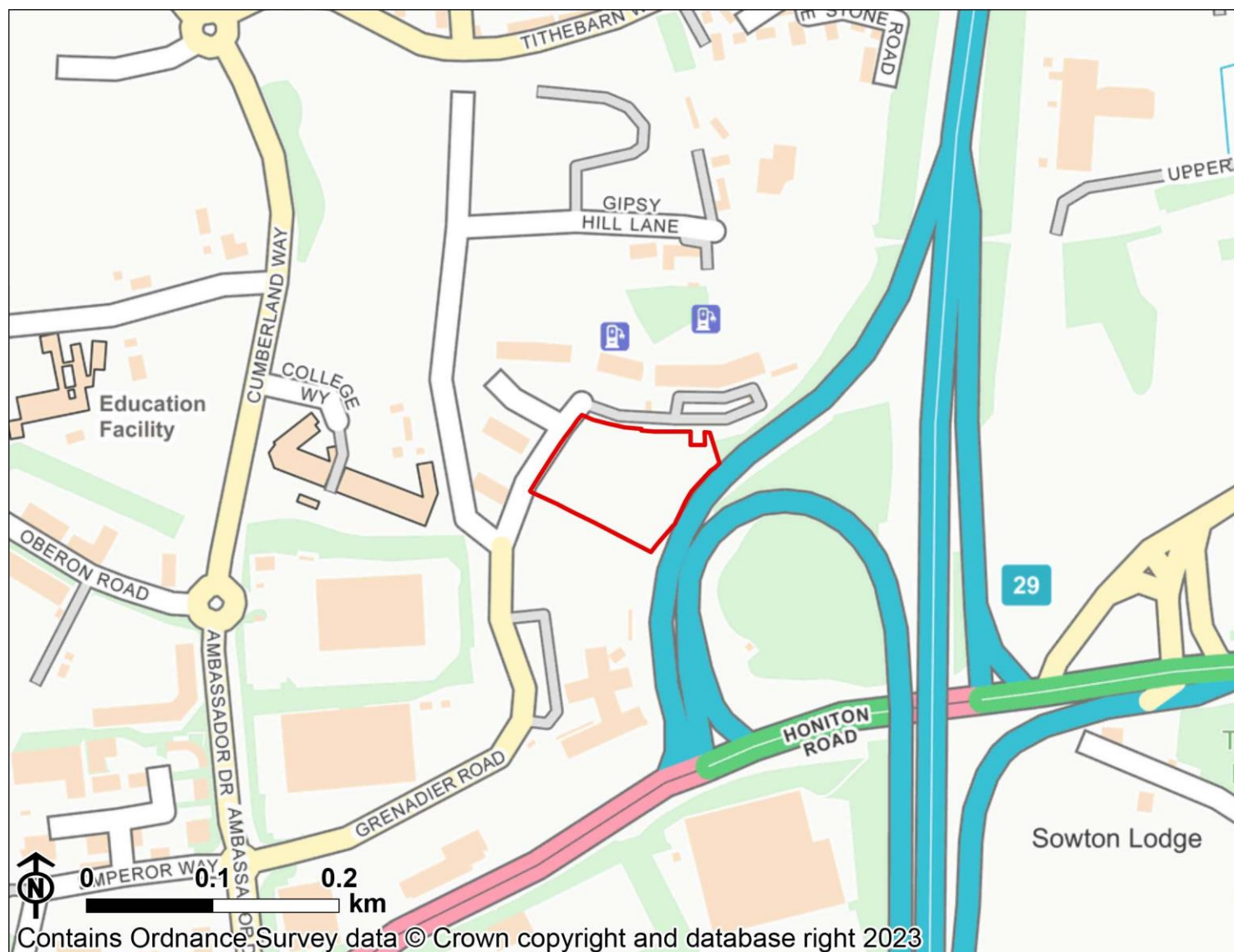
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 68

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

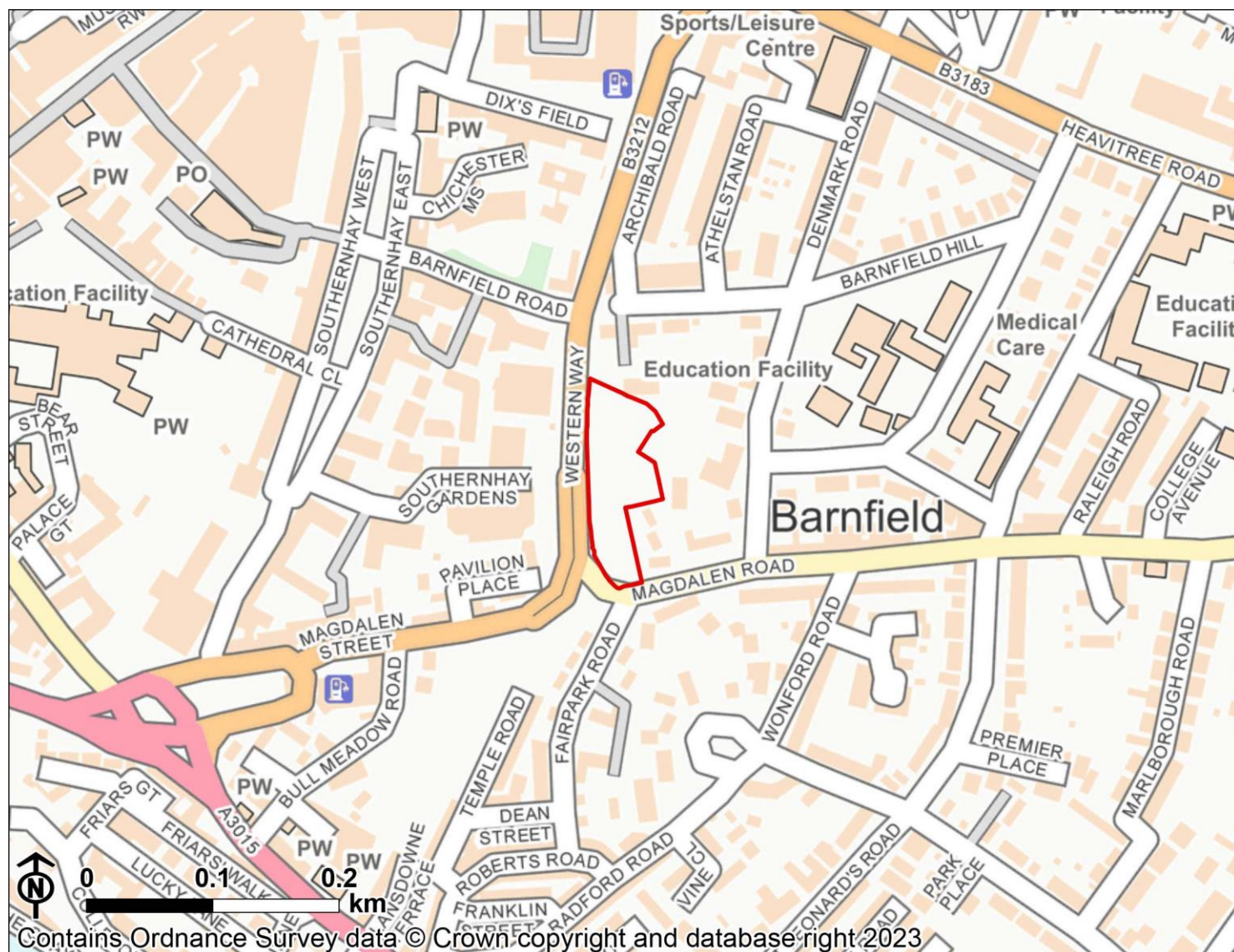
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 69

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

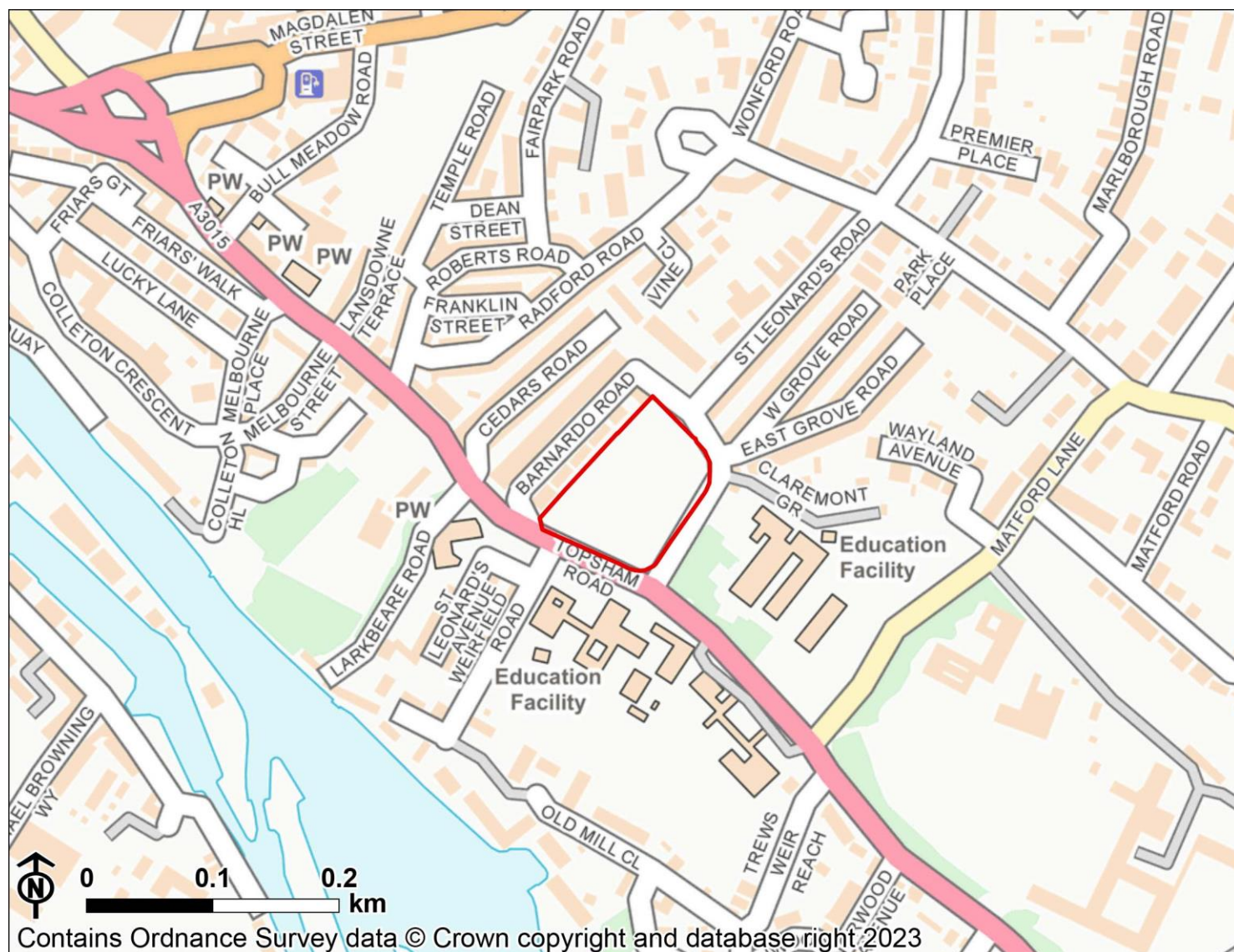
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 70

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

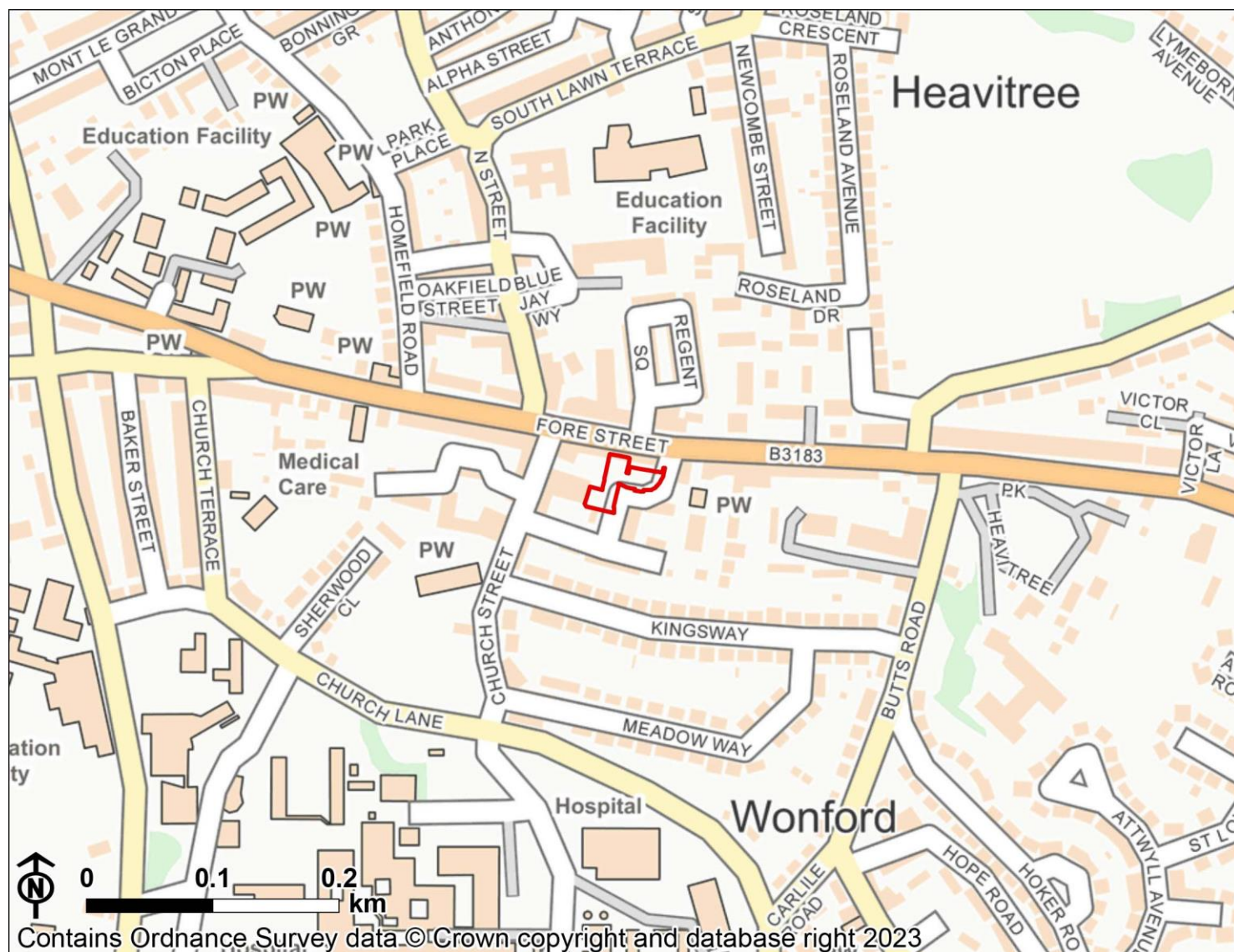
Minor negative (-)/Negligible (0)

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 71

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

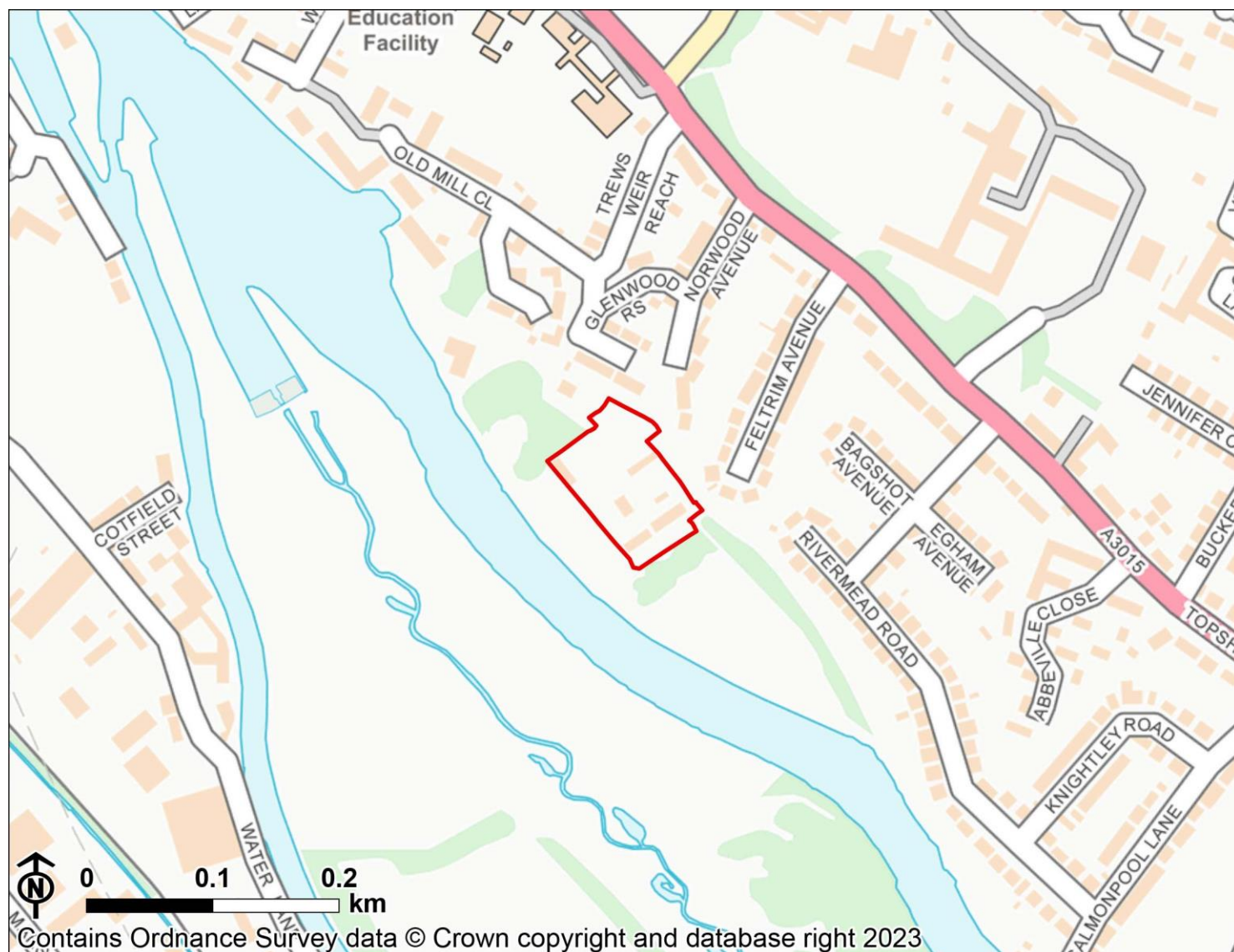
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 72

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 73

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

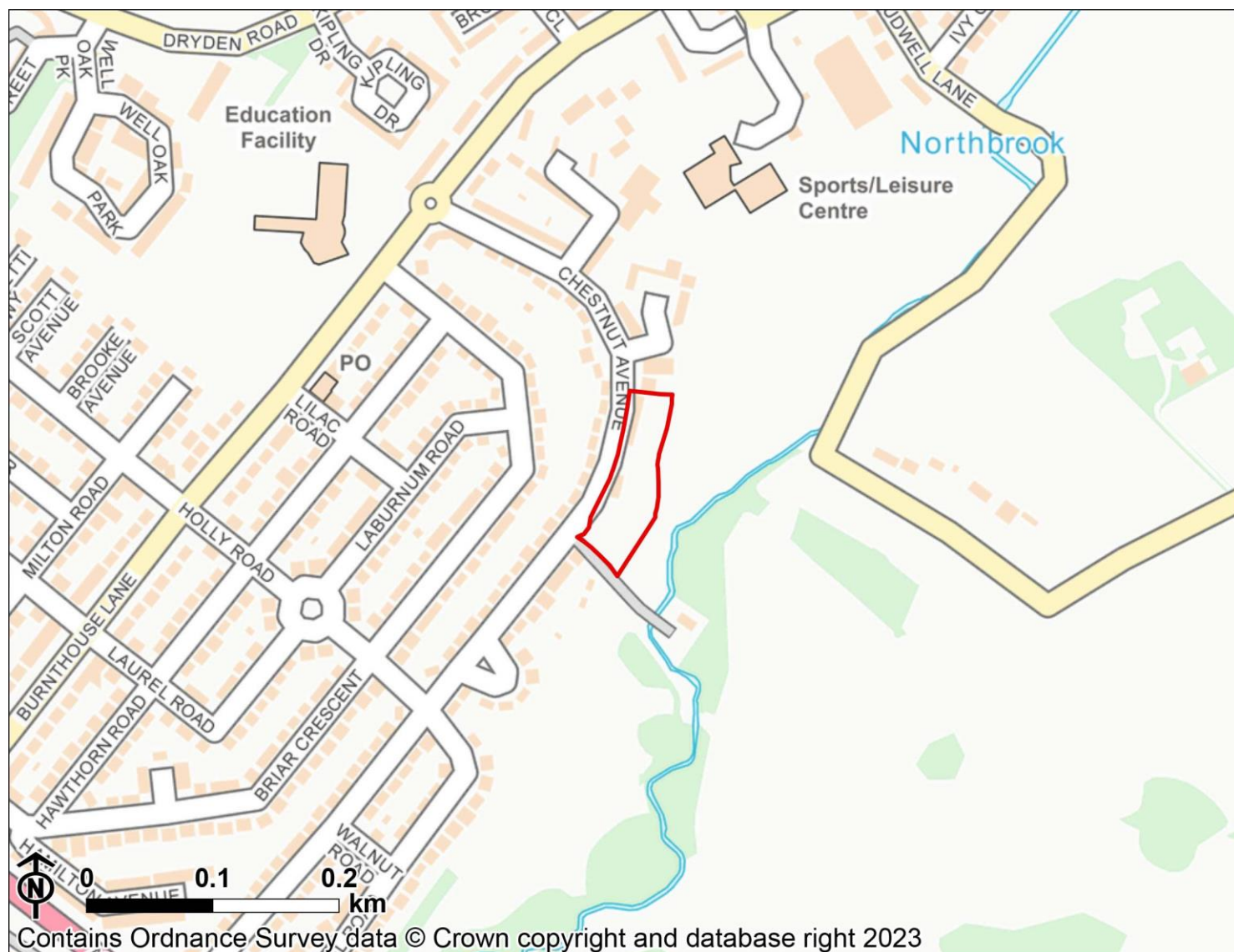
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 75

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

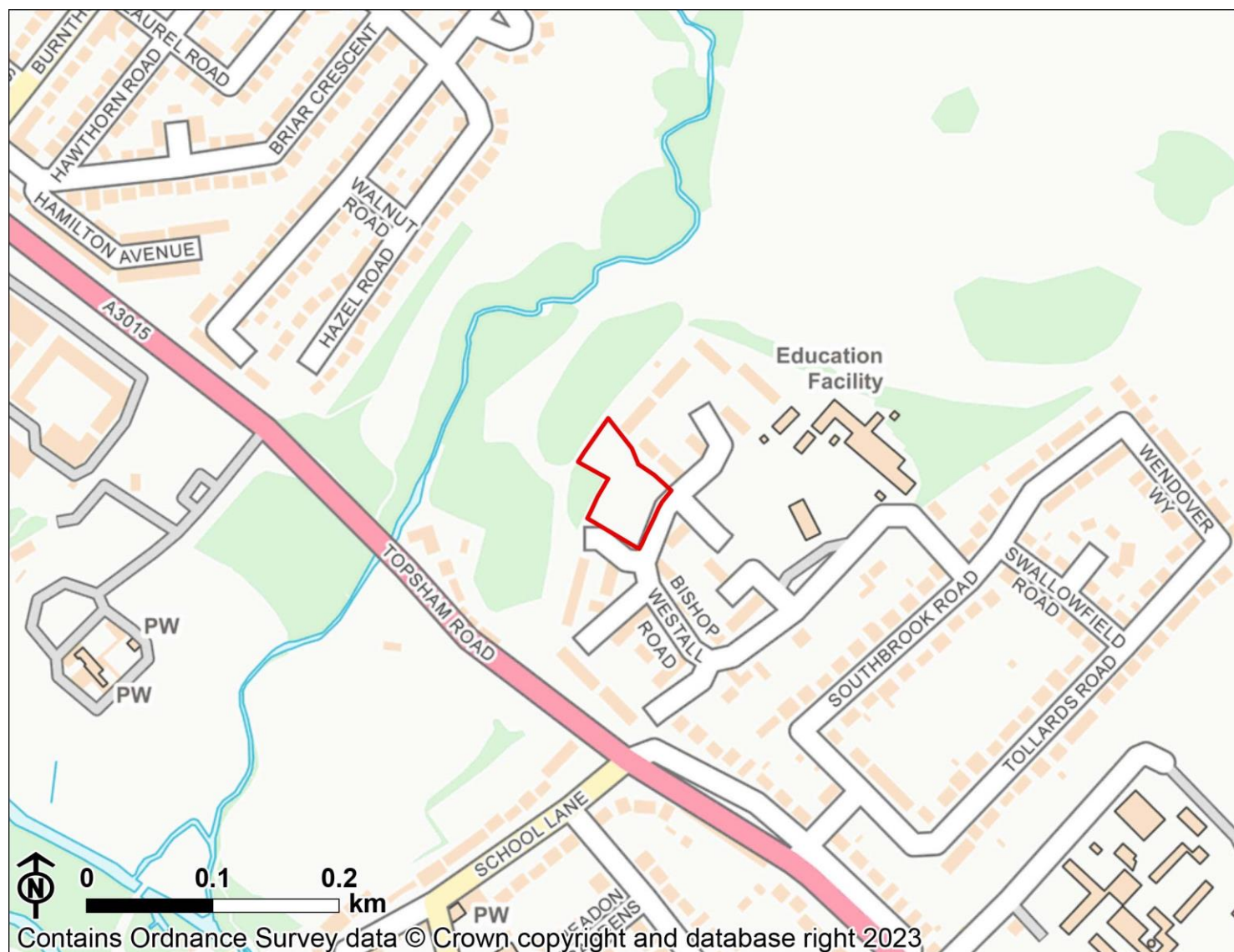
Minor negative (-)/Negligible (0)

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 76

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

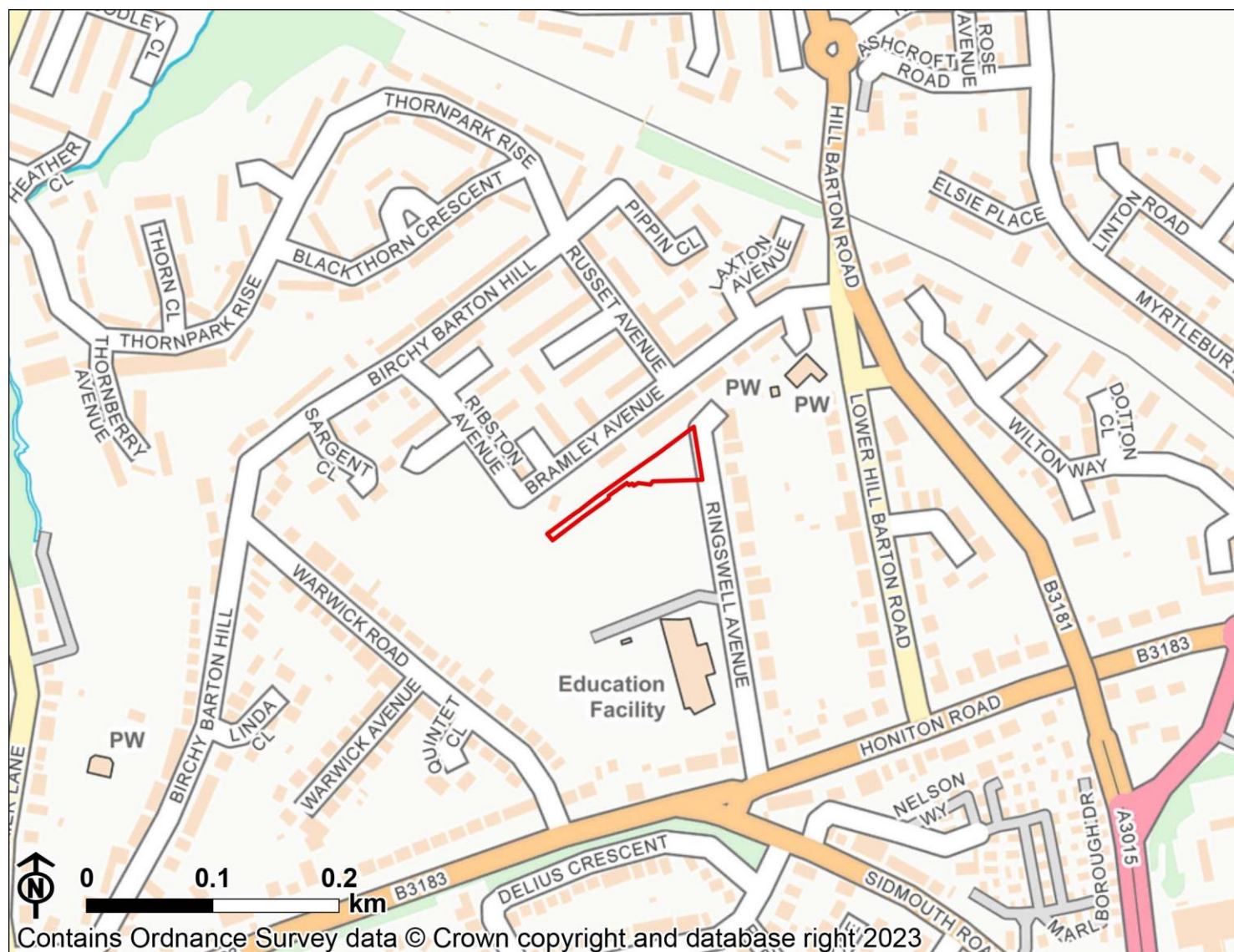
Significant negative (--)/Negligible (0)

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 77

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

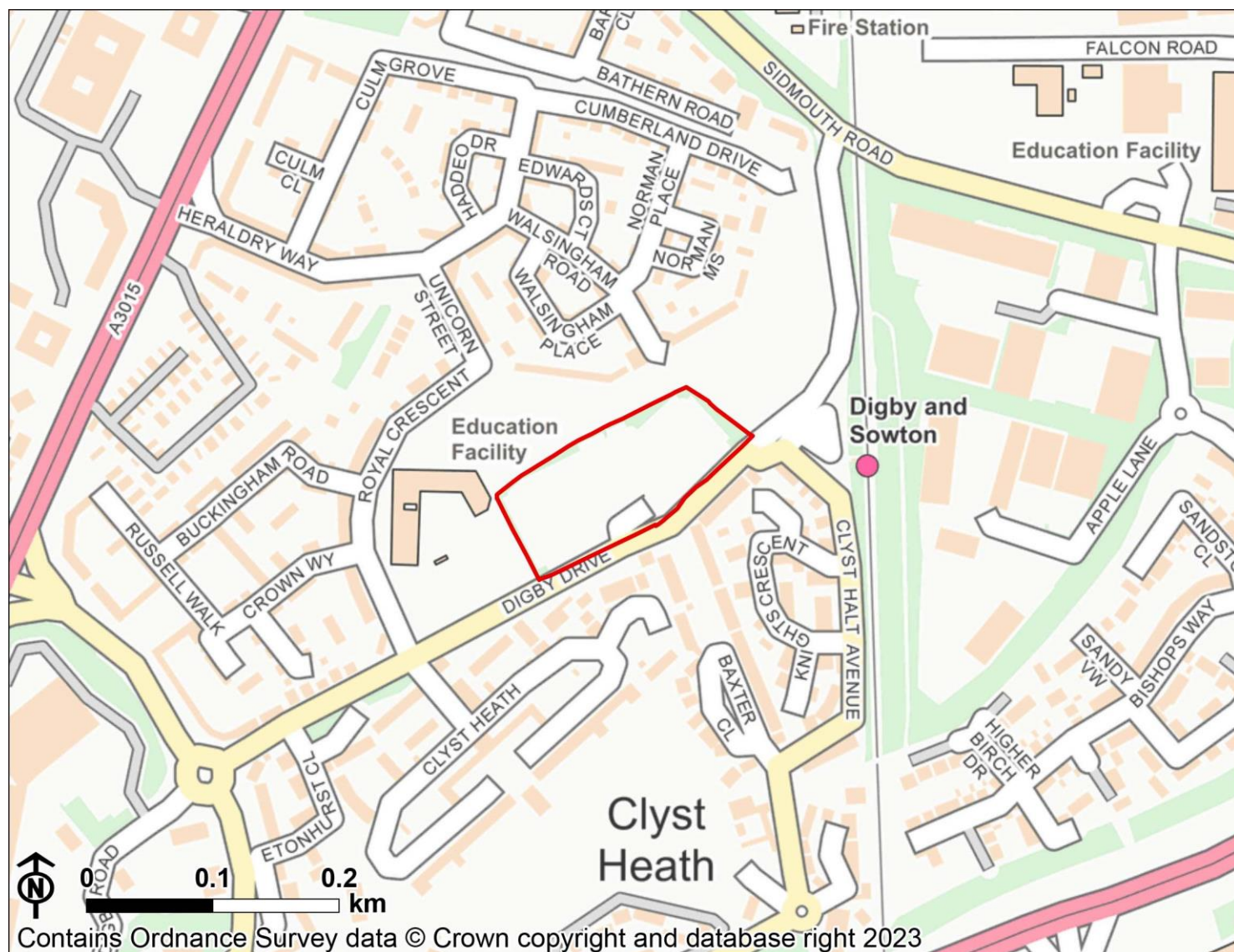
Minor negative (-)/Negligible (0)

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 79

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

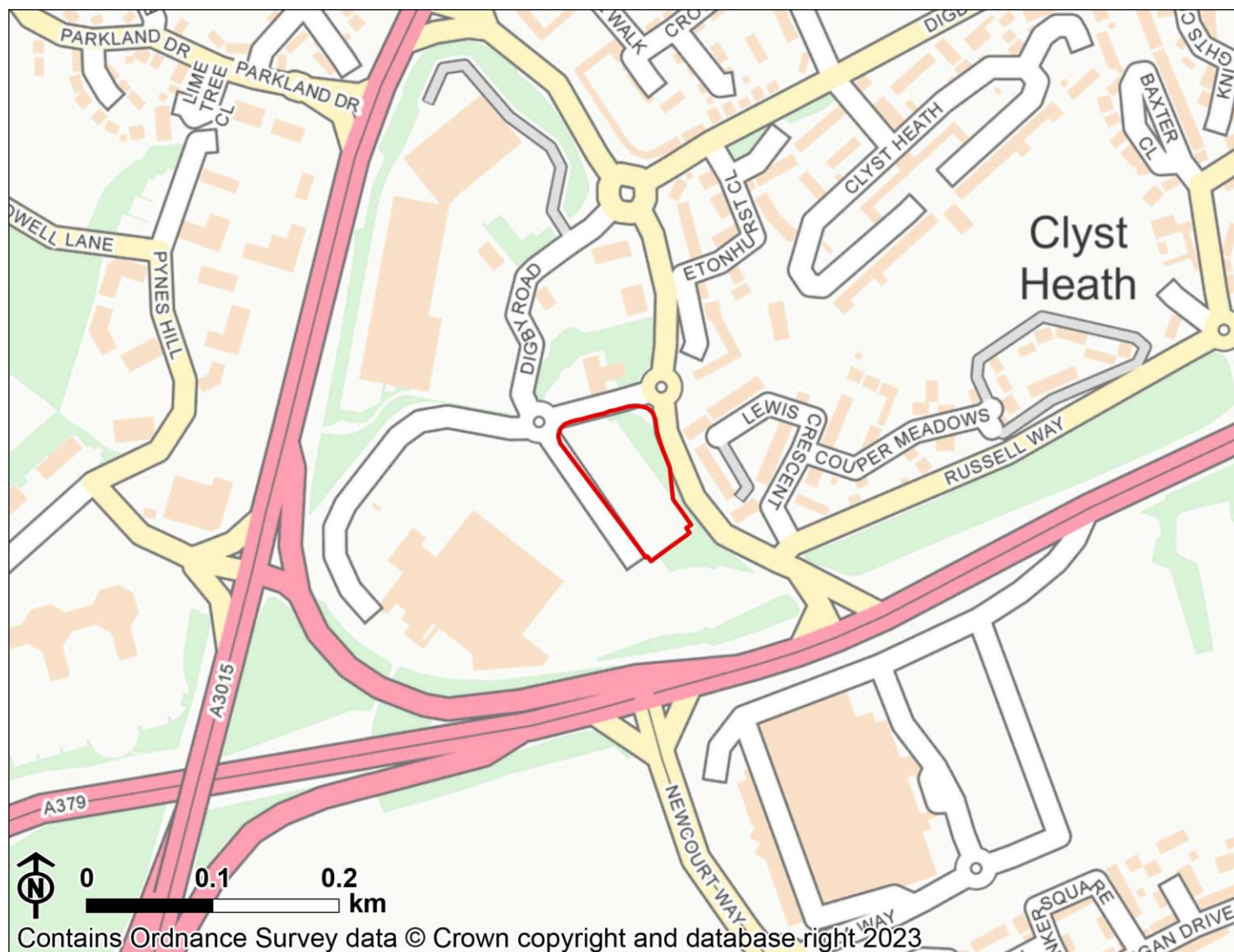
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 80

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

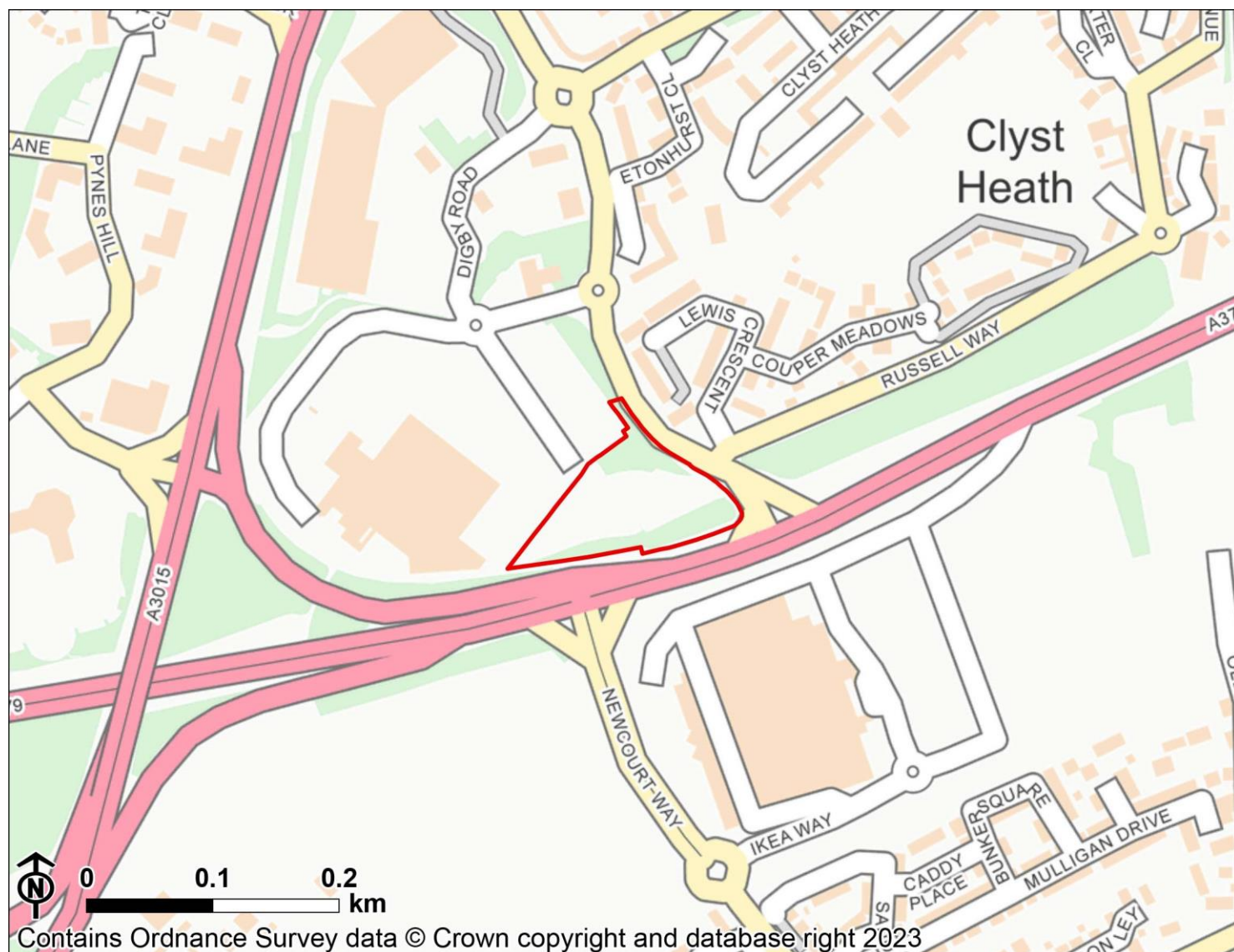
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 81

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

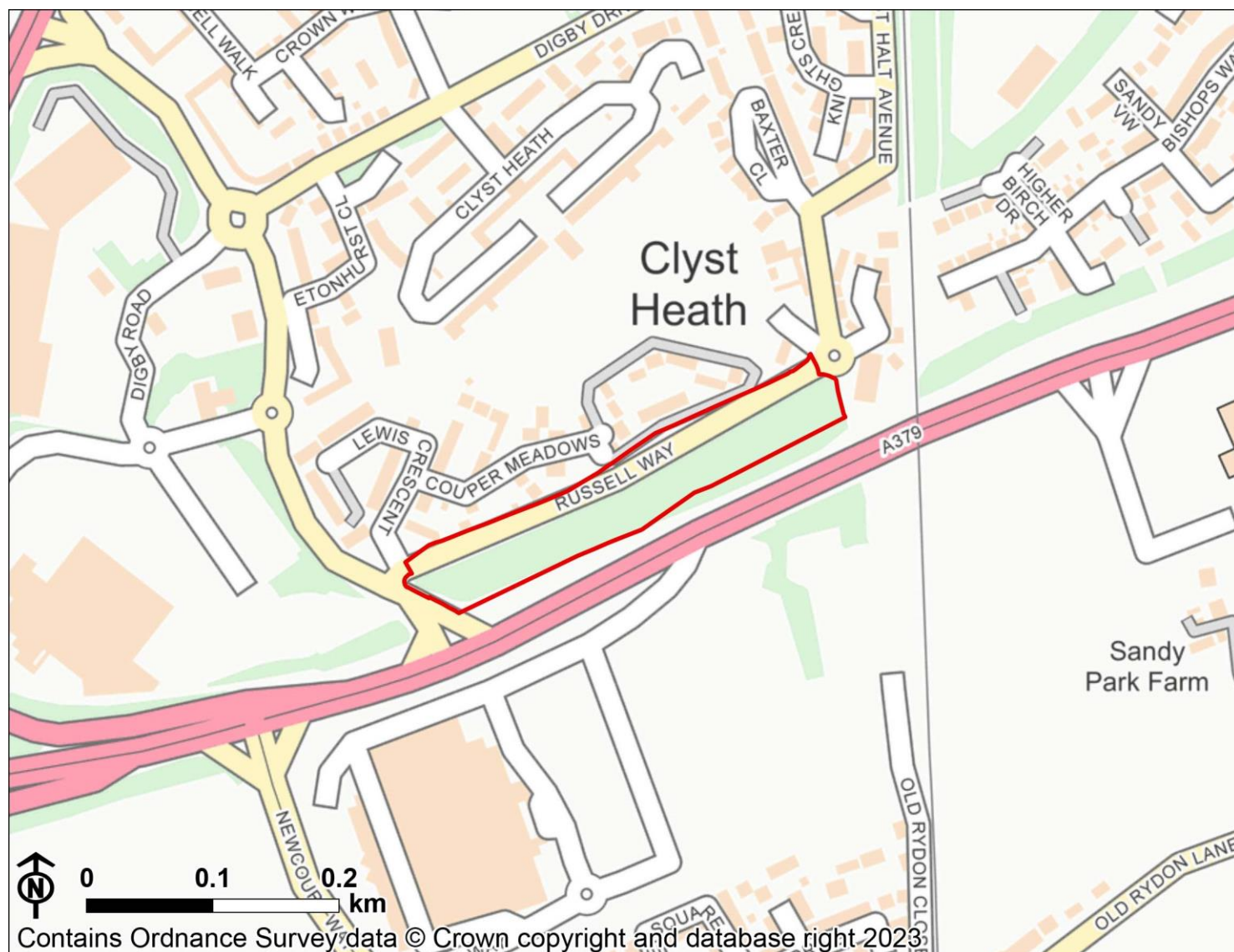
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 82

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

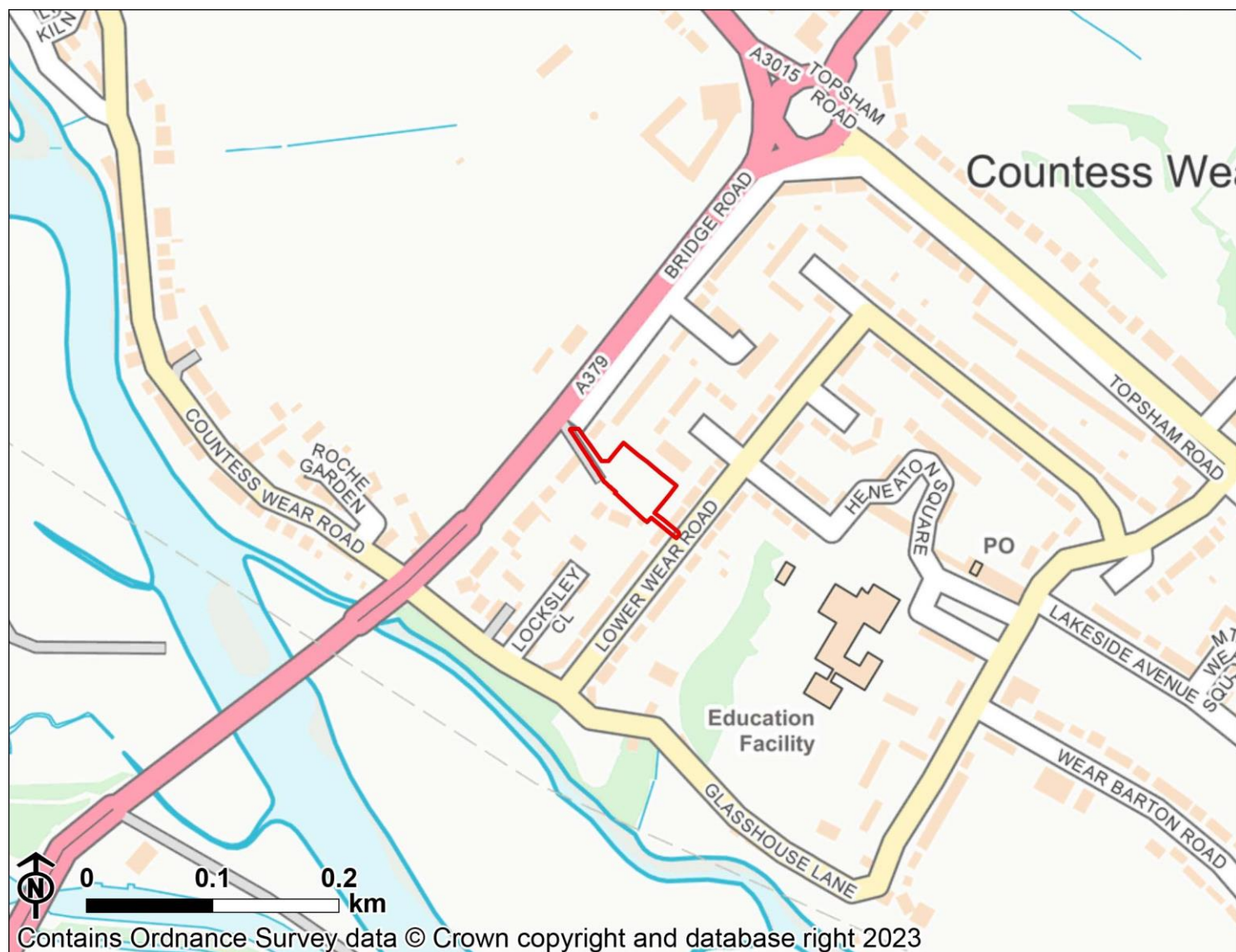
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 84

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

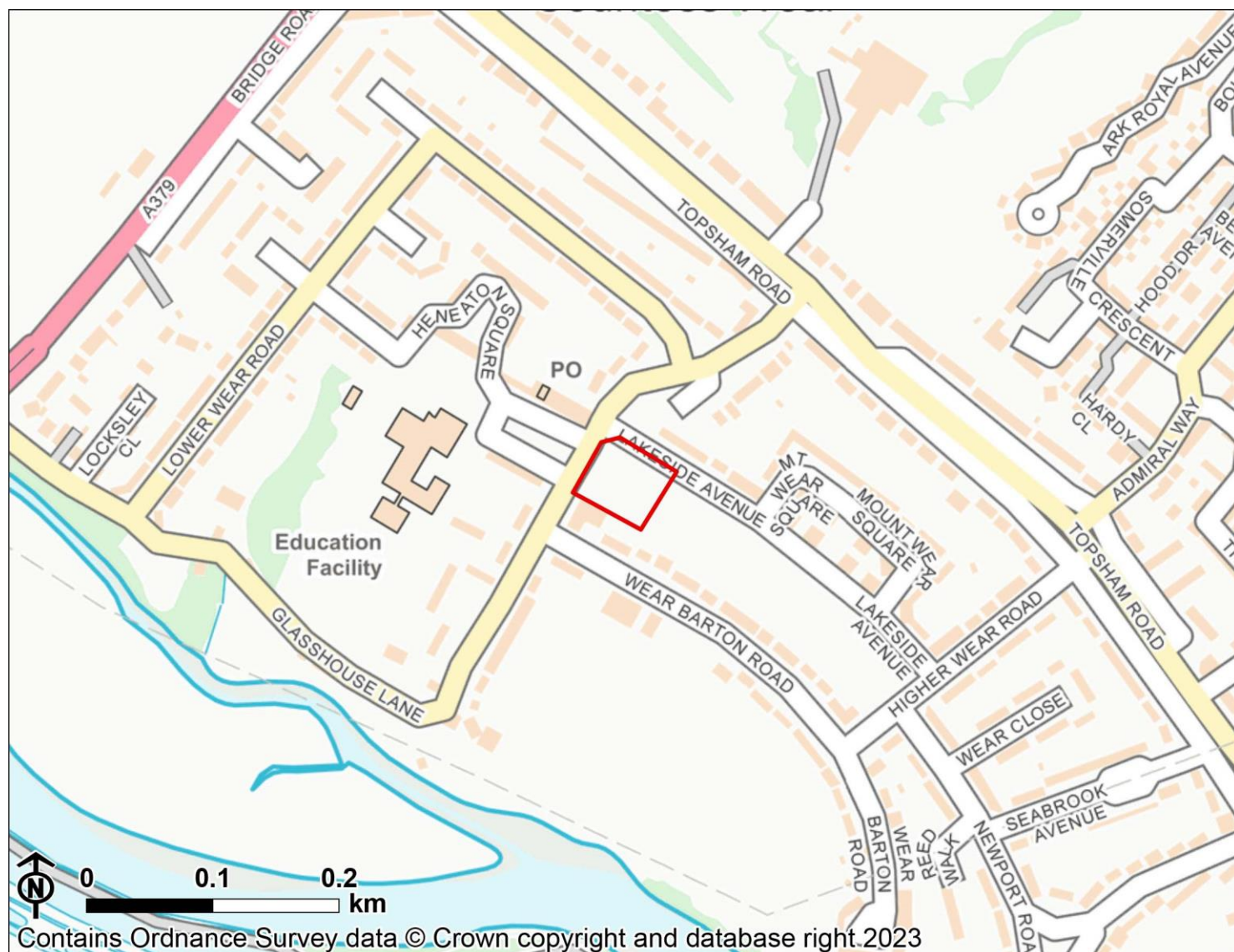
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 85

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

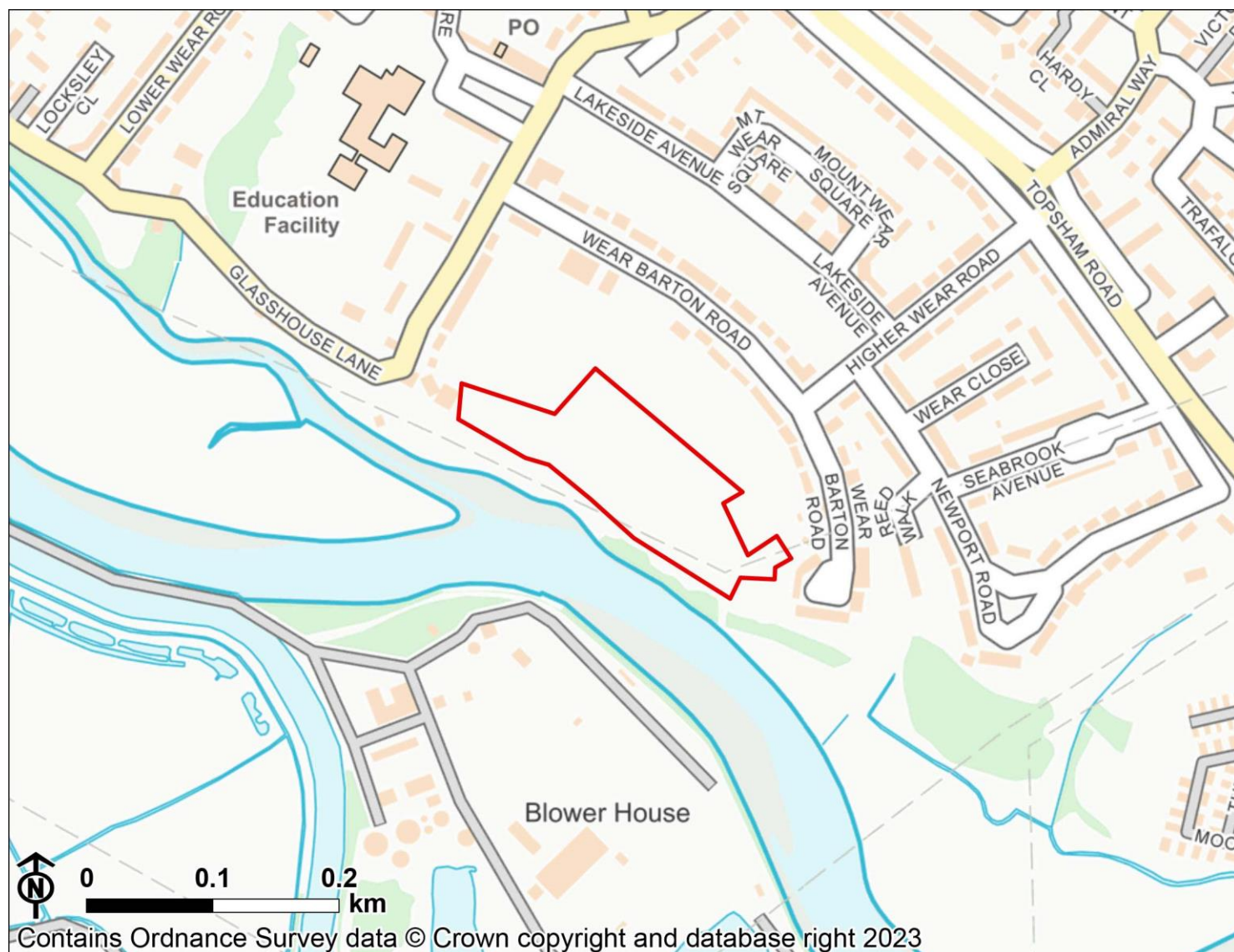
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 86

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

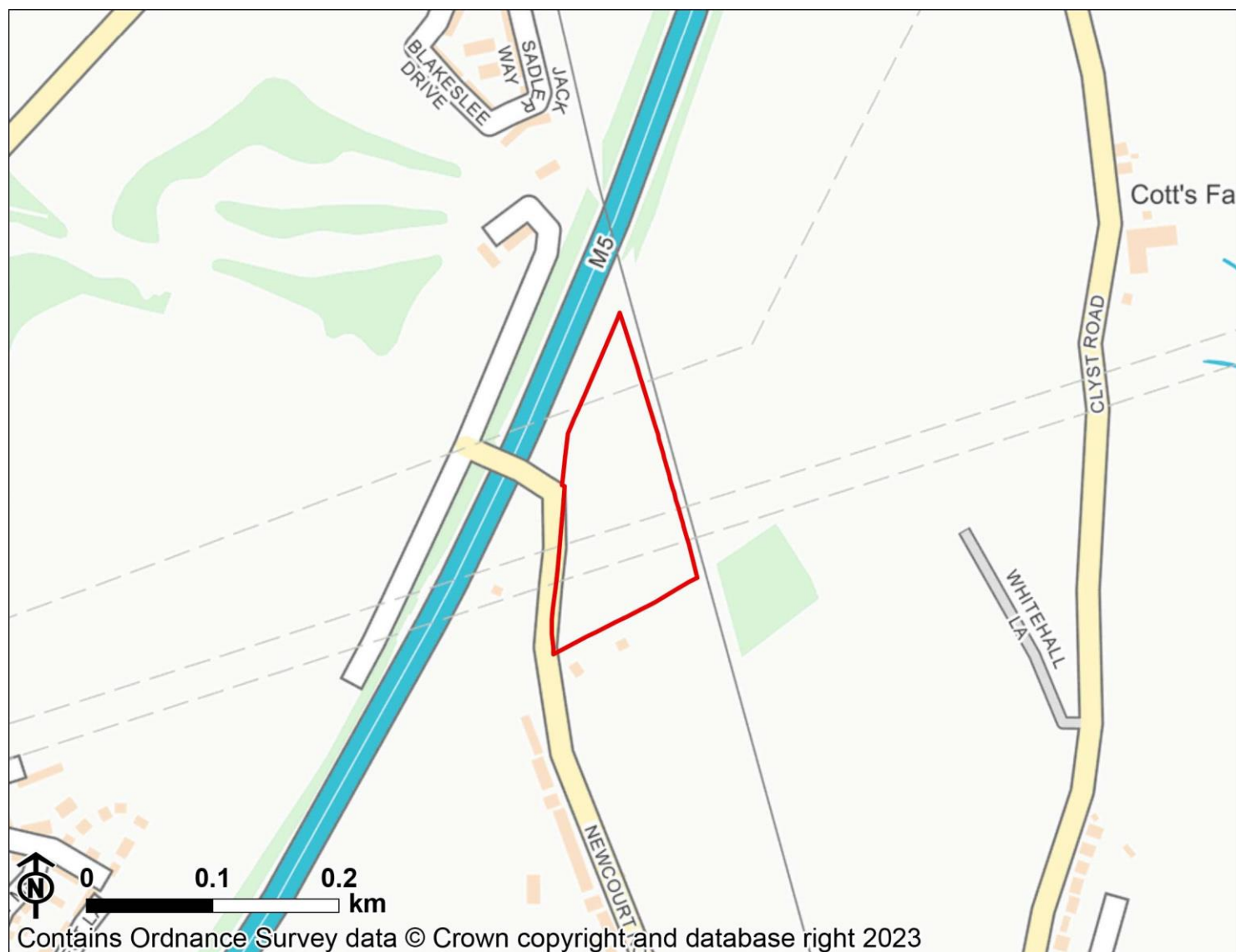
Minor negative (-)/Negligible (0)

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 91

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

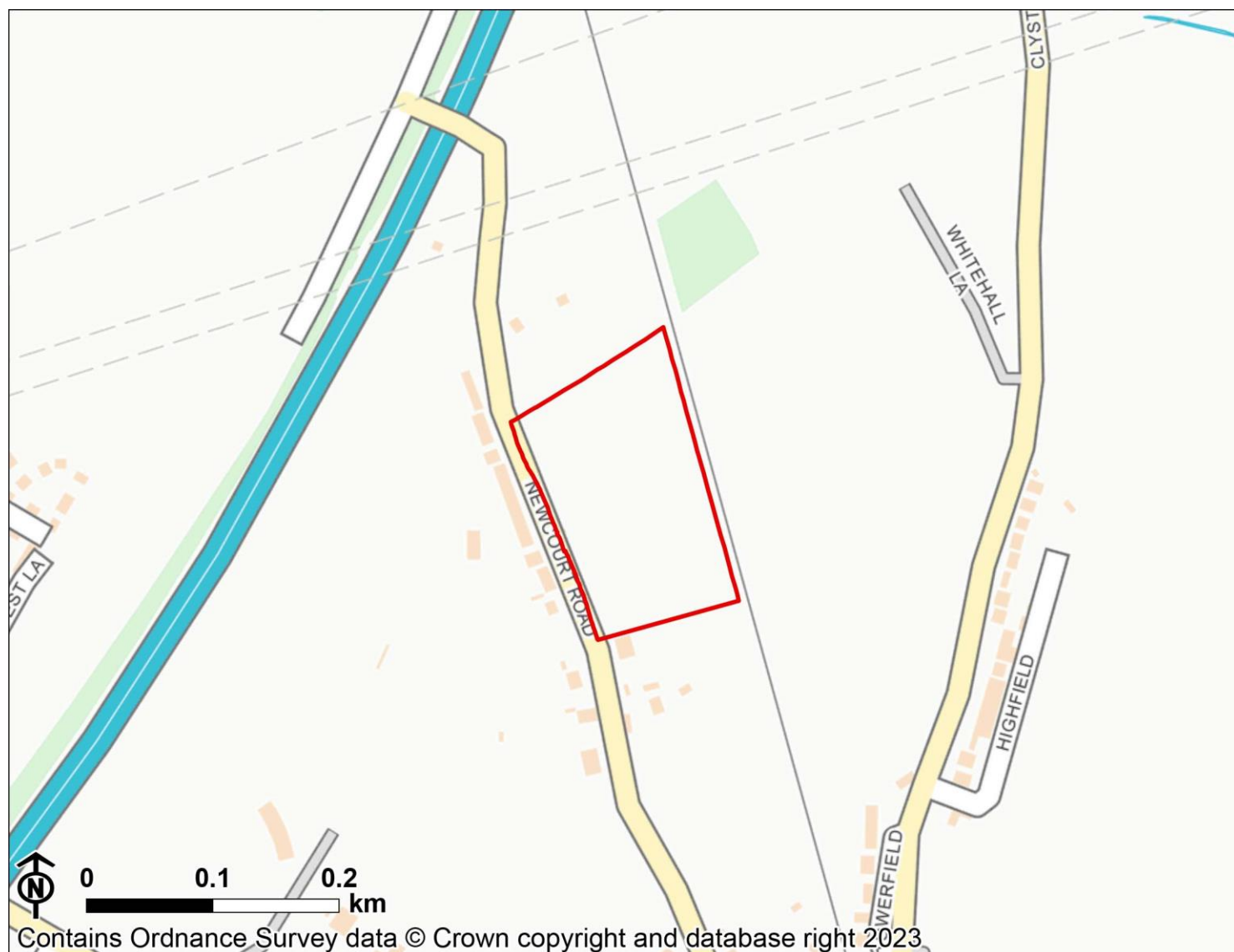
Significant negative (--)/Negligible (0)

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 92

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor negative (-)

The site is under 1000 homes and not within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and a cycle path.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 93

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor negative (-)

The site is under 1000 homes and not within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 94

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 95

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

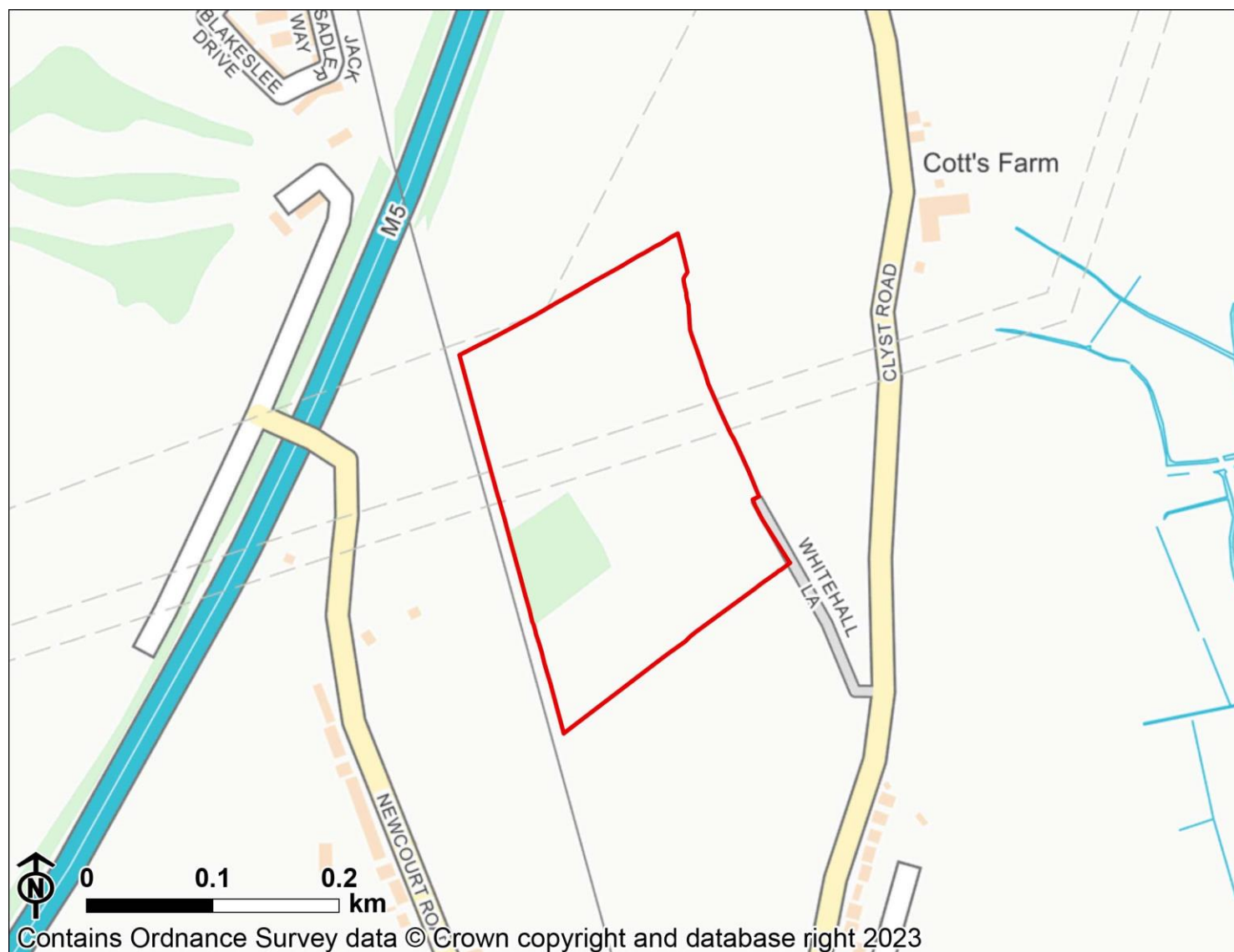
Significant negative (--)/Negligible (0)

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 96

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 98

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

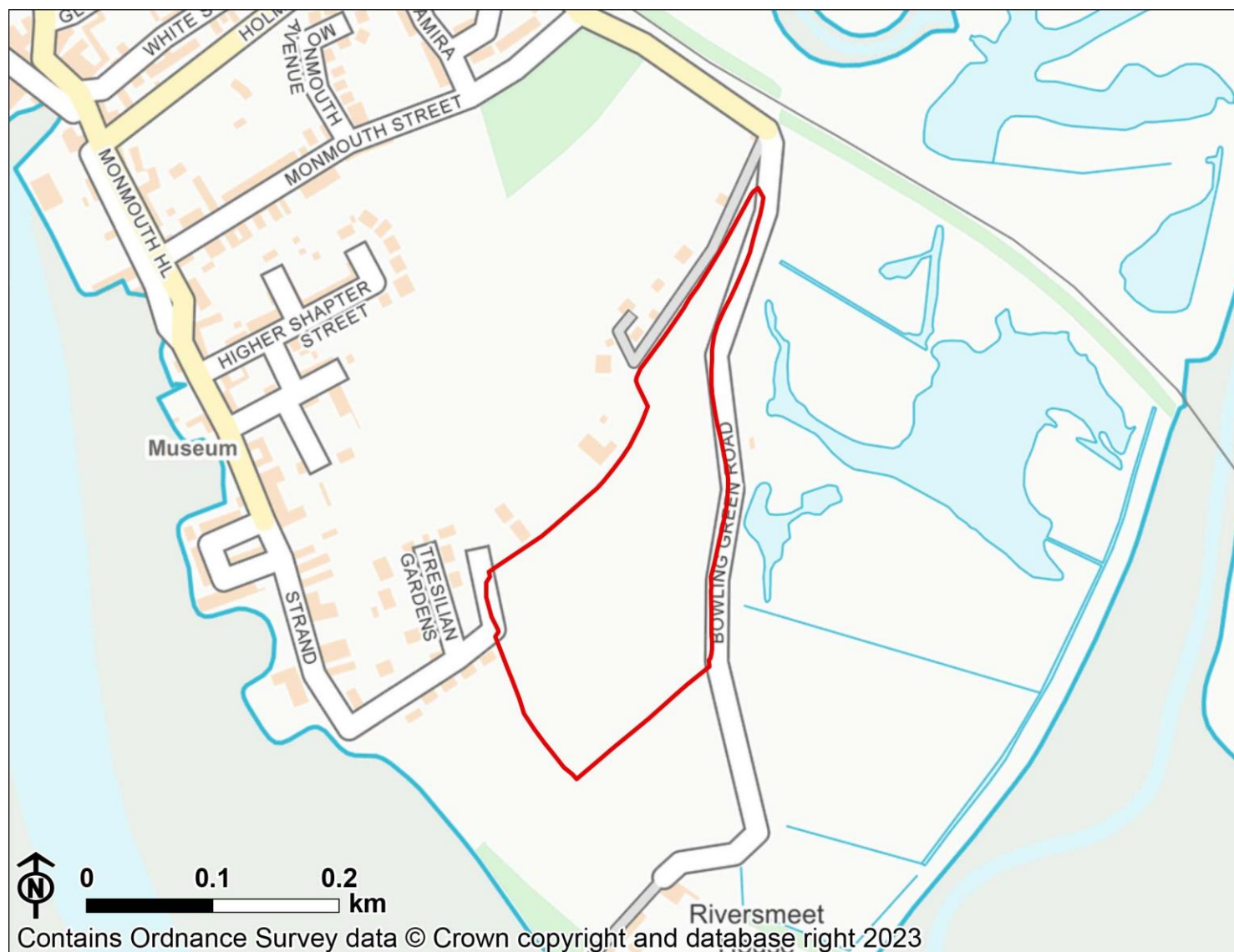
Significant negative (--)/Negligible (0)

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 99

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

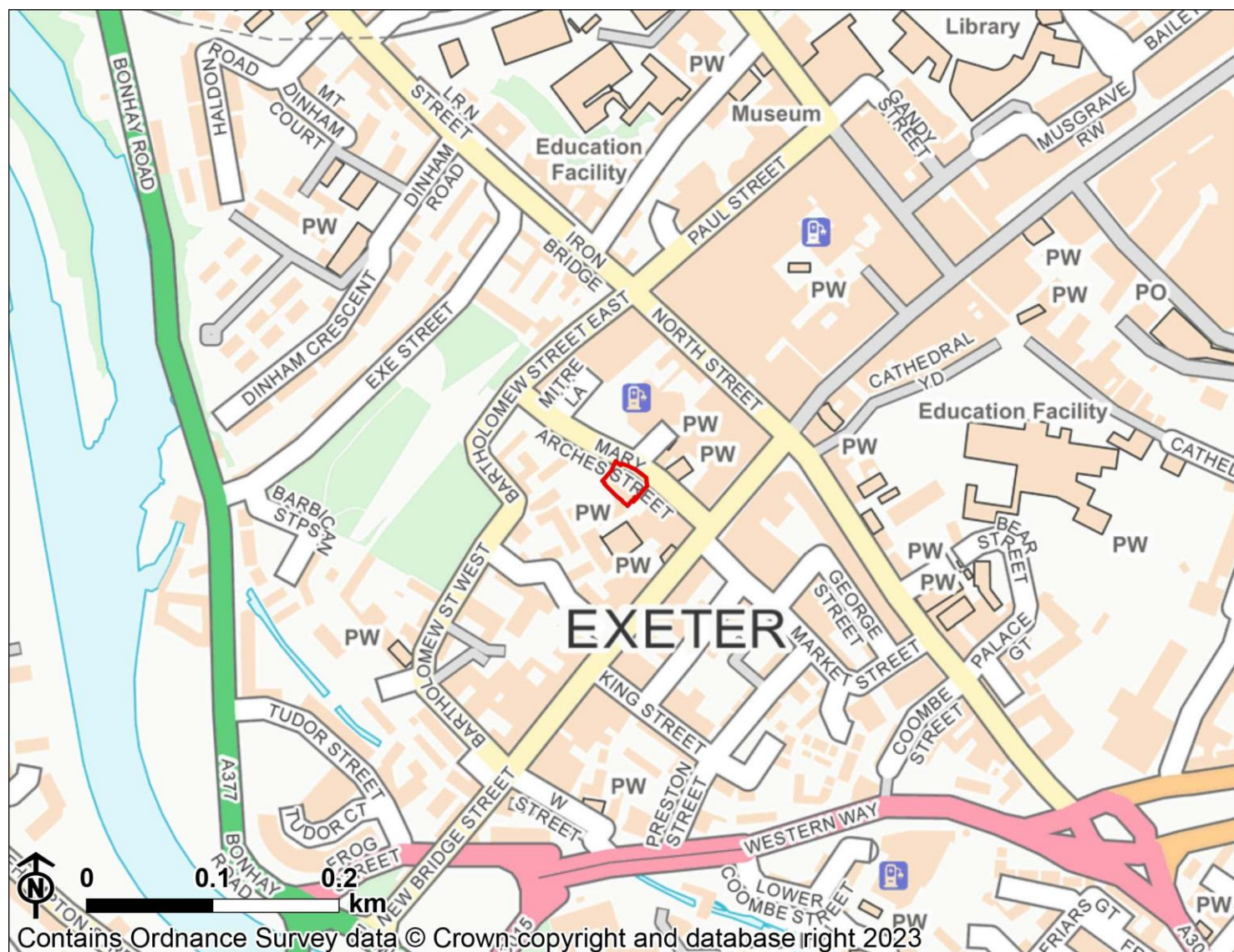
Significant negative (--)/Negligible (0)

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 100

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 101

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

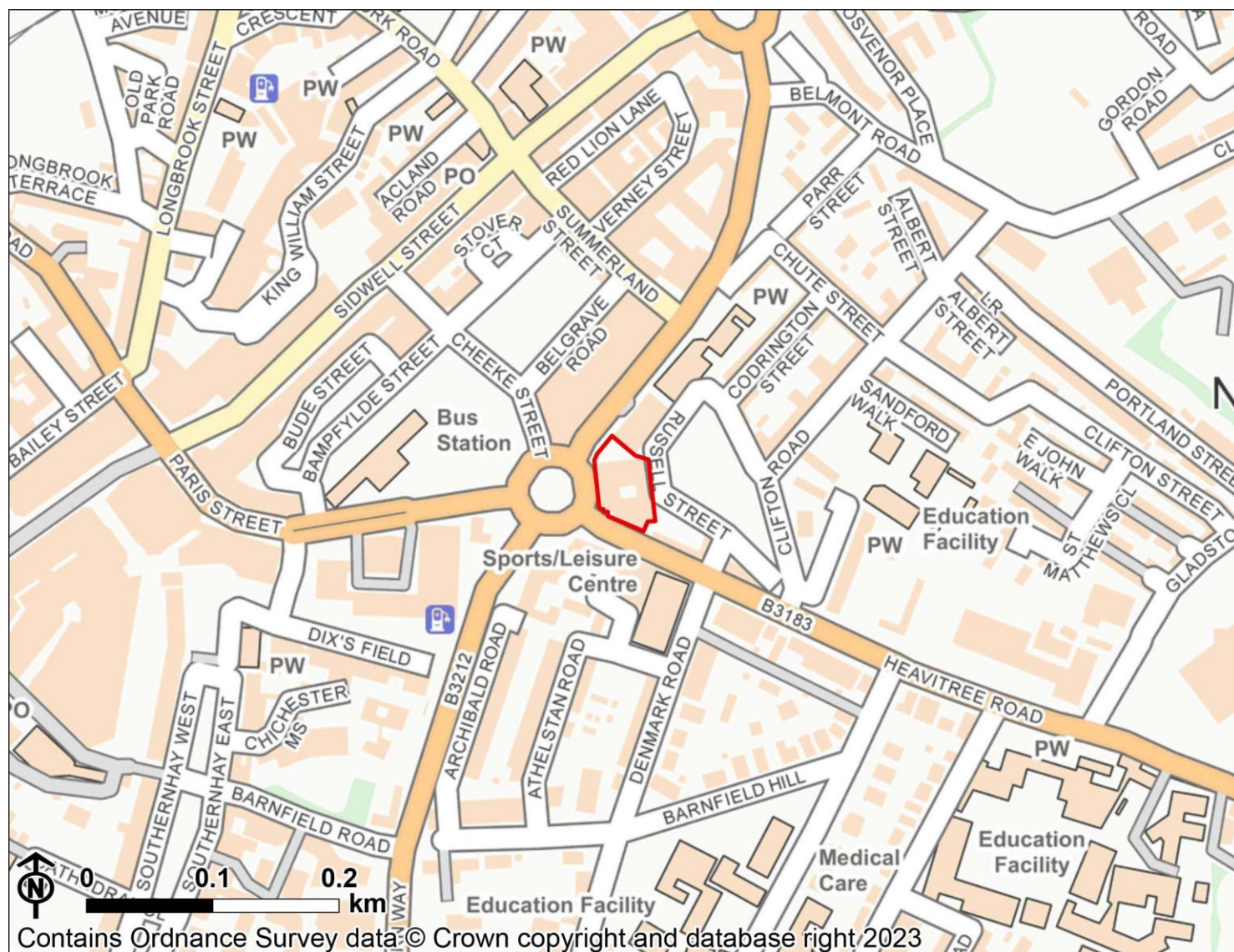
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 103

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

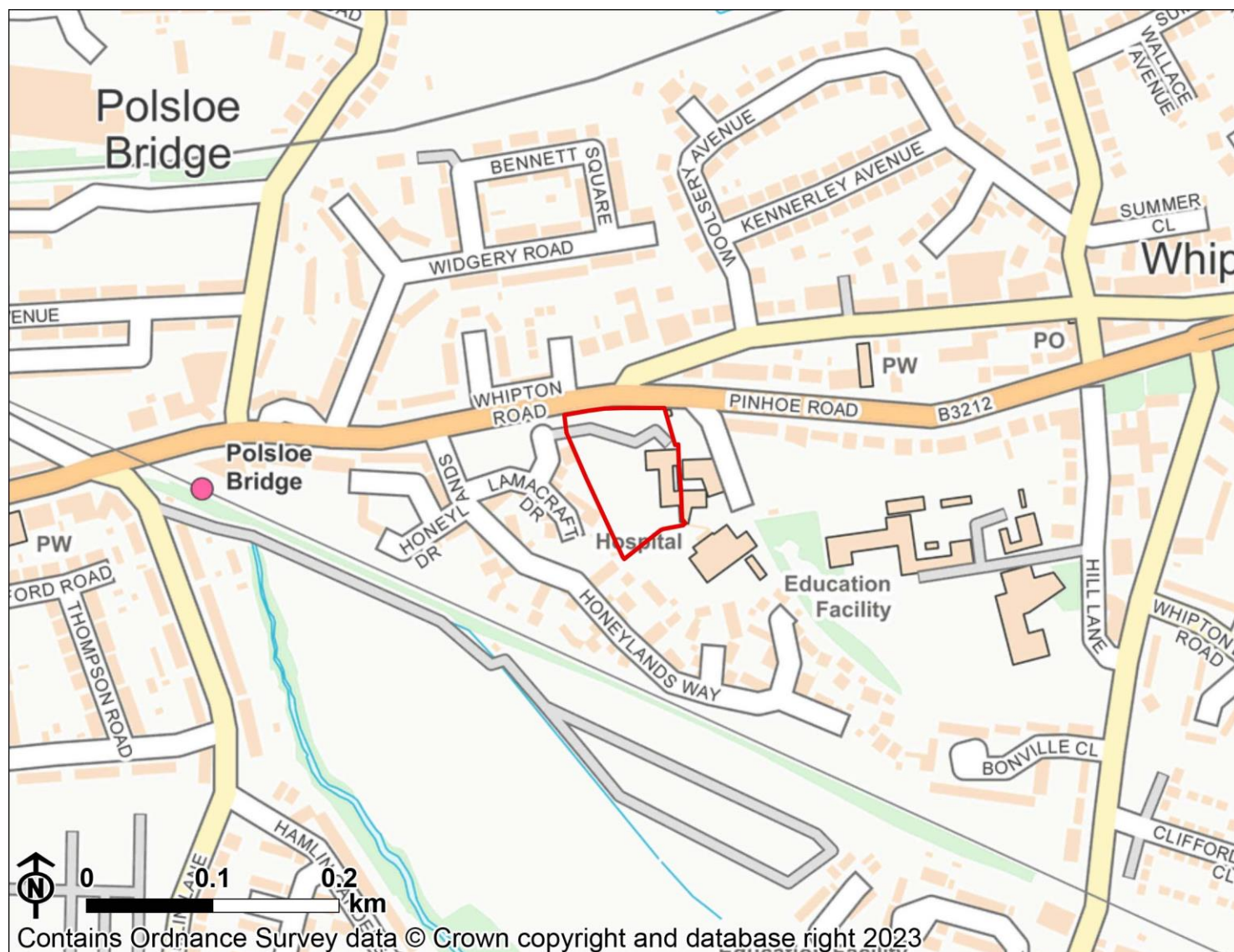
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 105

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 106

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

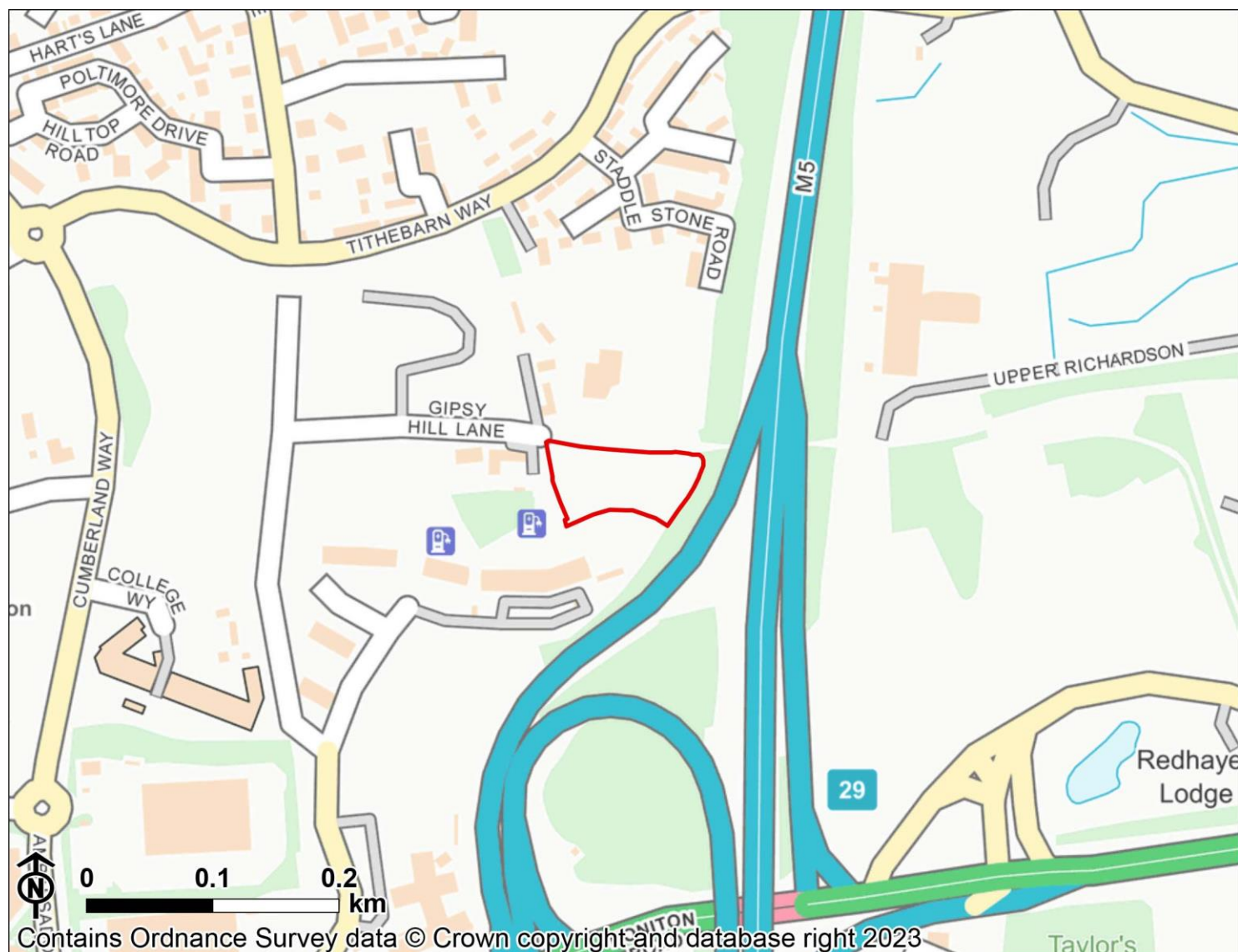
Significant negative (--)/Negligible (0)

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 107

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

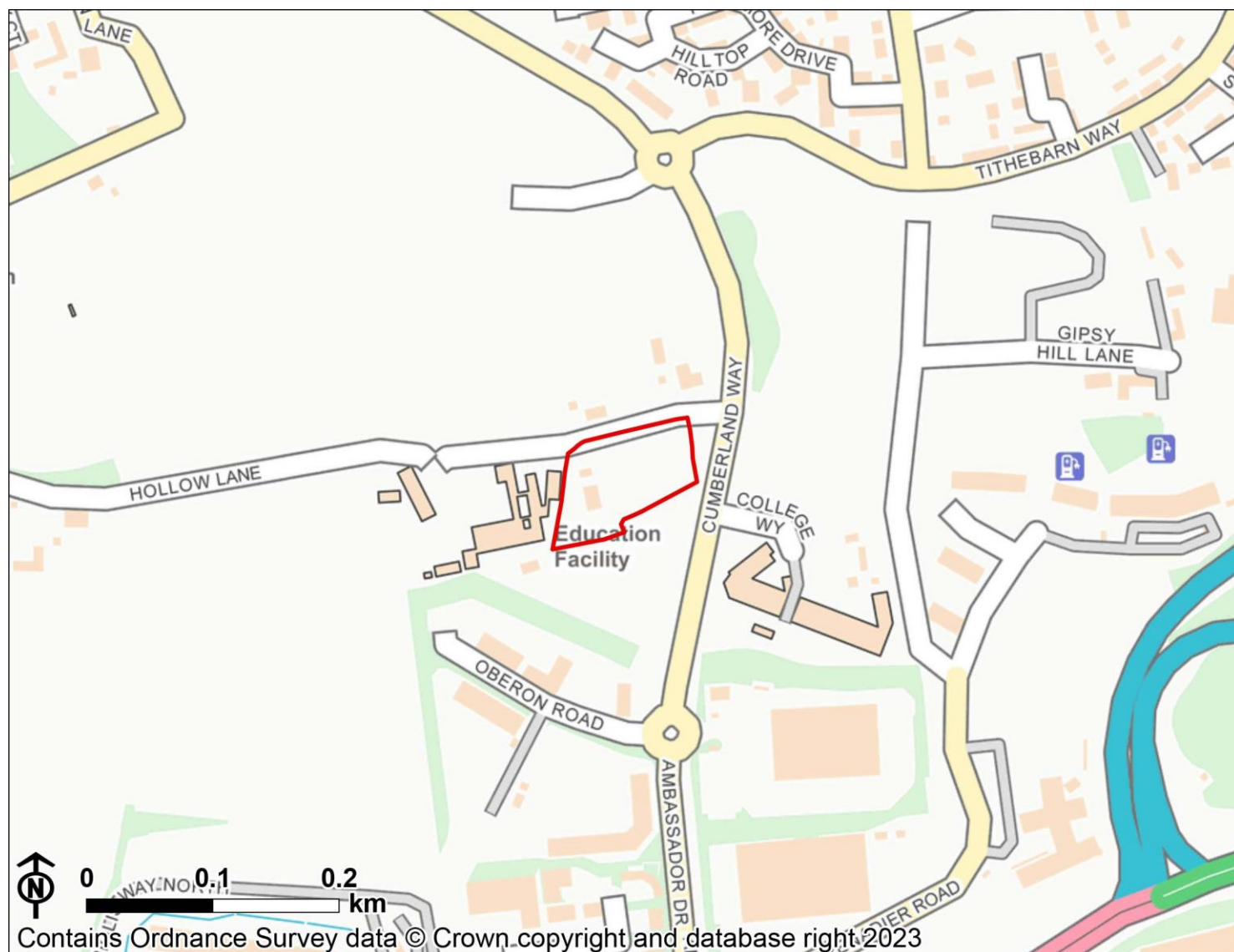
Significant negative (--)/Negligible (0)

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 108

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

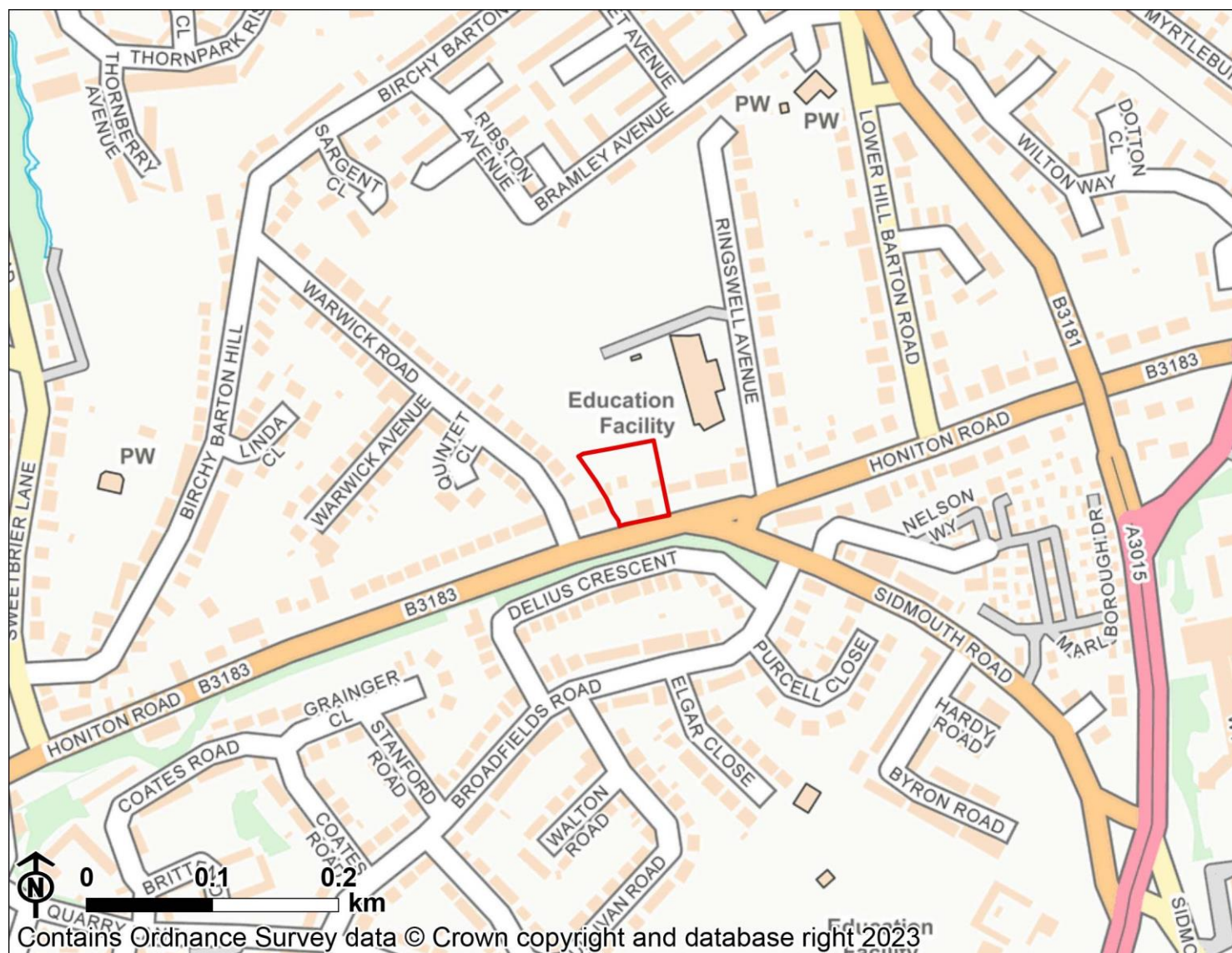
Significant negative (--)/Negligible (0)

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 110

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

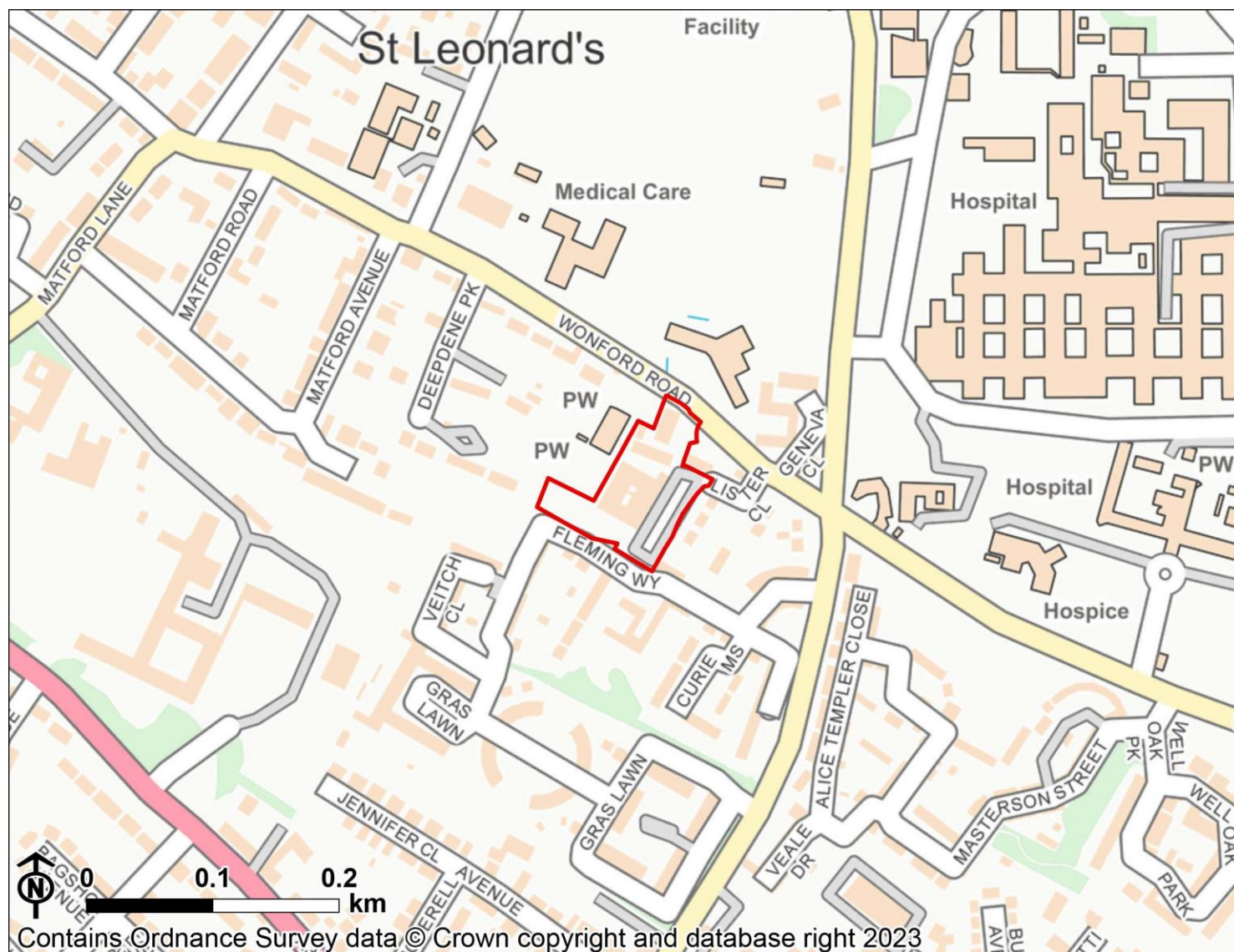
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 112

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 114

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

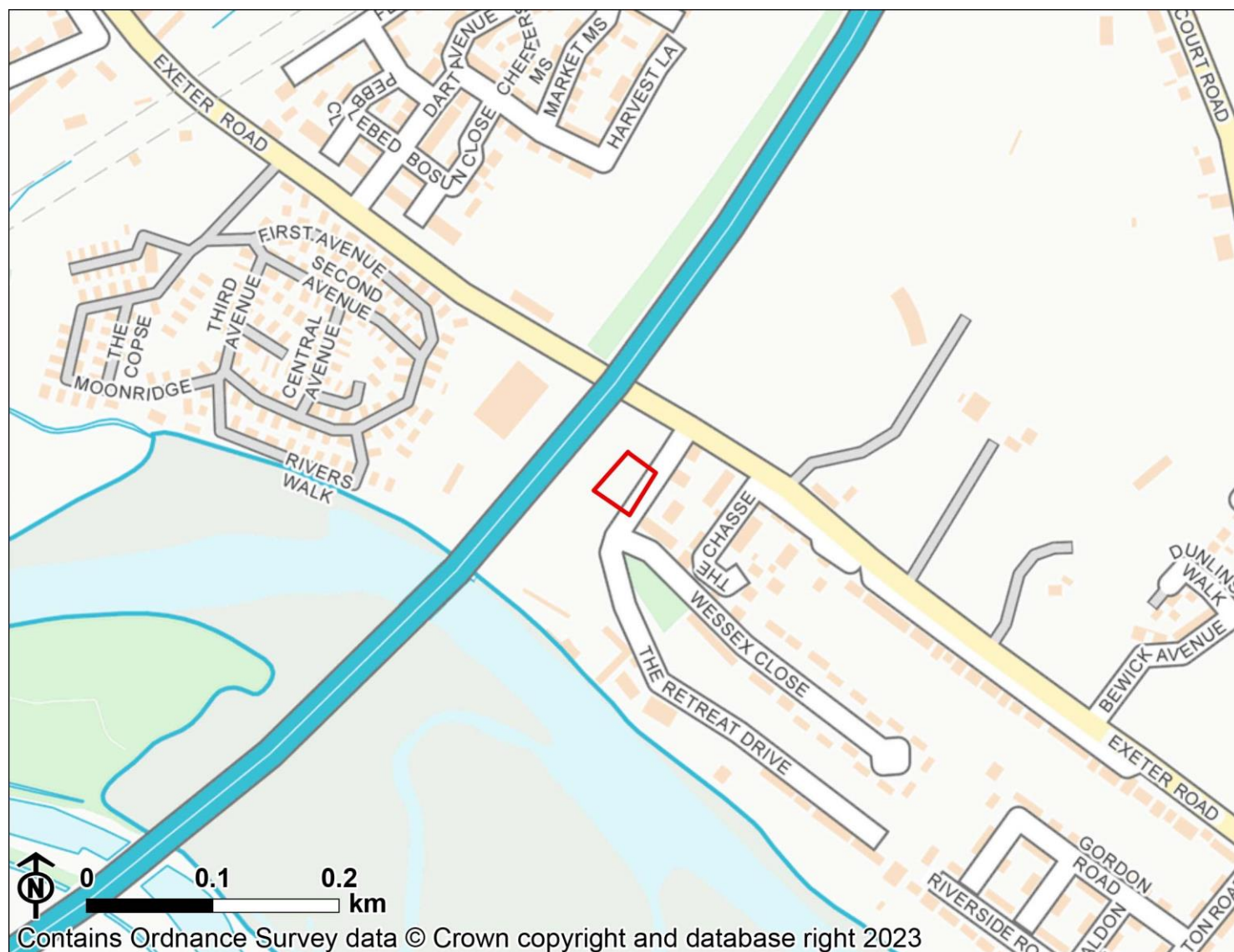
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 115

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 118

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

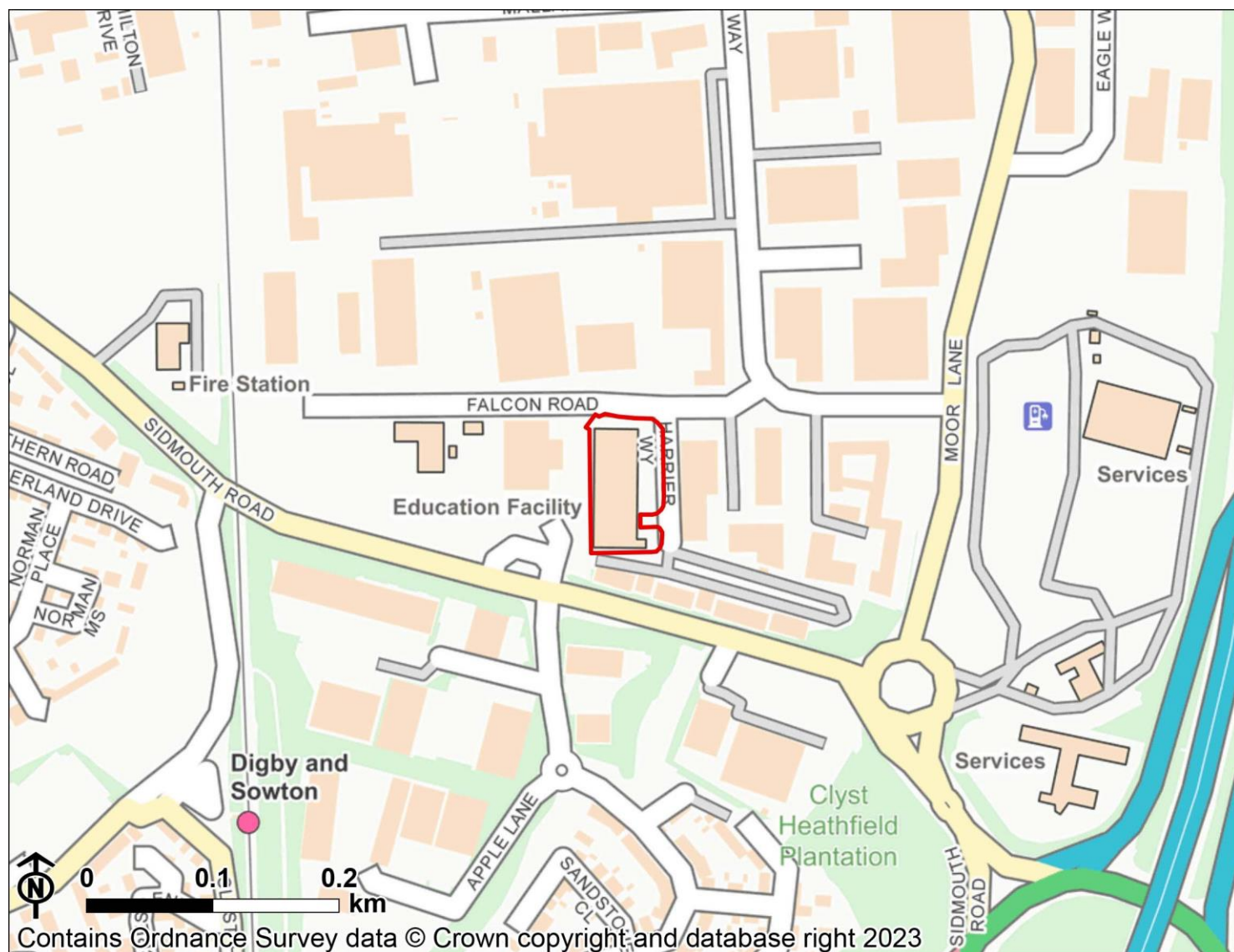
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 119

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

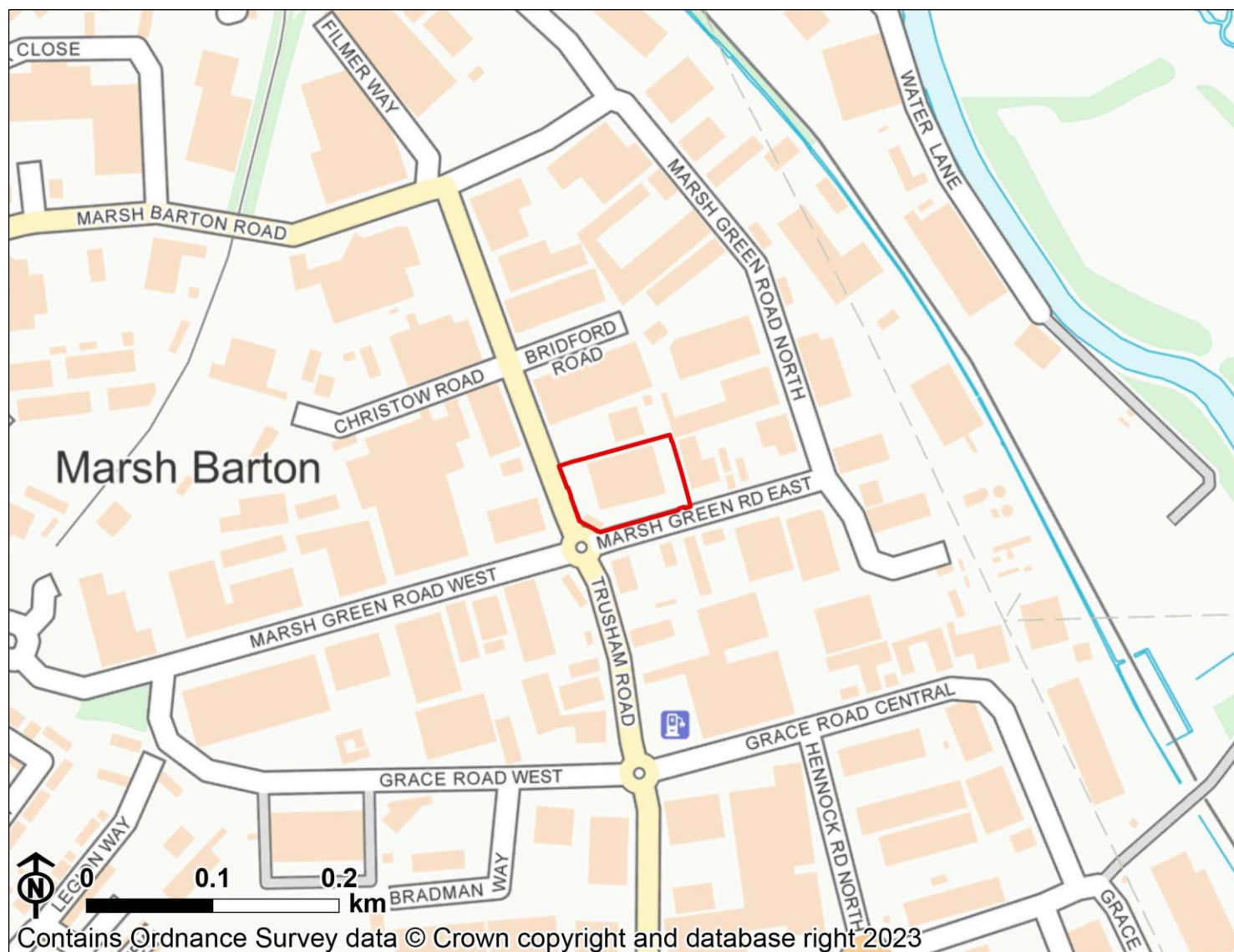
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 120

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

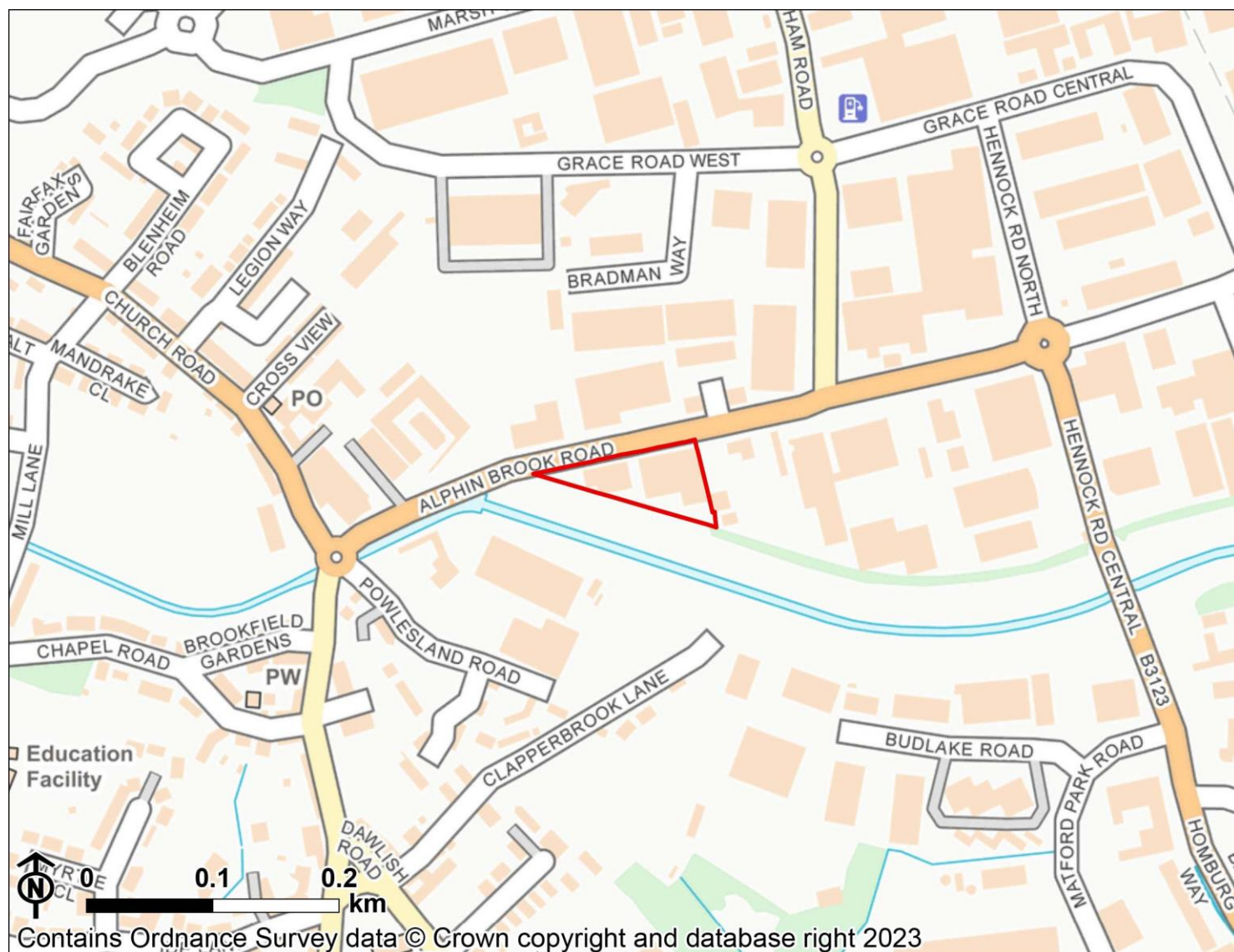
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 122

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

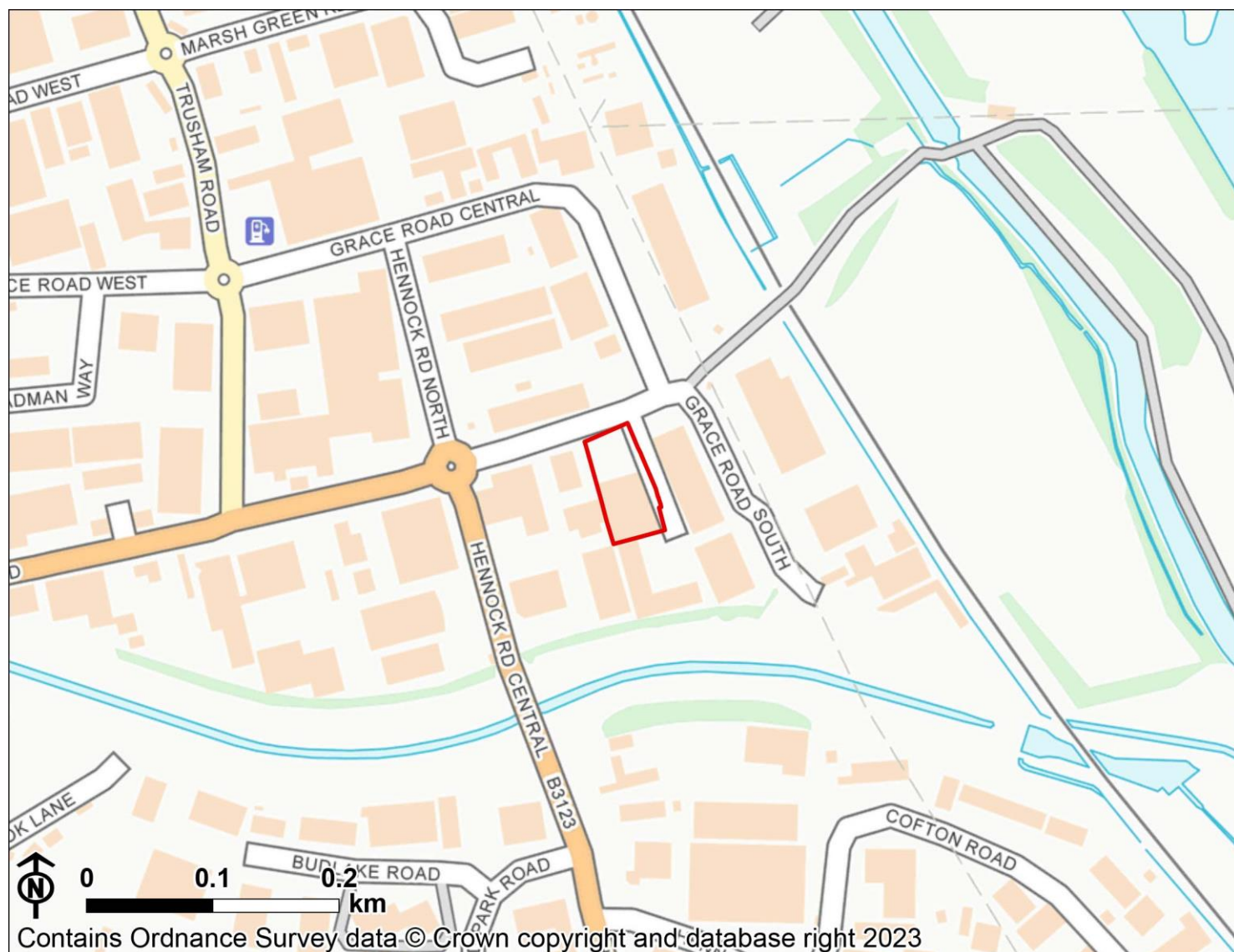
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 123

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

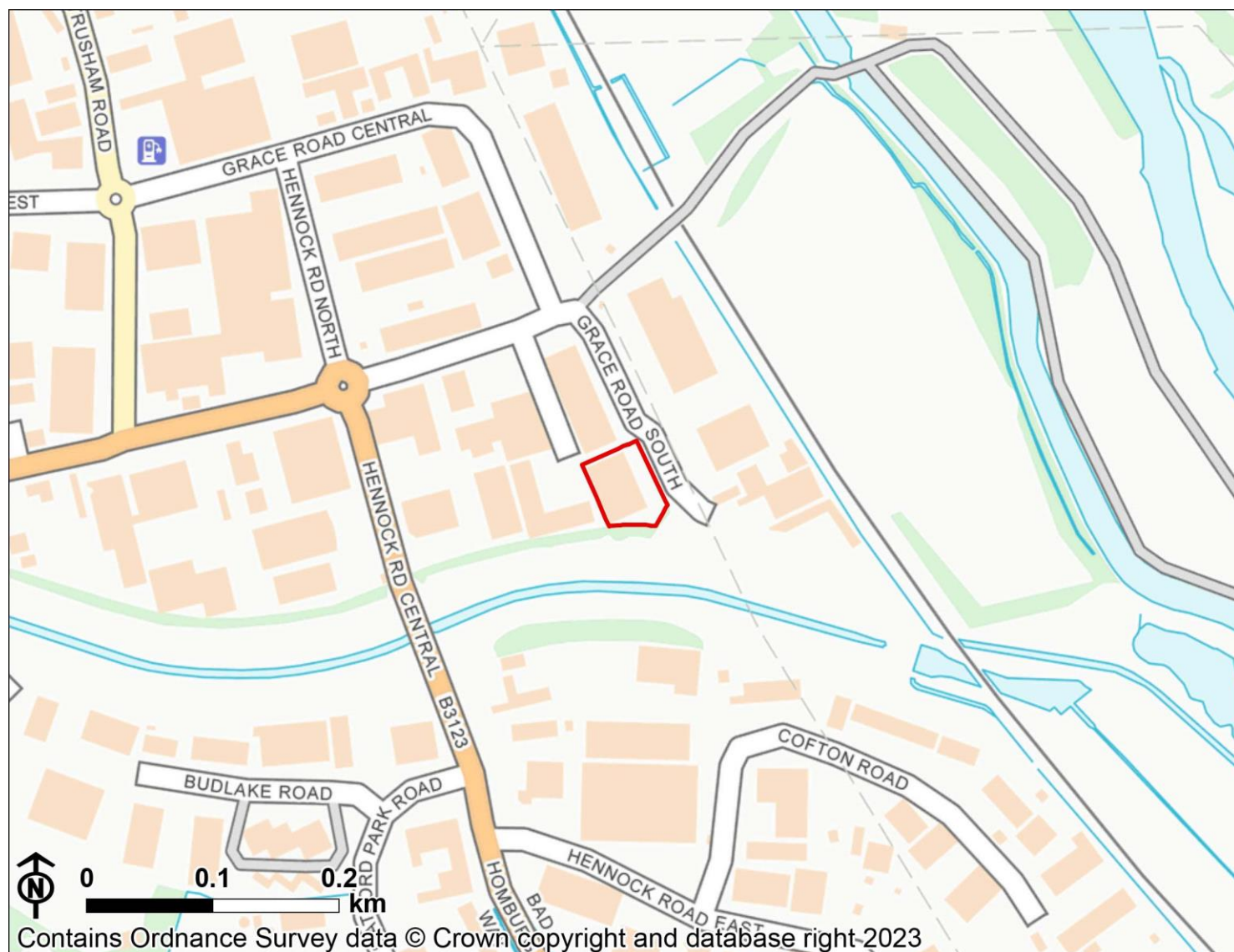
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 124

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

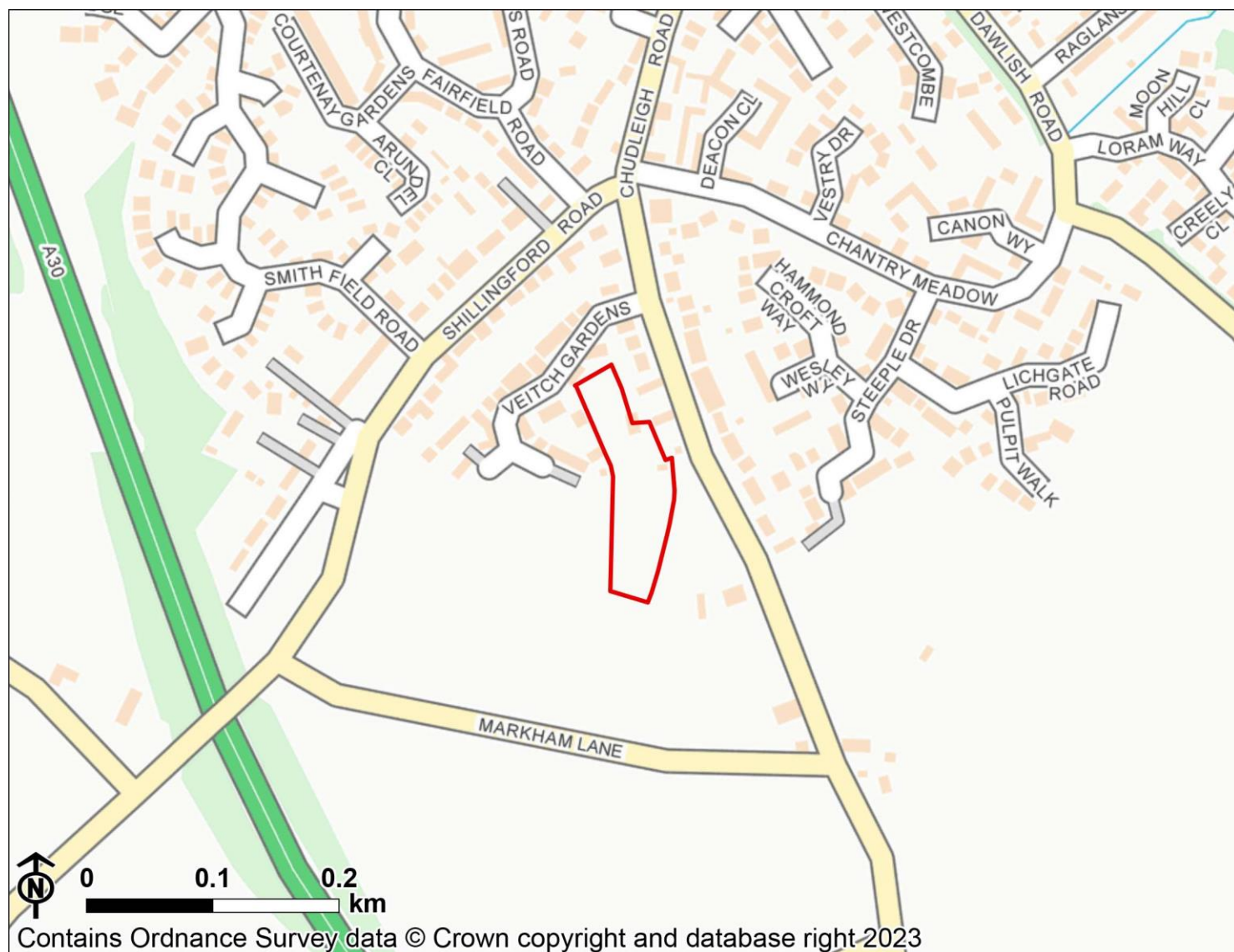
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 125

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

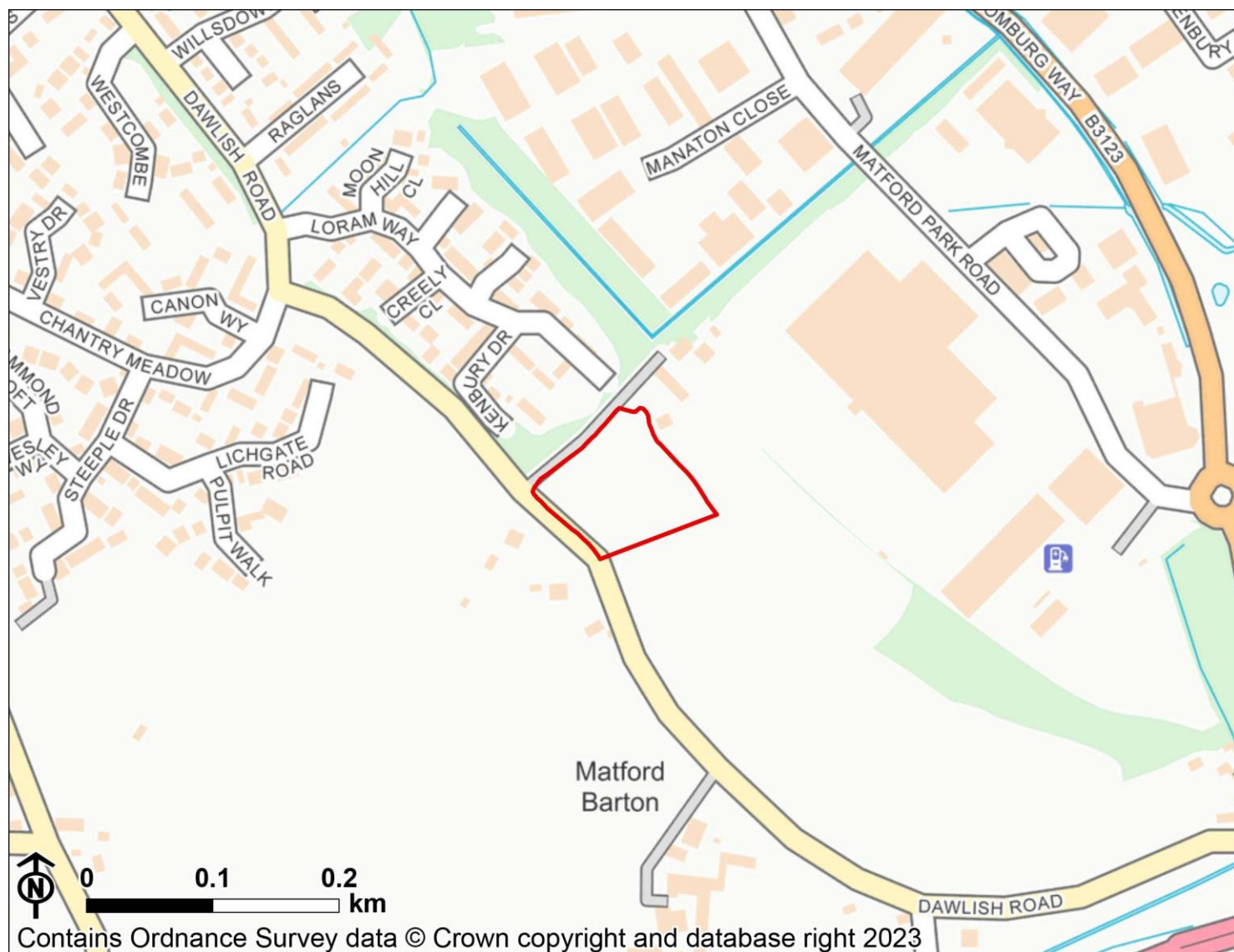
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 127

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

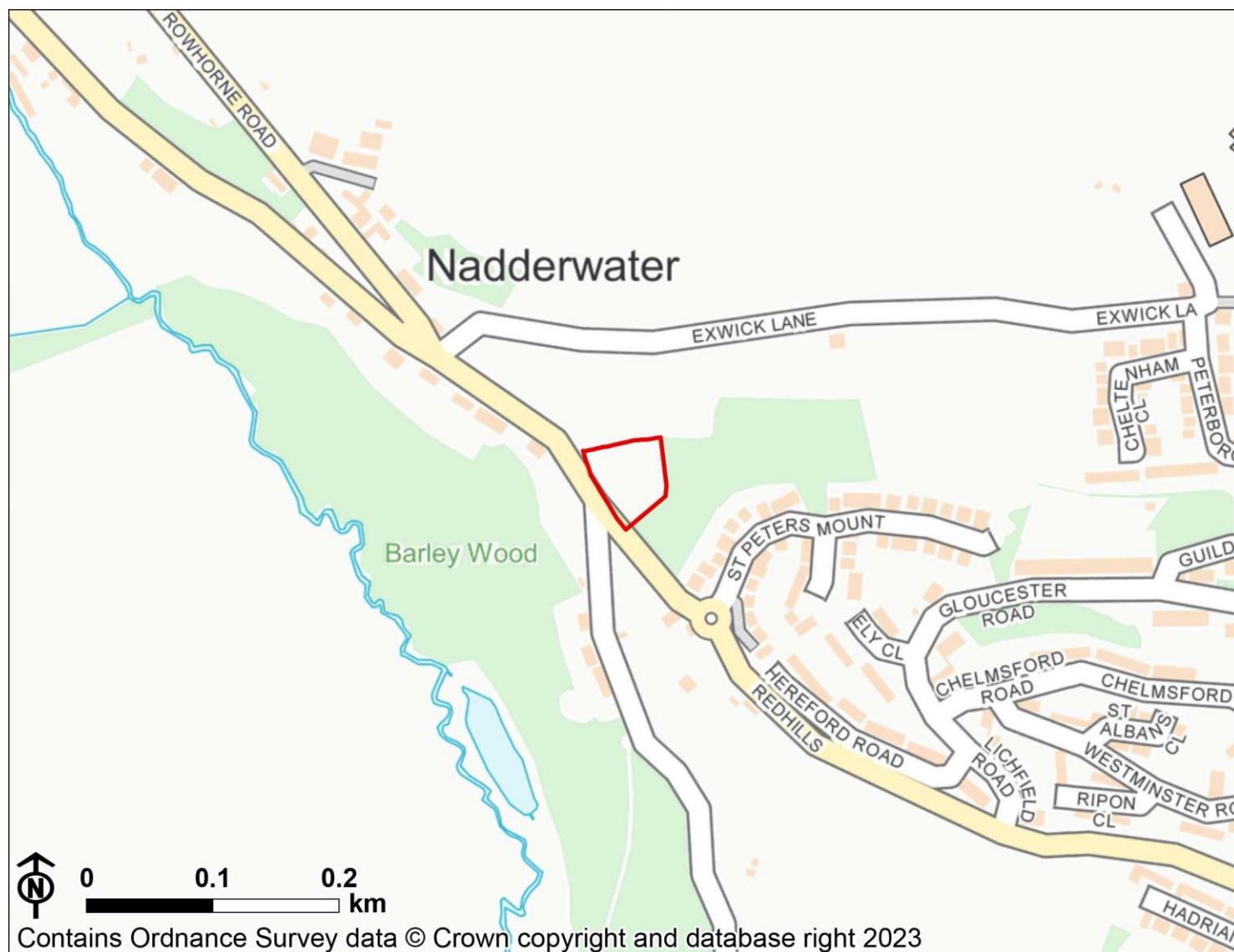
Significant negative (--)/Negligible (0)

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 129

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

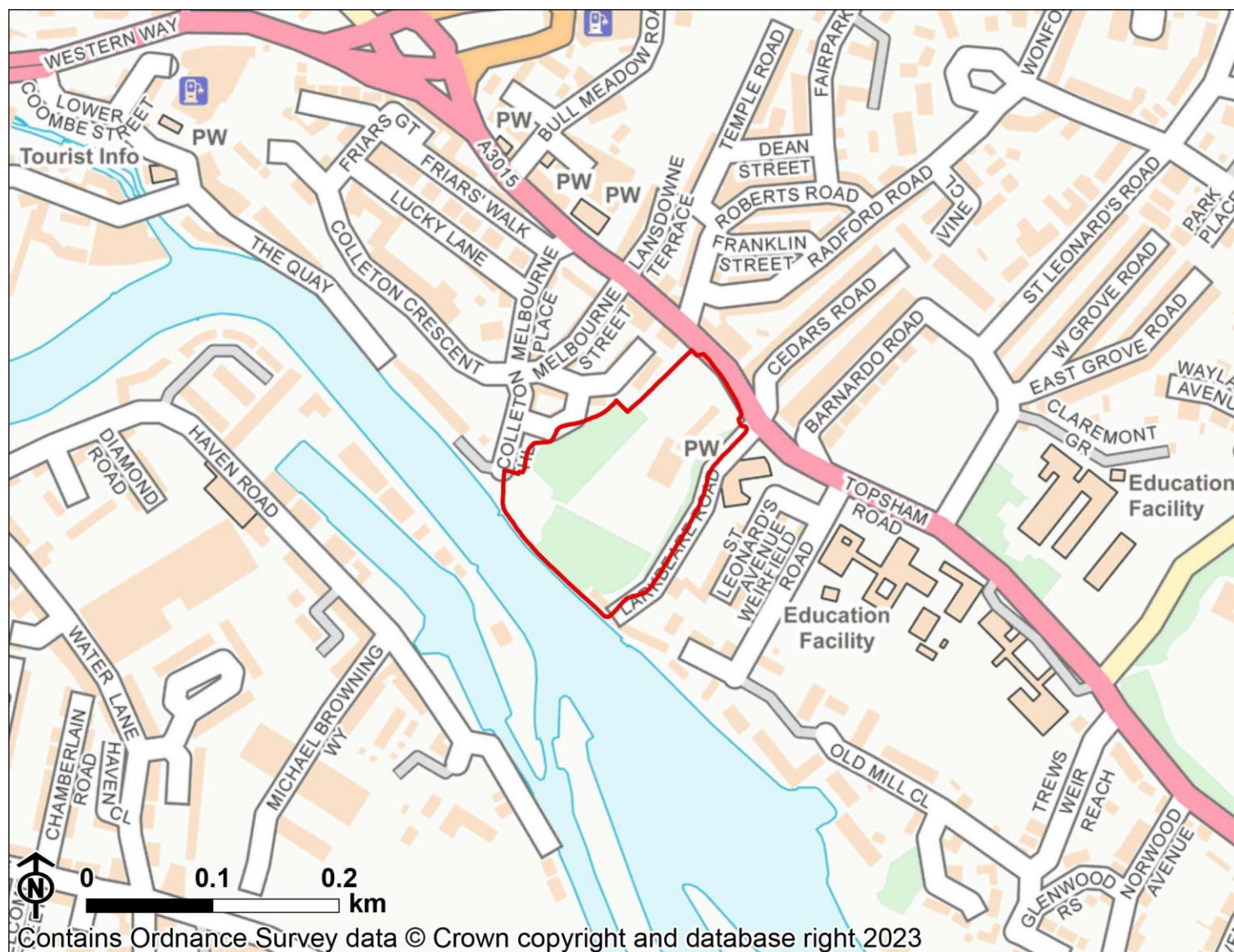
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 132

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

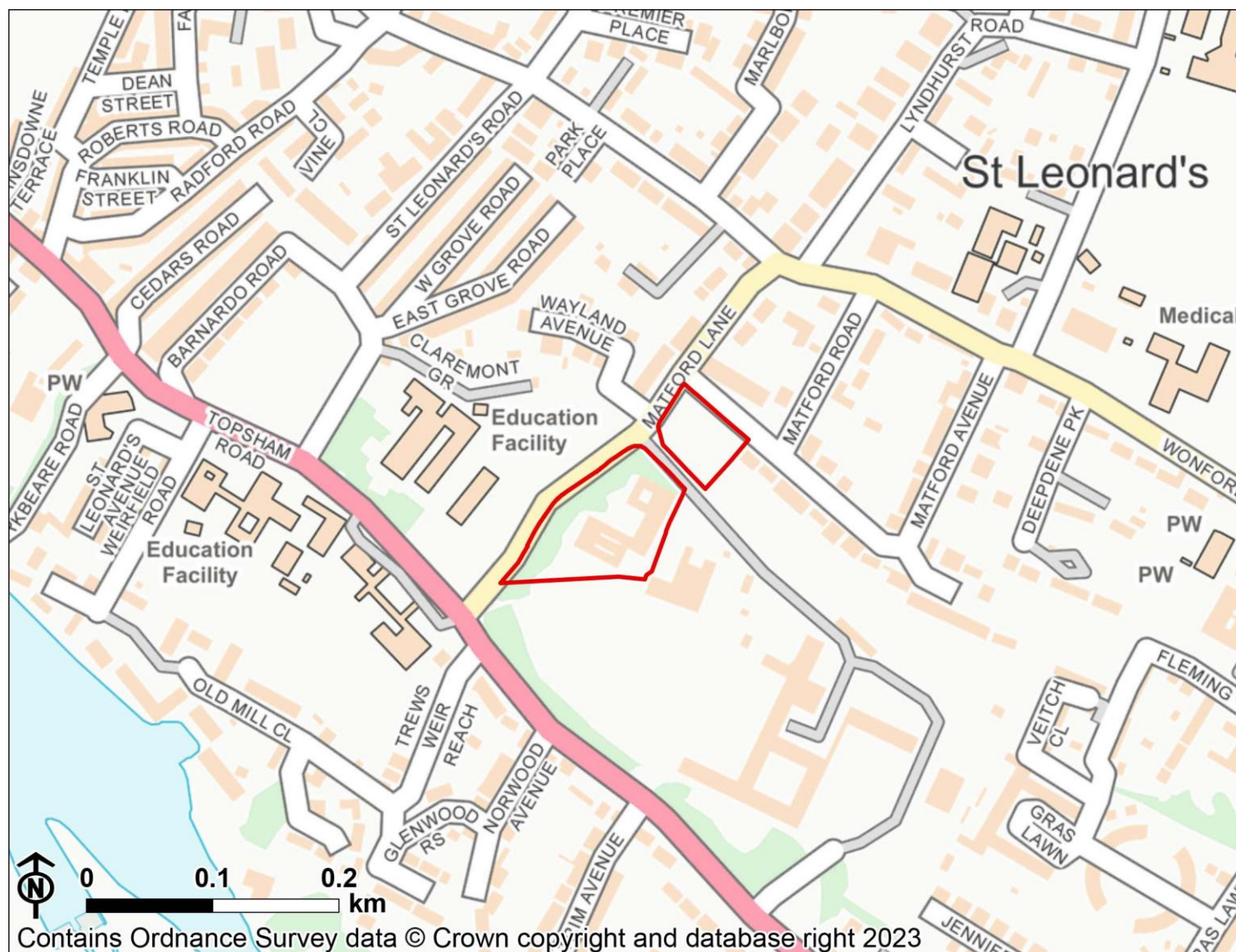
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 133

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

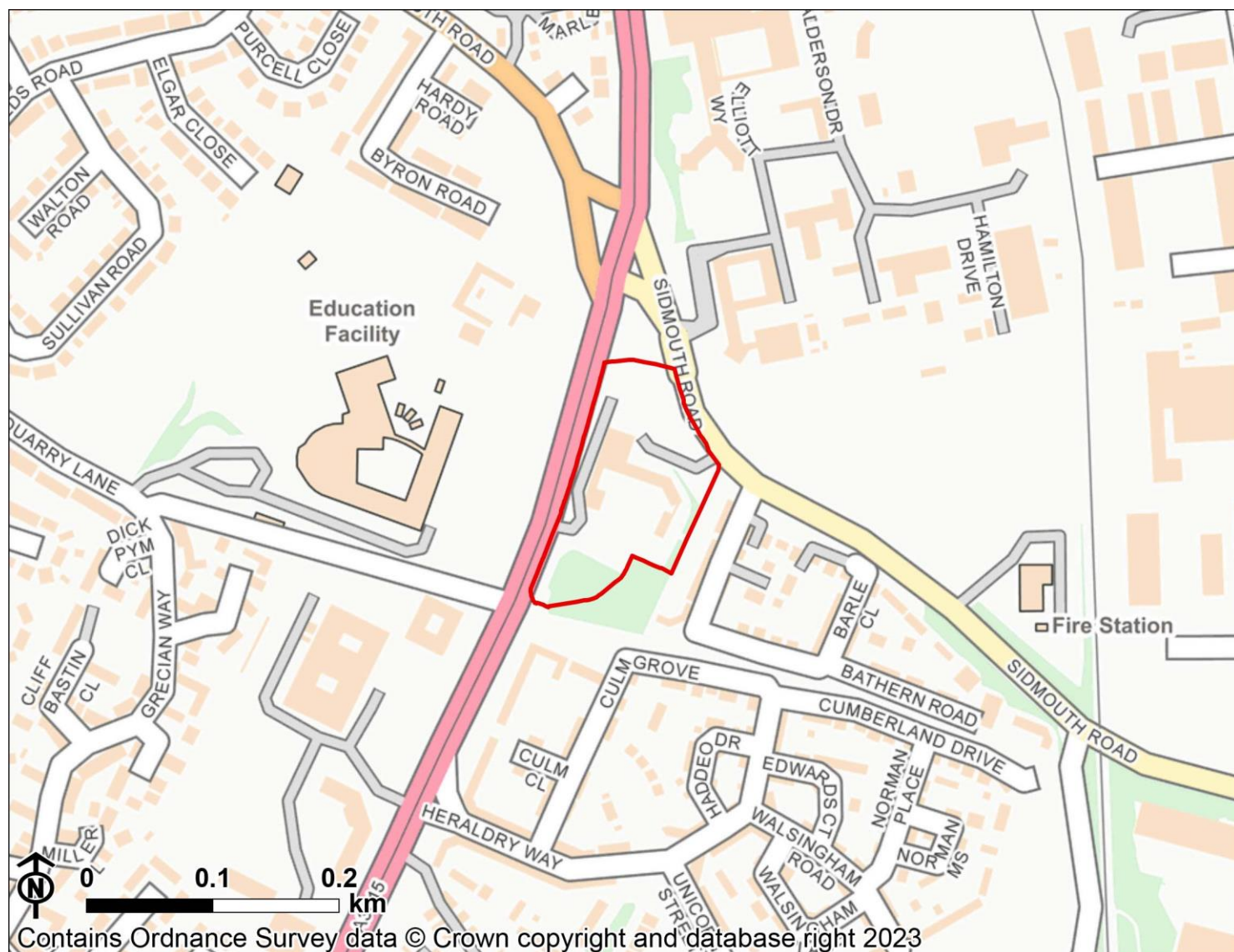
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 144

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

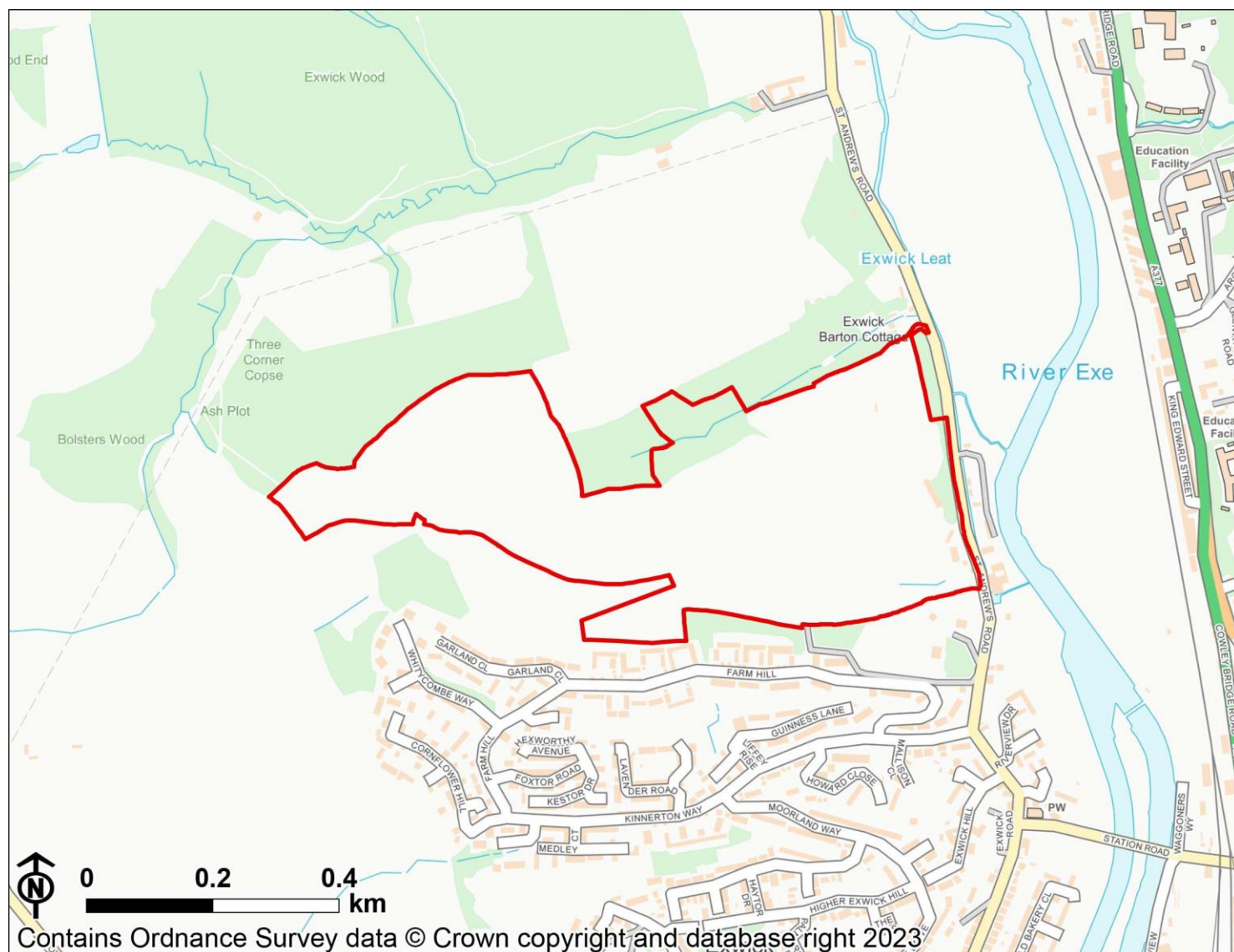
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 1

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

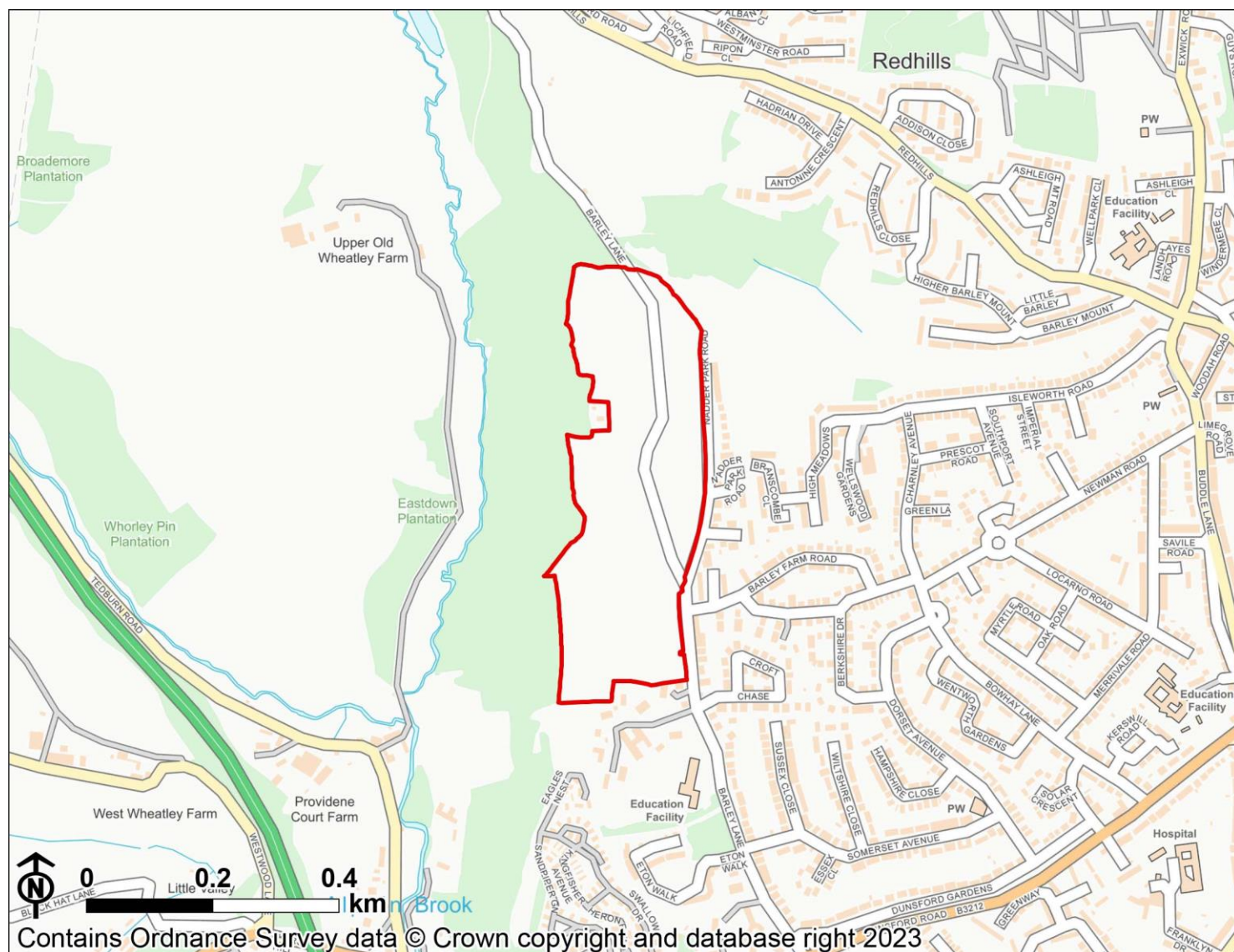
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 6

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

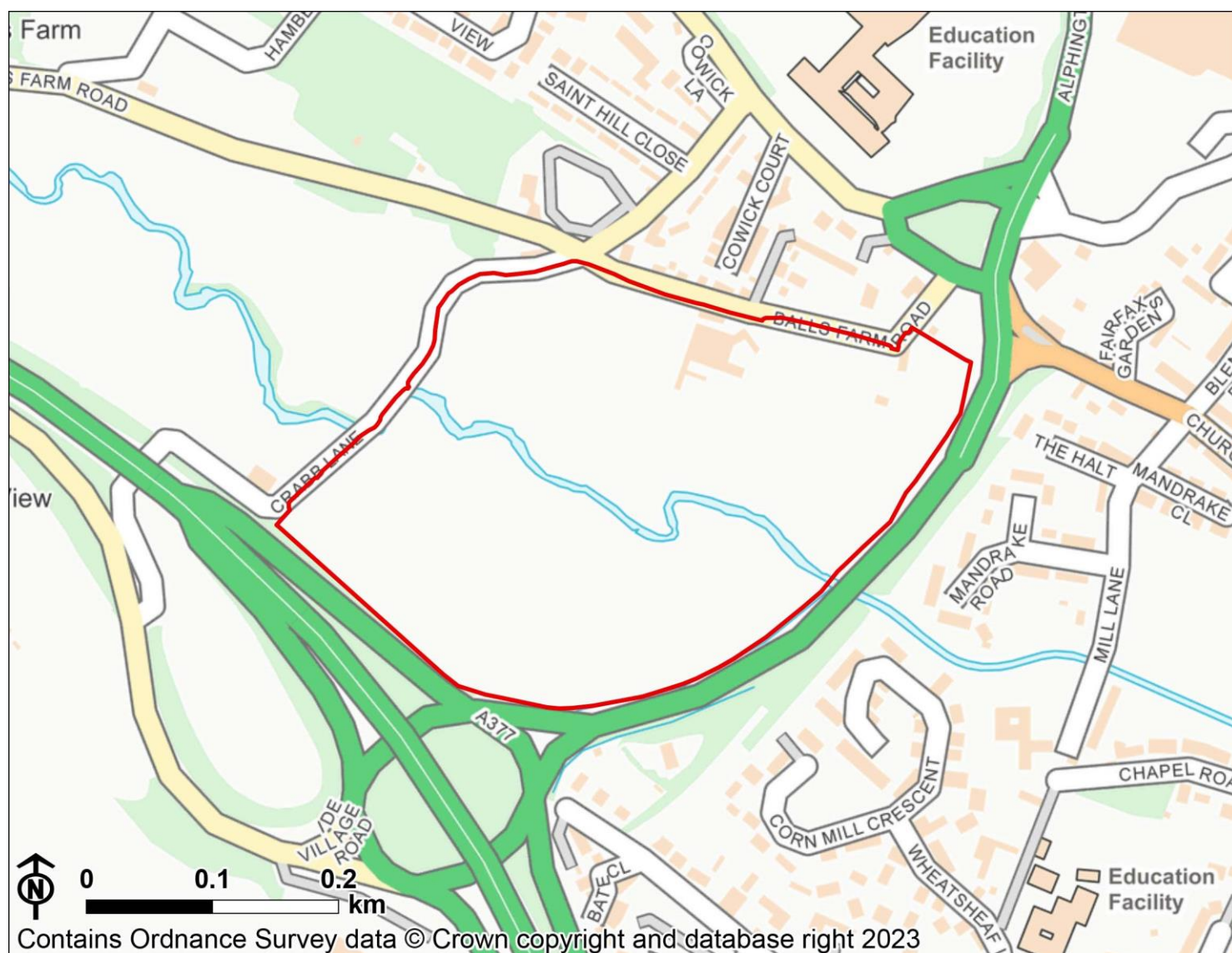
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 12

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

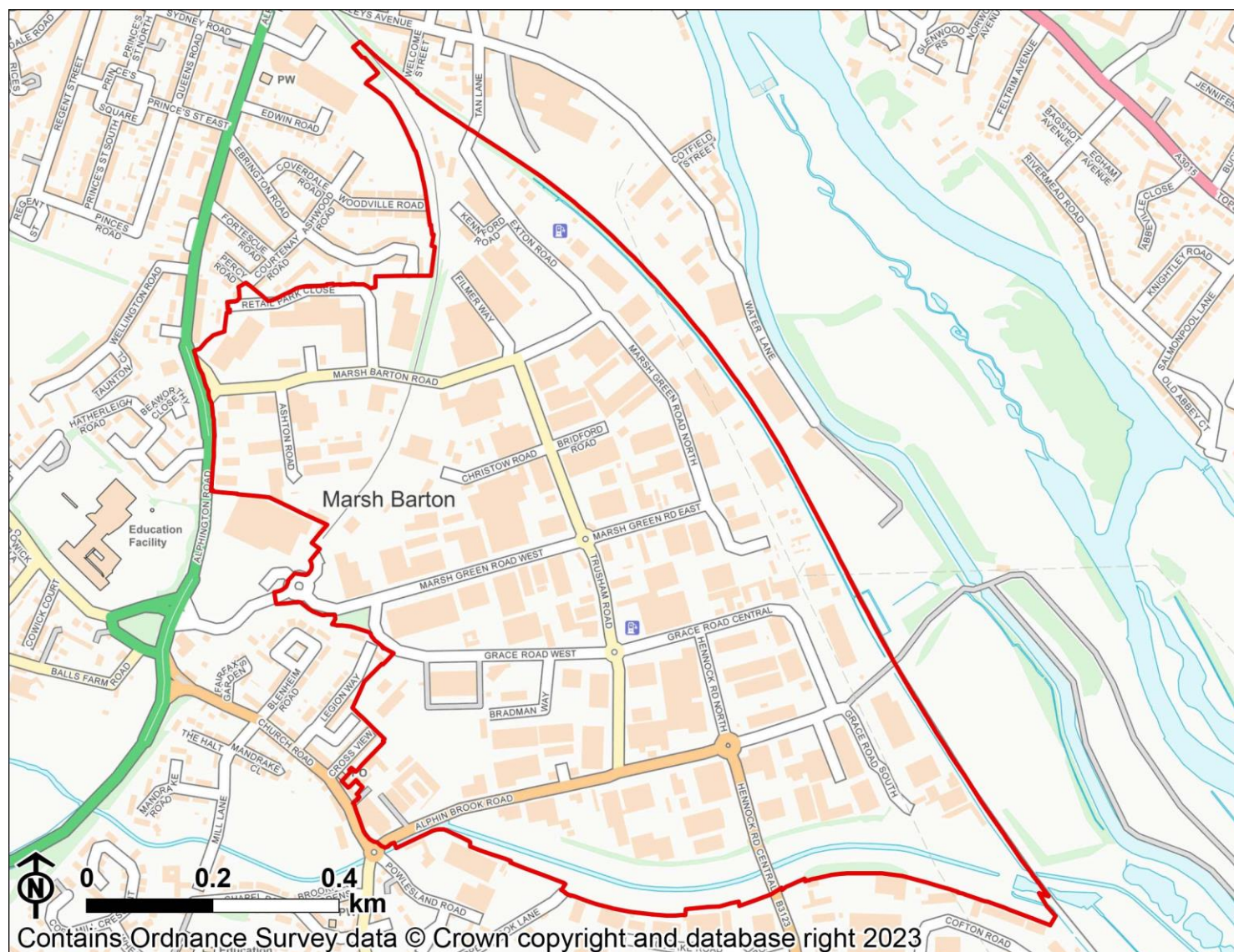
Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 14

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

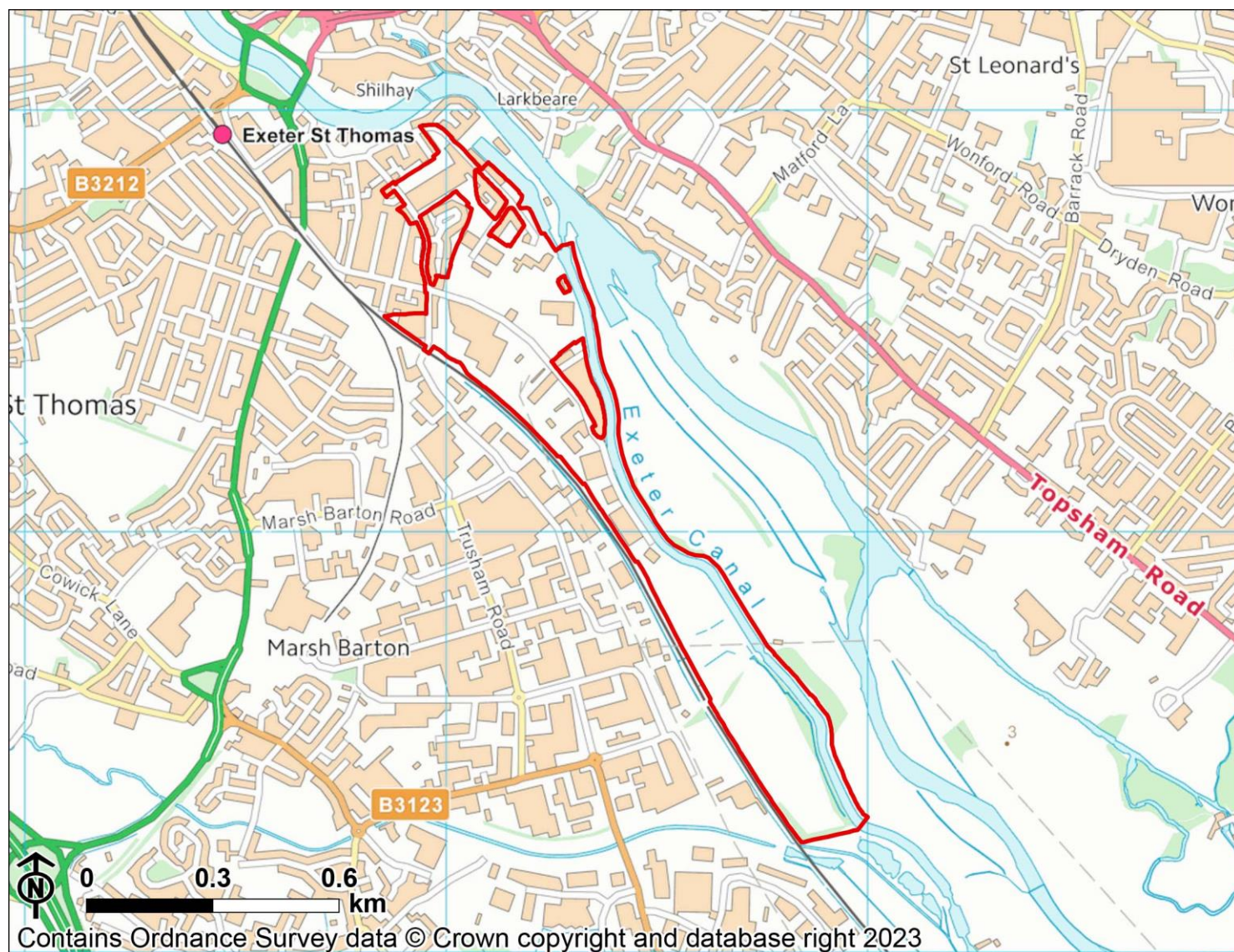
Significant positive (++)/Uncertain minor negative (-?)

The site is located on brownfield land.

The site is within a Minerals Safeguarding Area.

Site 15

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

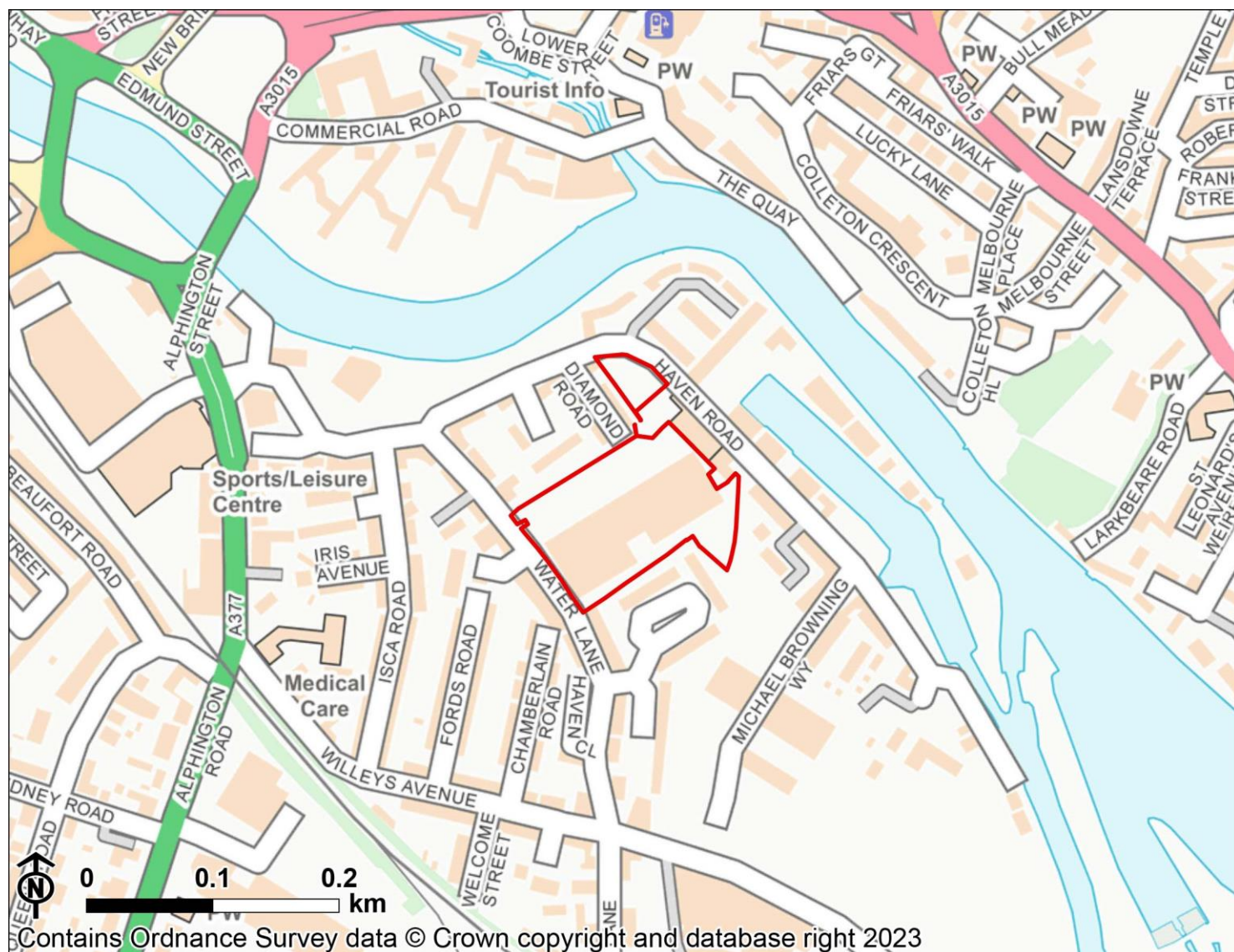
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 16

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

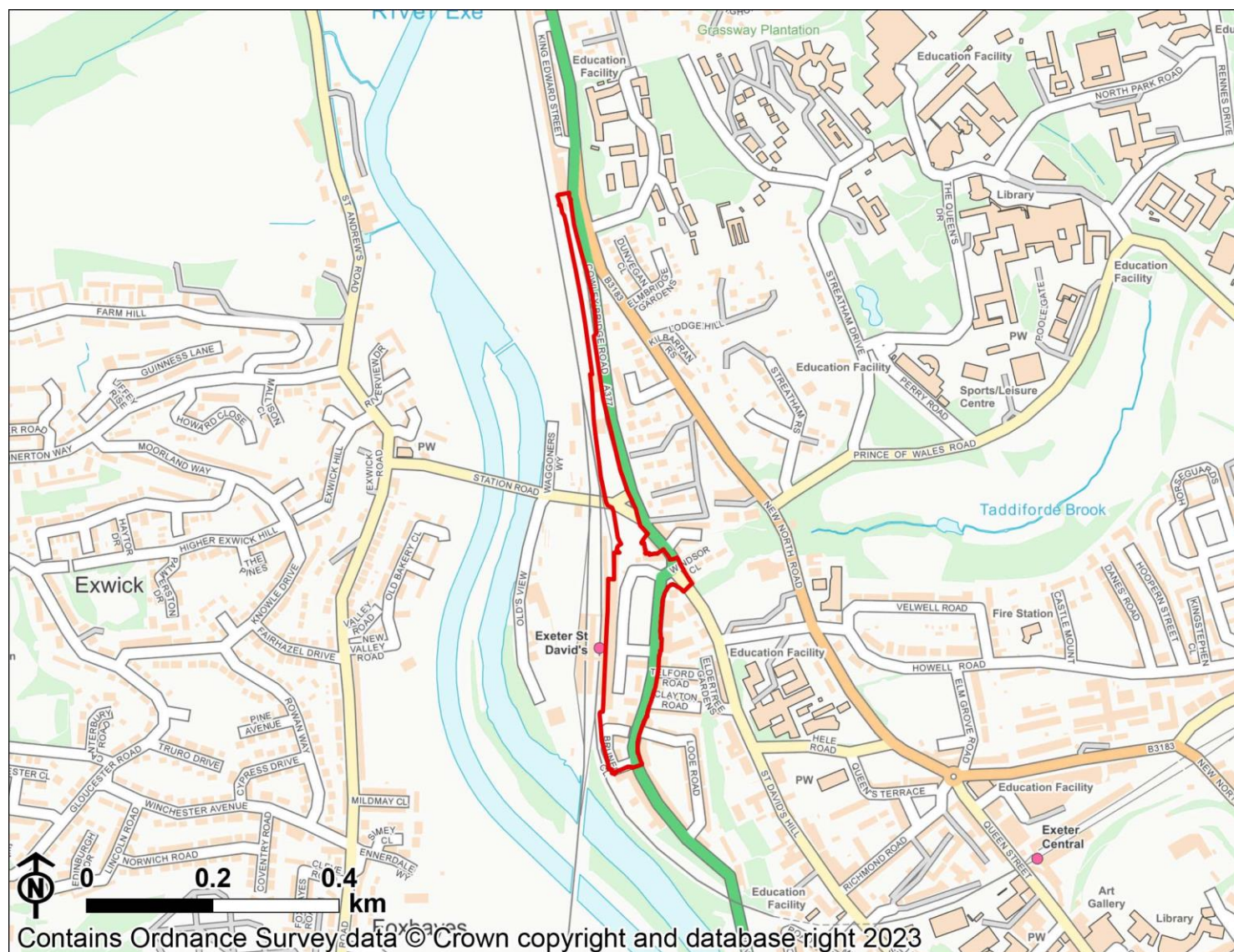
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 22

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

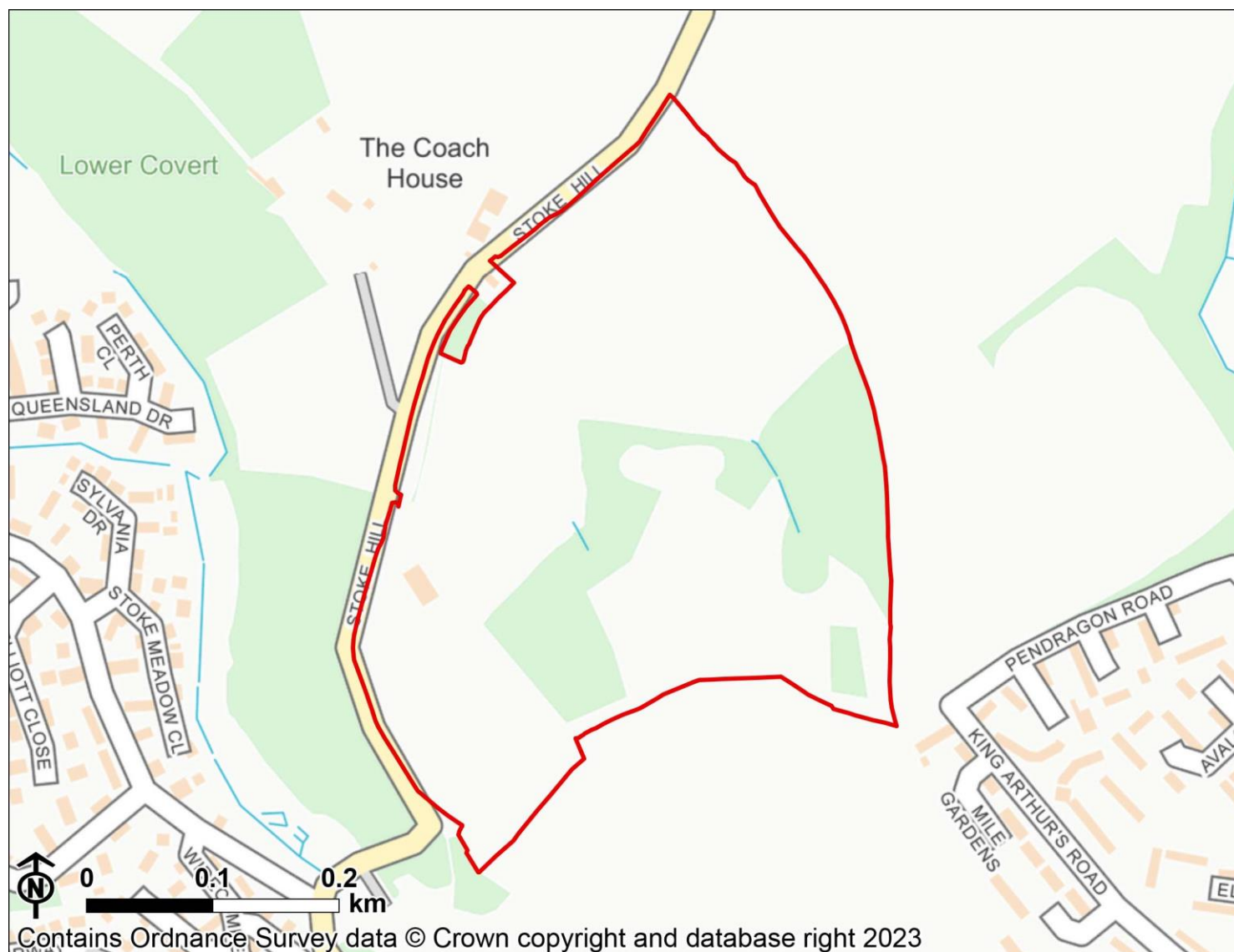
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 28

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

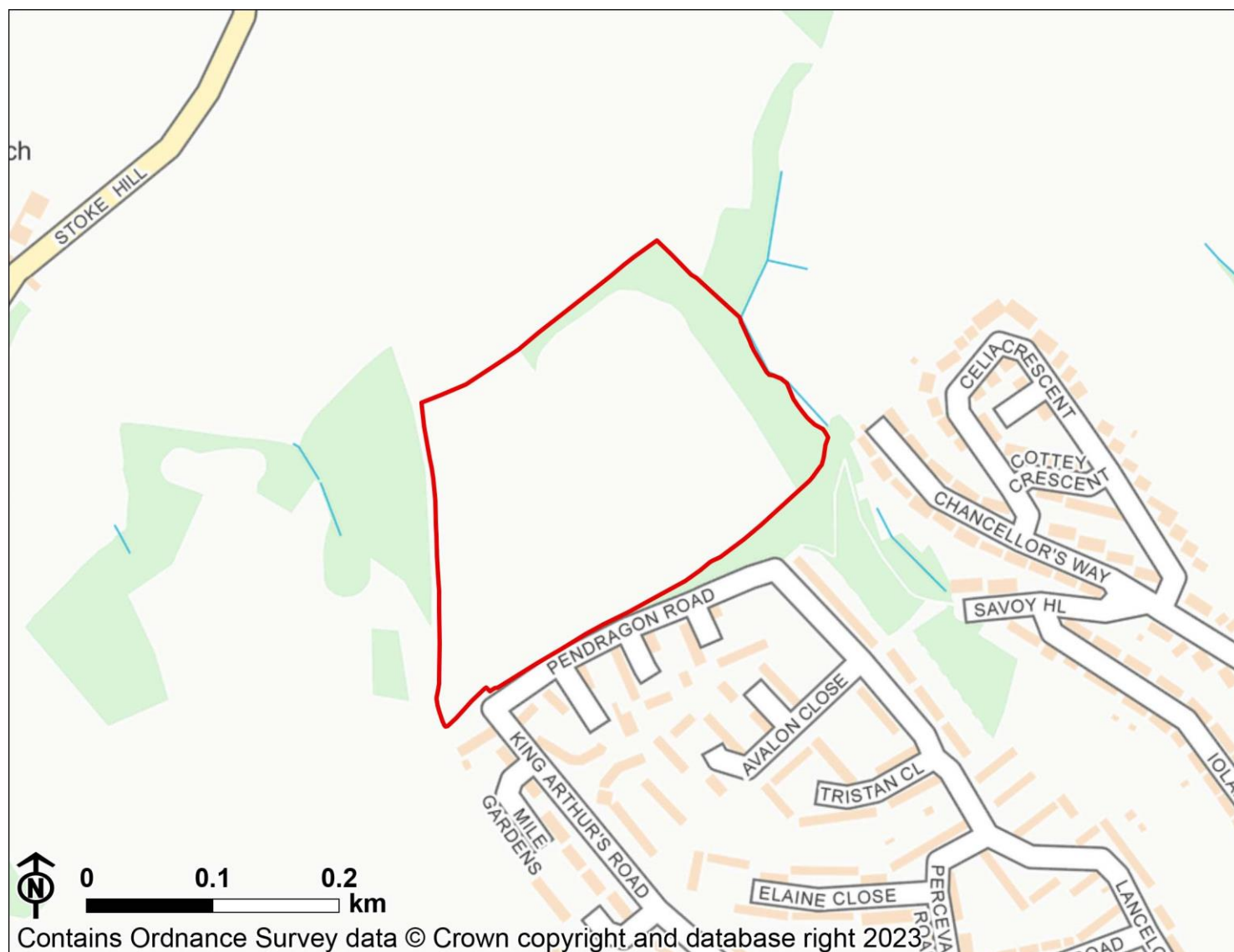
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 29

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

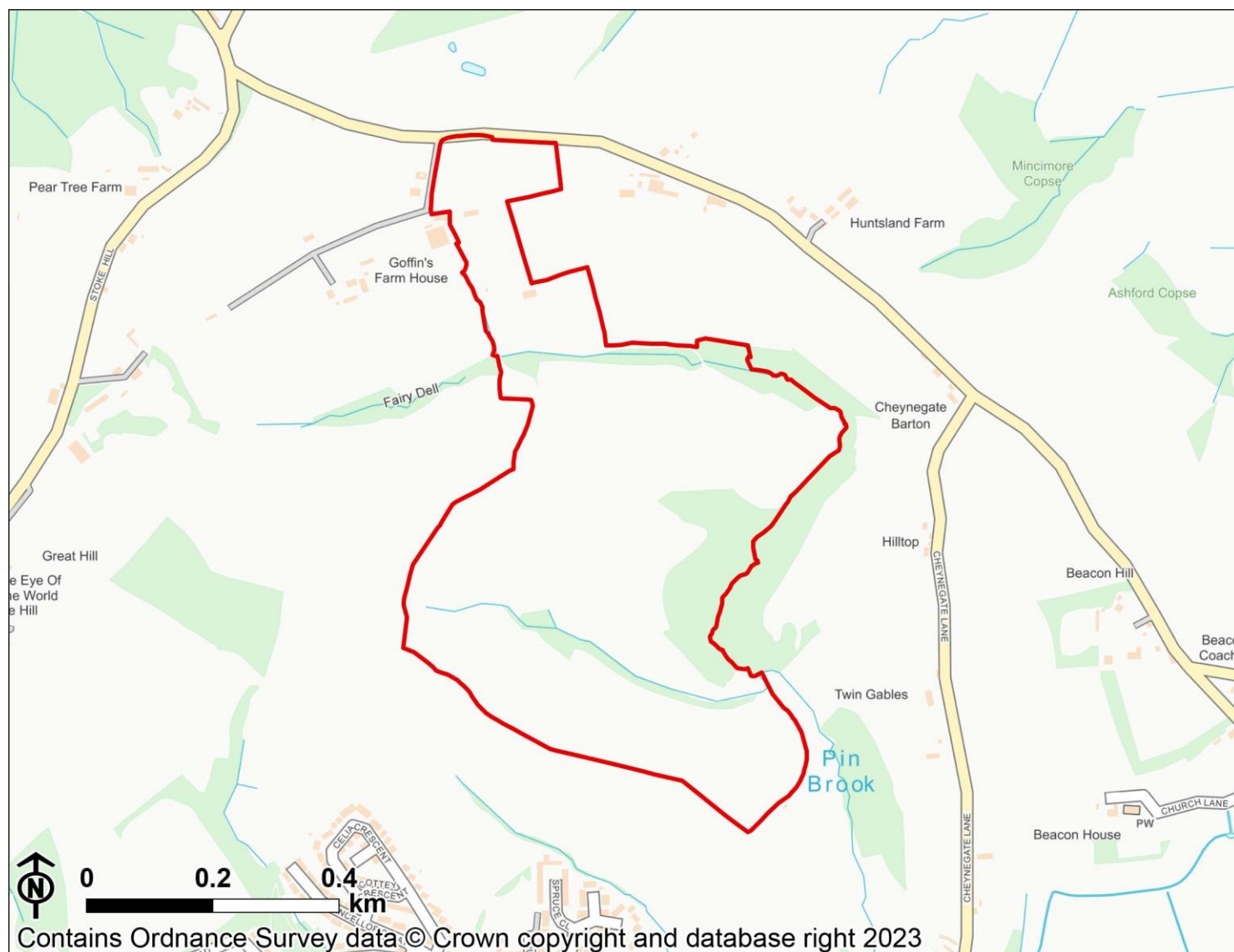
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 34

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

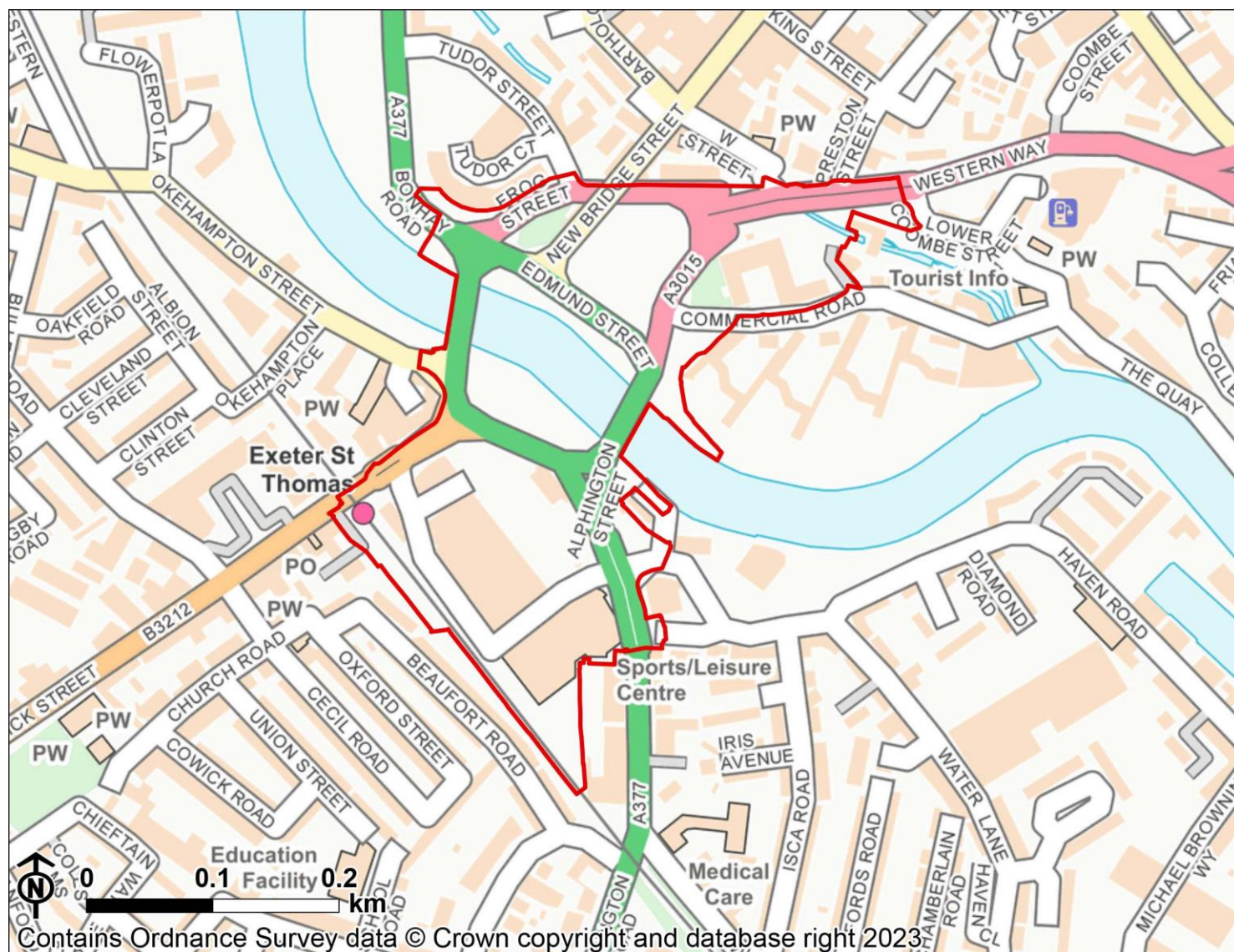
Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 39

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

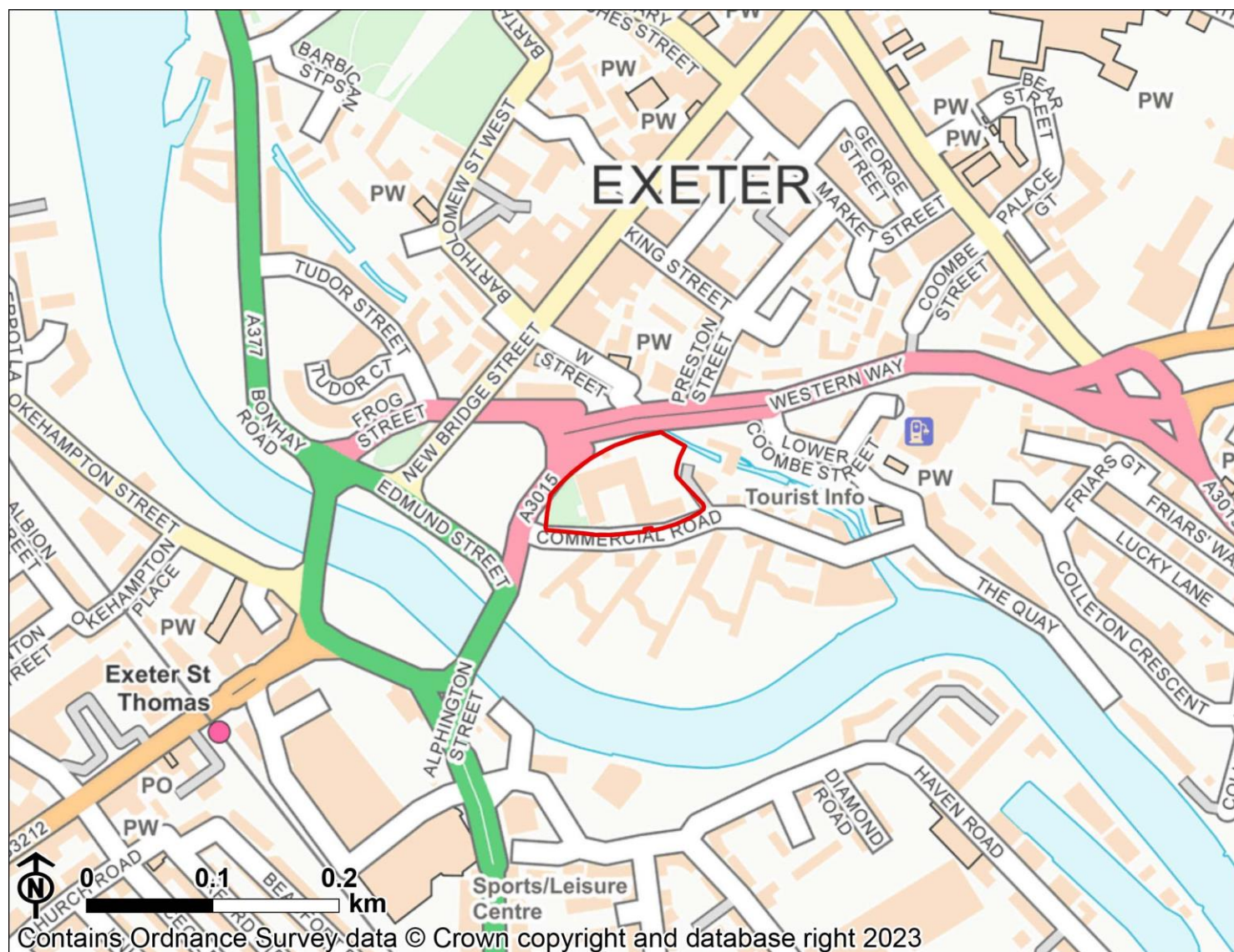
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 40

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

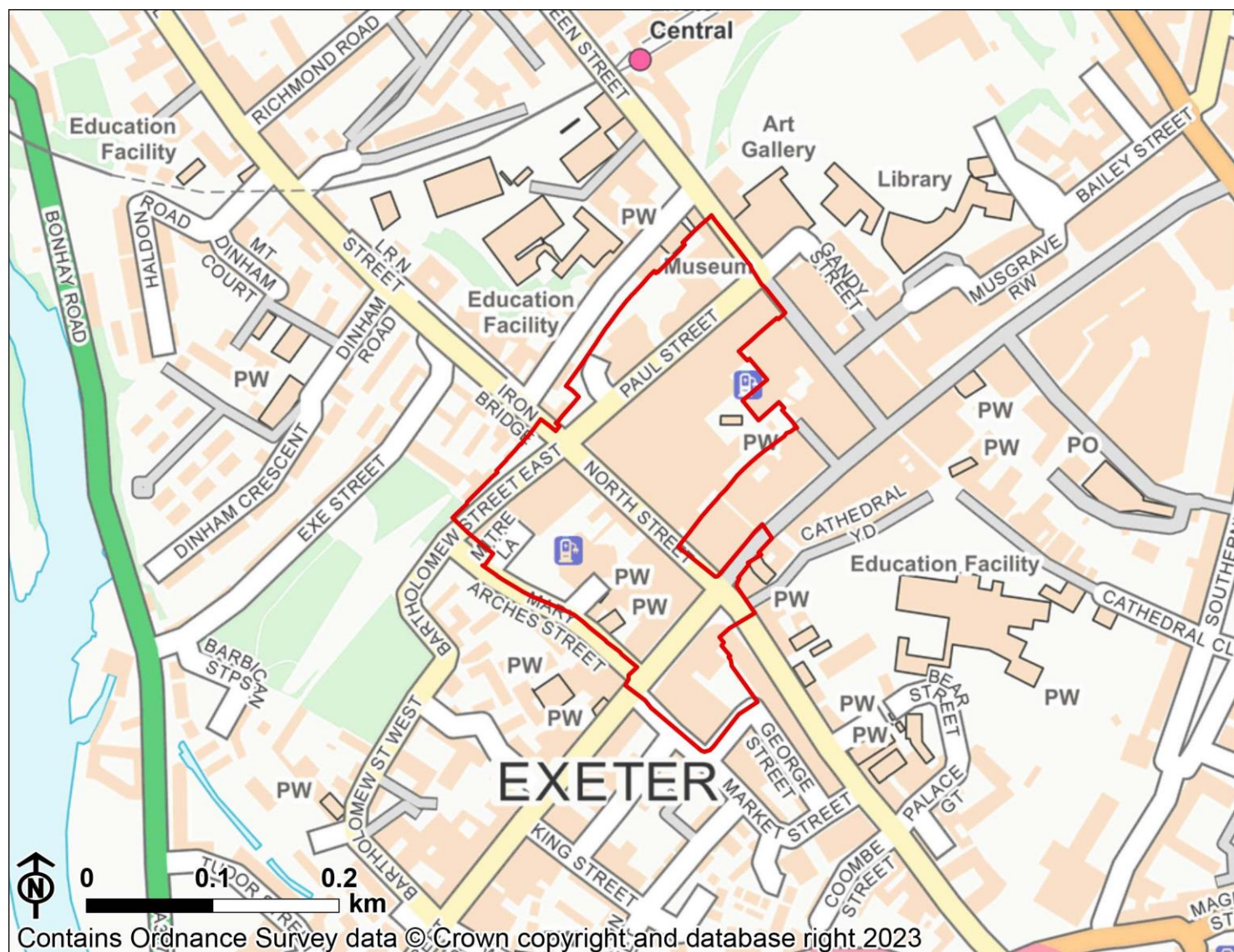
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 42

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

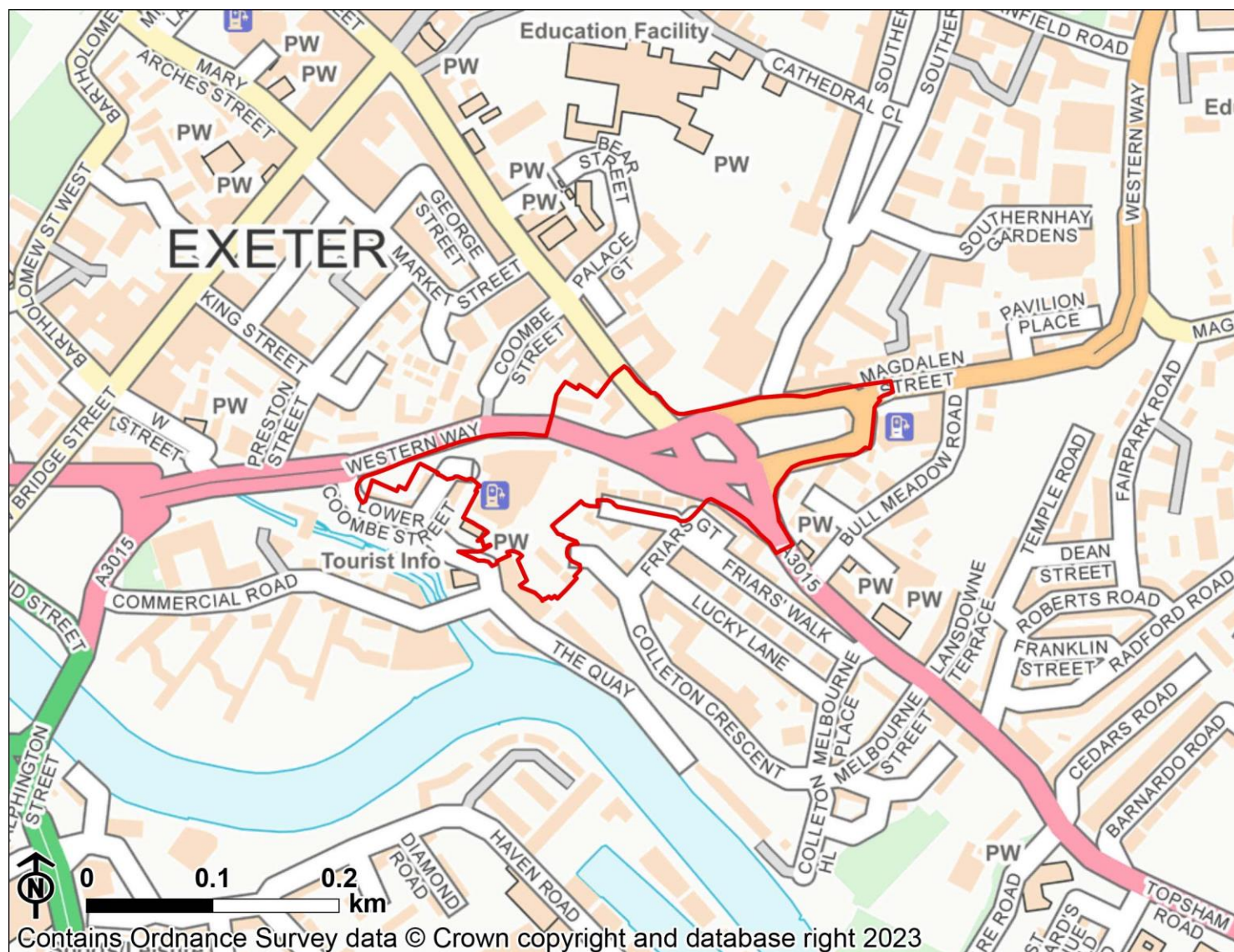
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 46

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

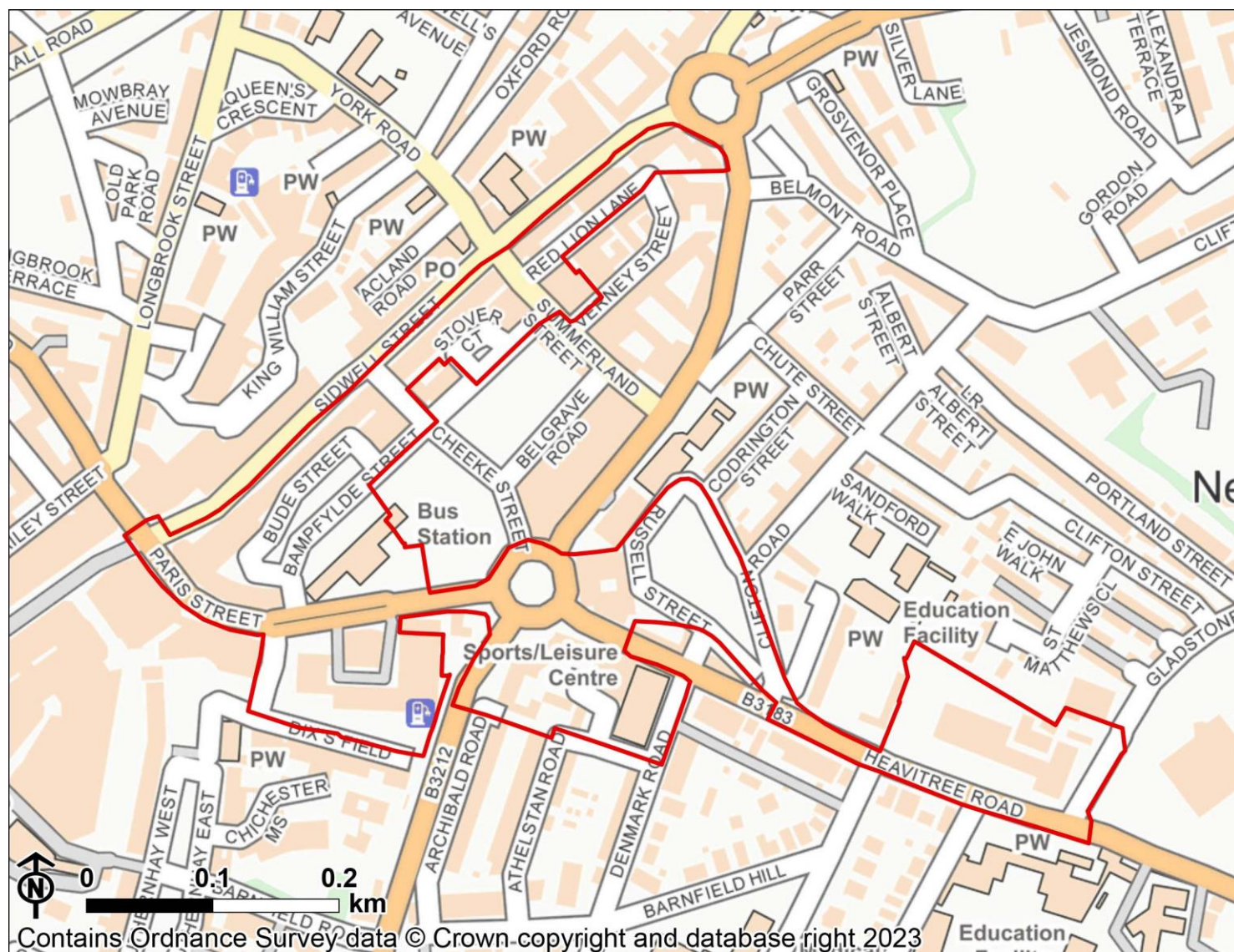
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 52

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

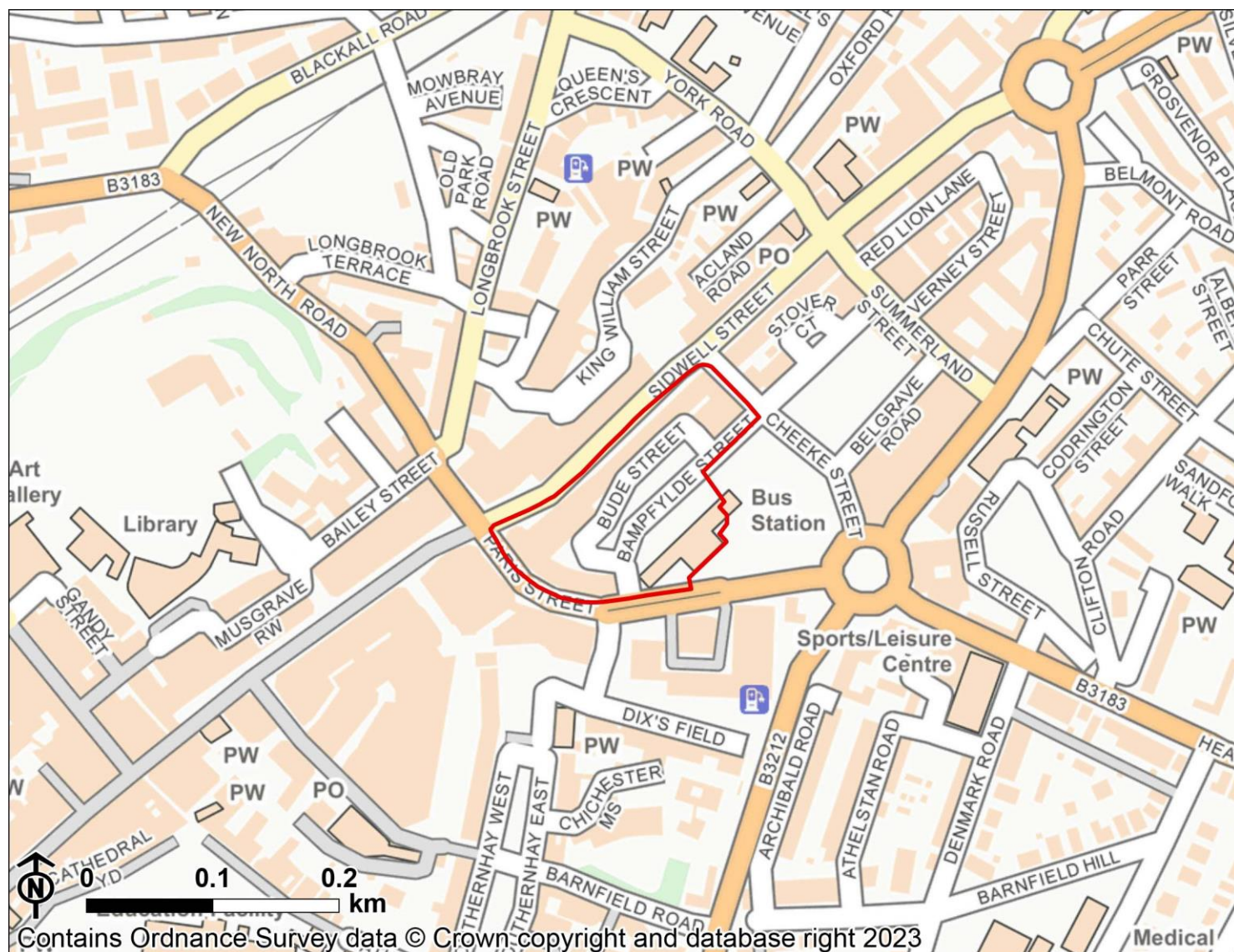
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 53

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

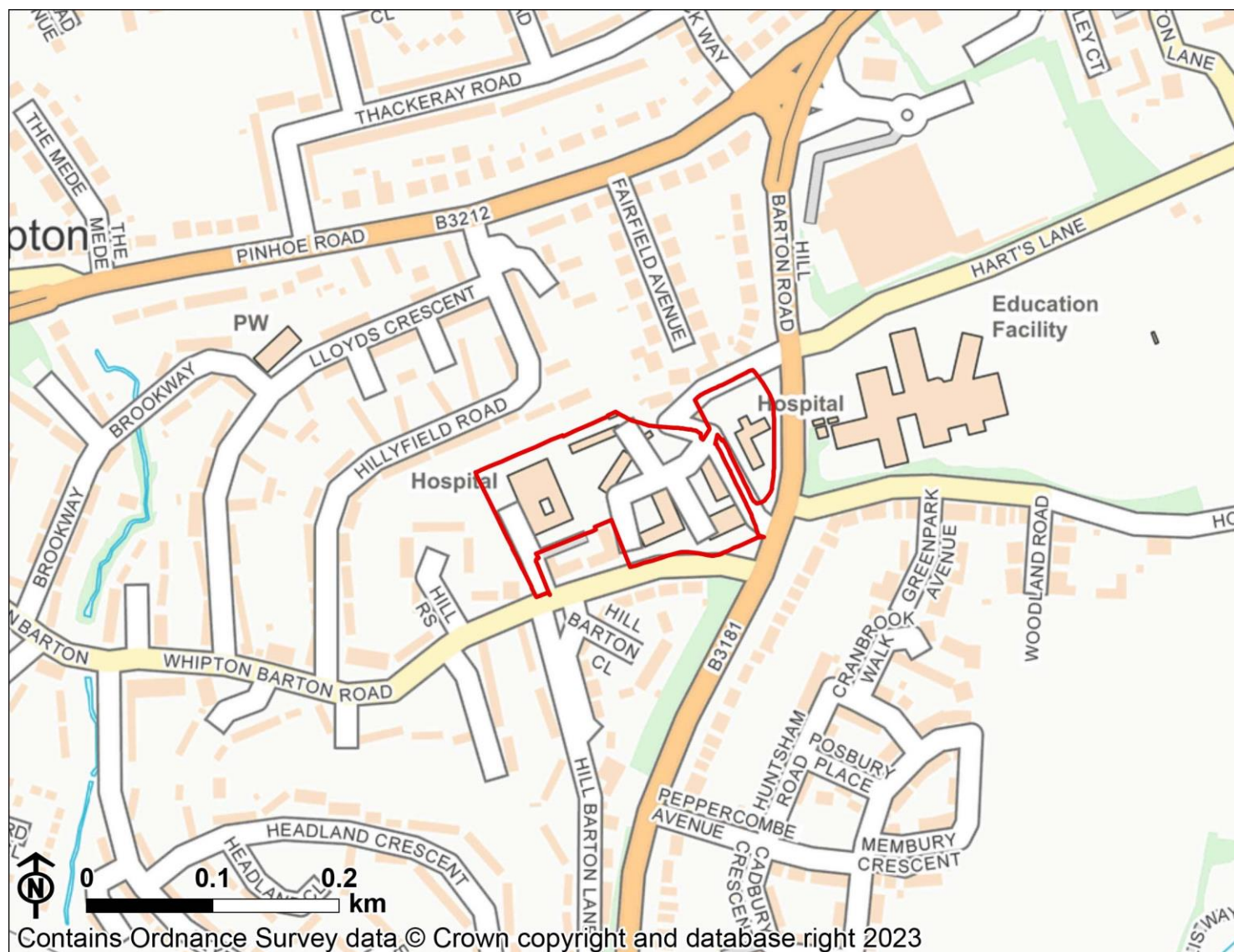
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 64

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

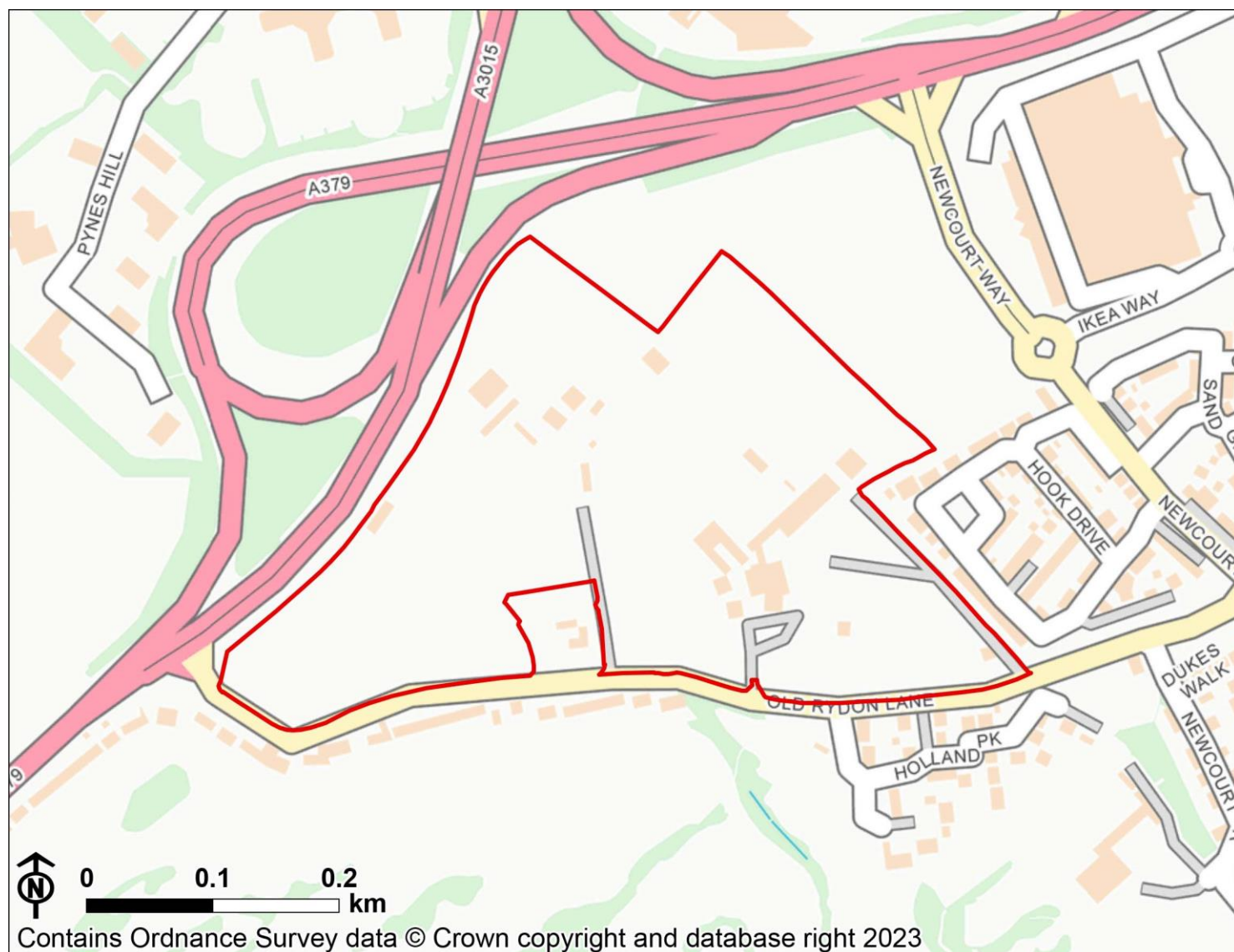
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 83

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

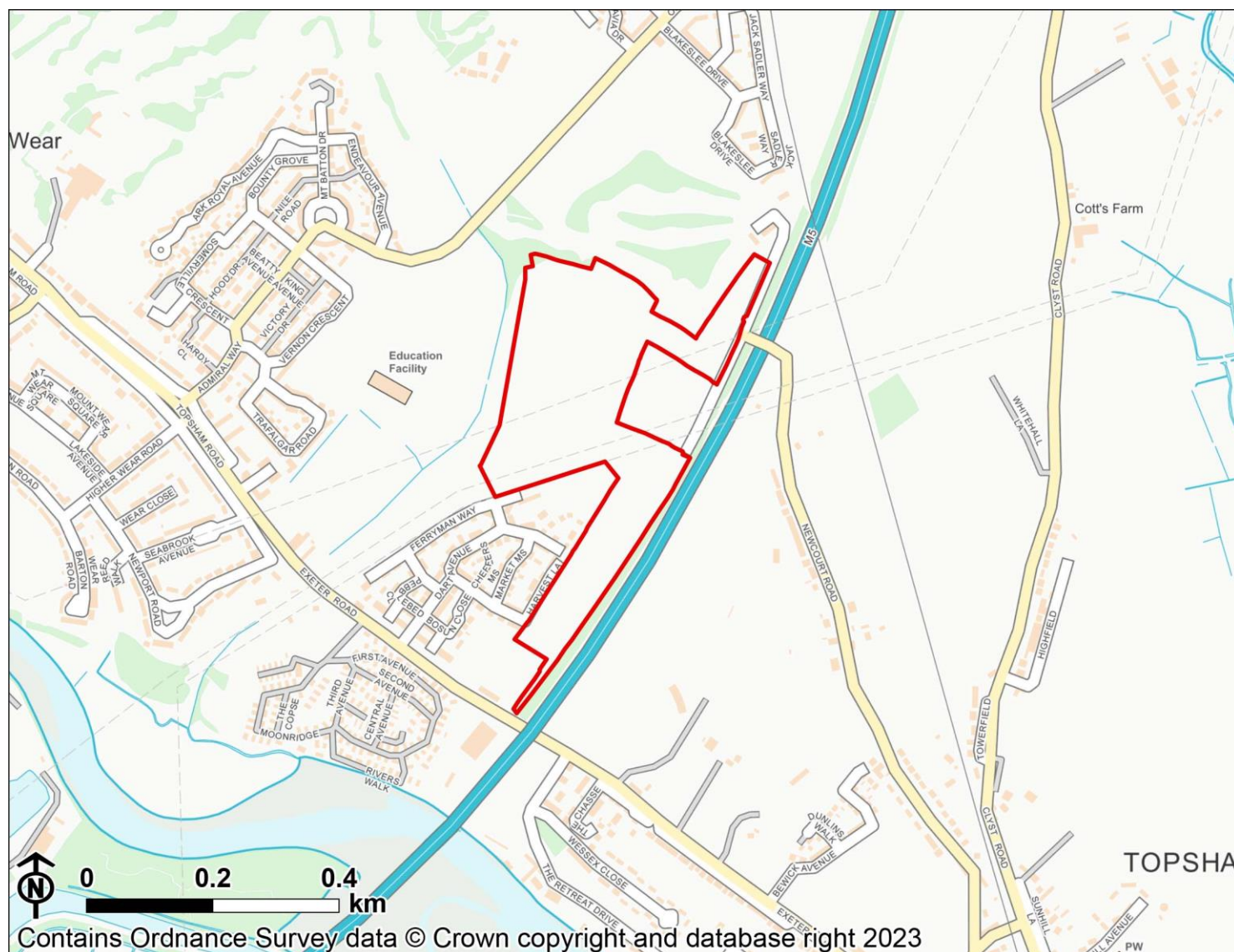
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 88

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset

through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

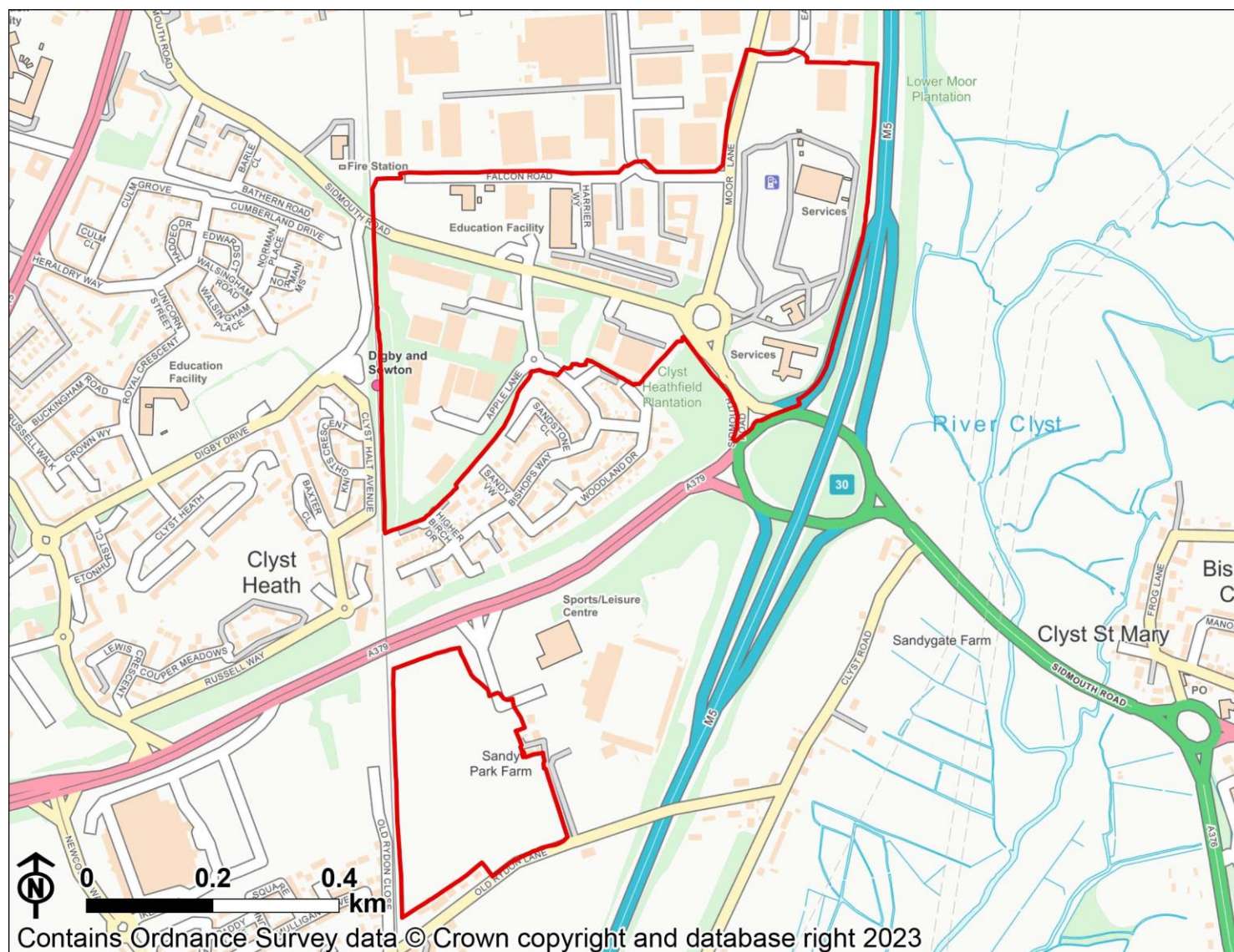
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Mixed

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA. The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

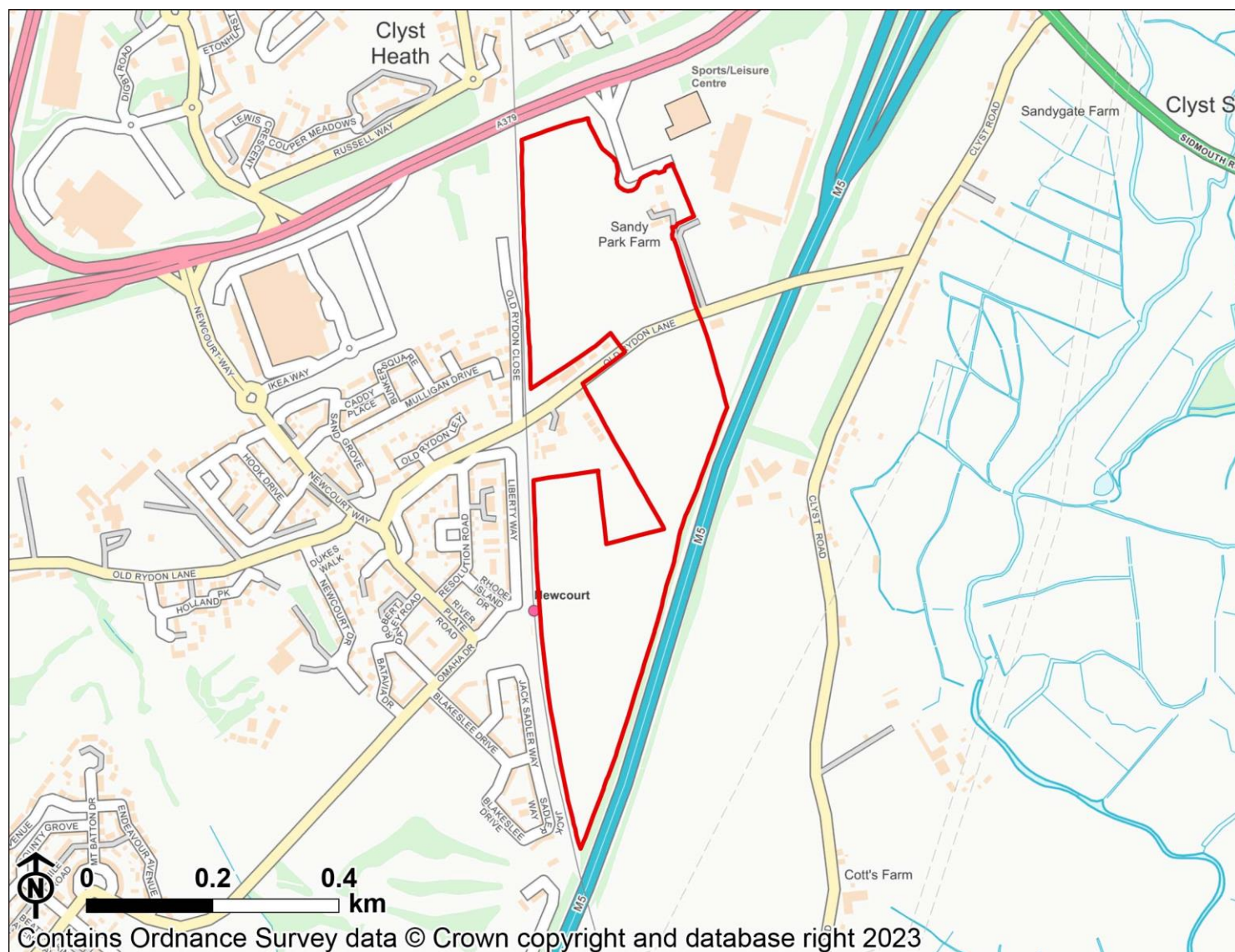
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 90

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

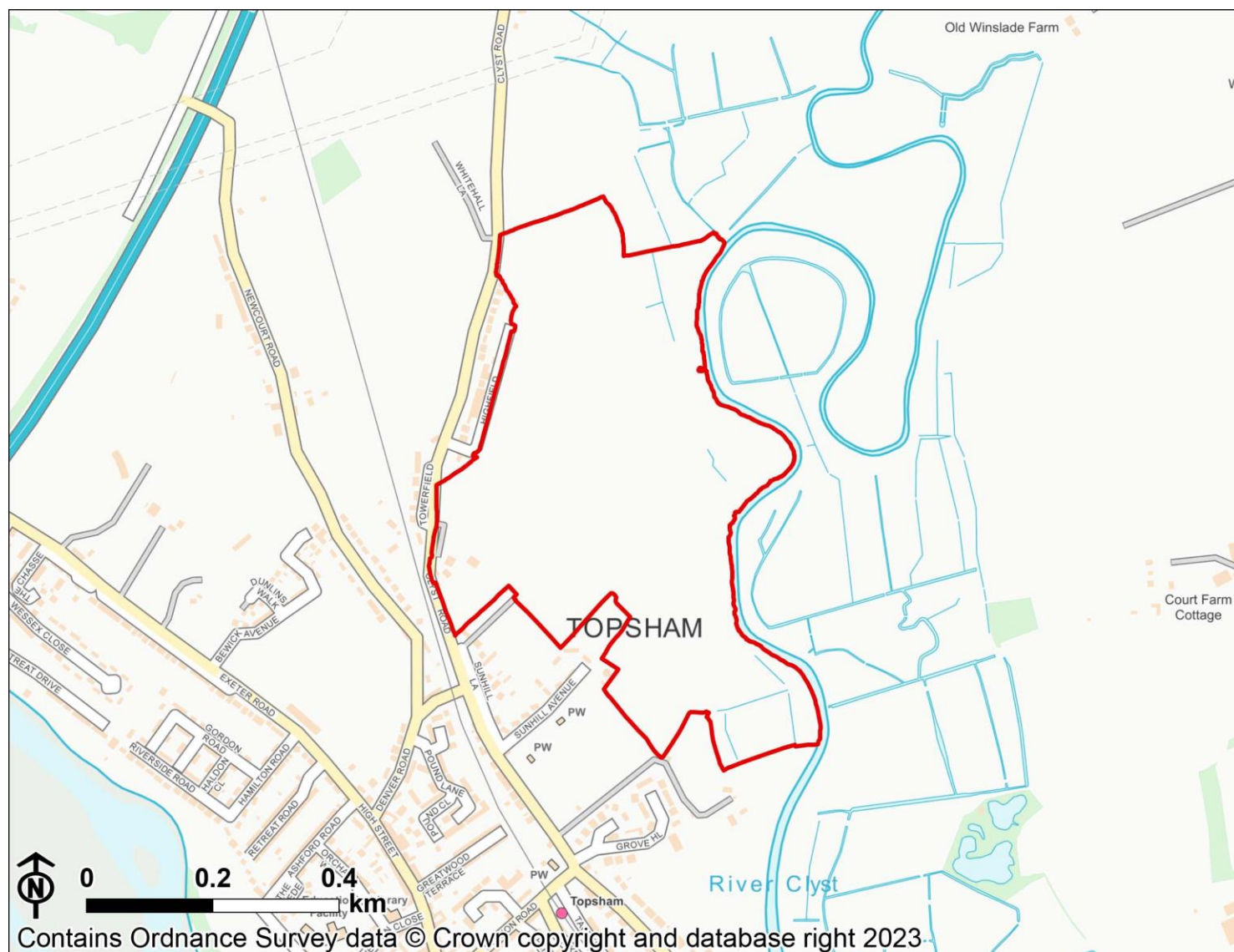
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 97

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

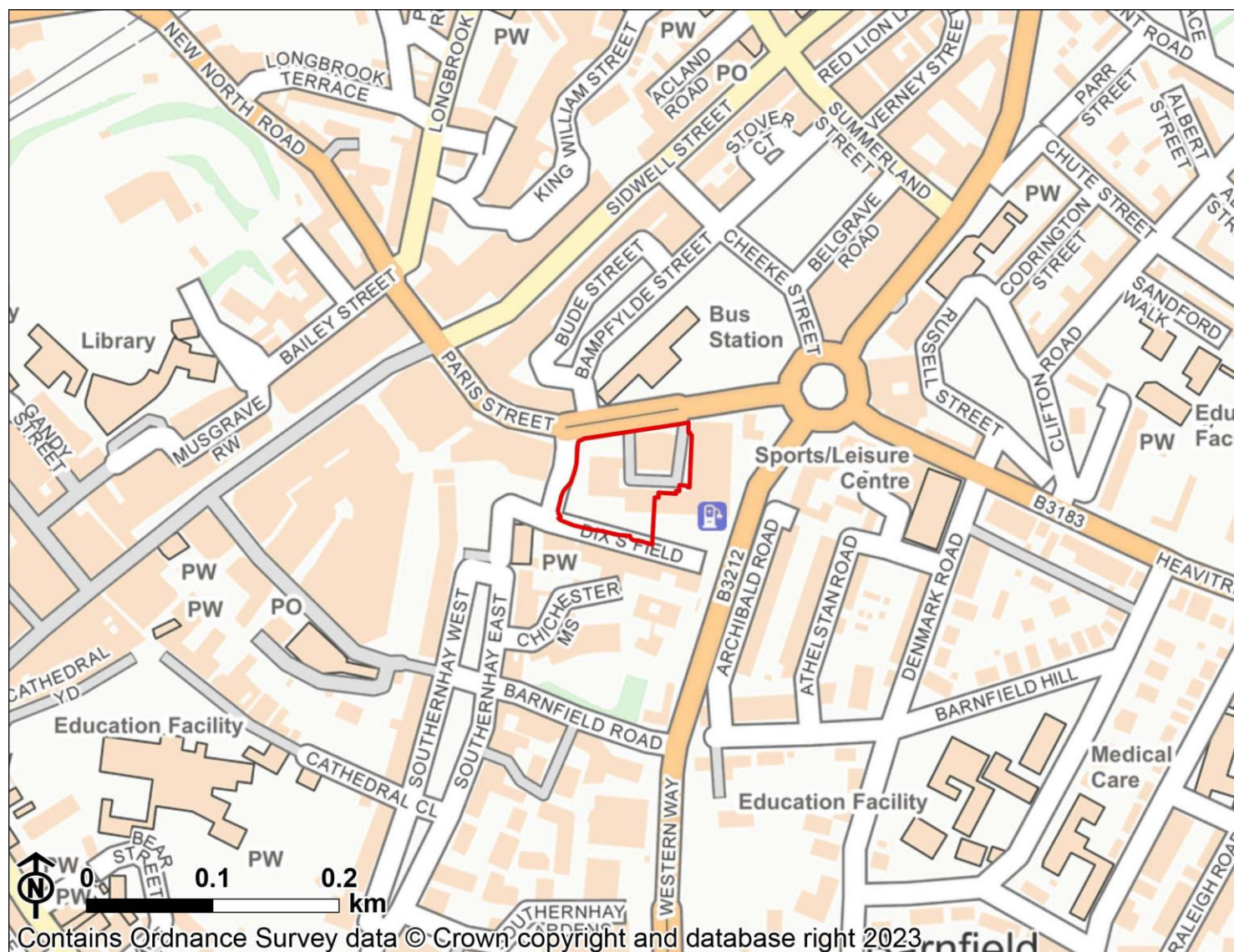
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 102

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

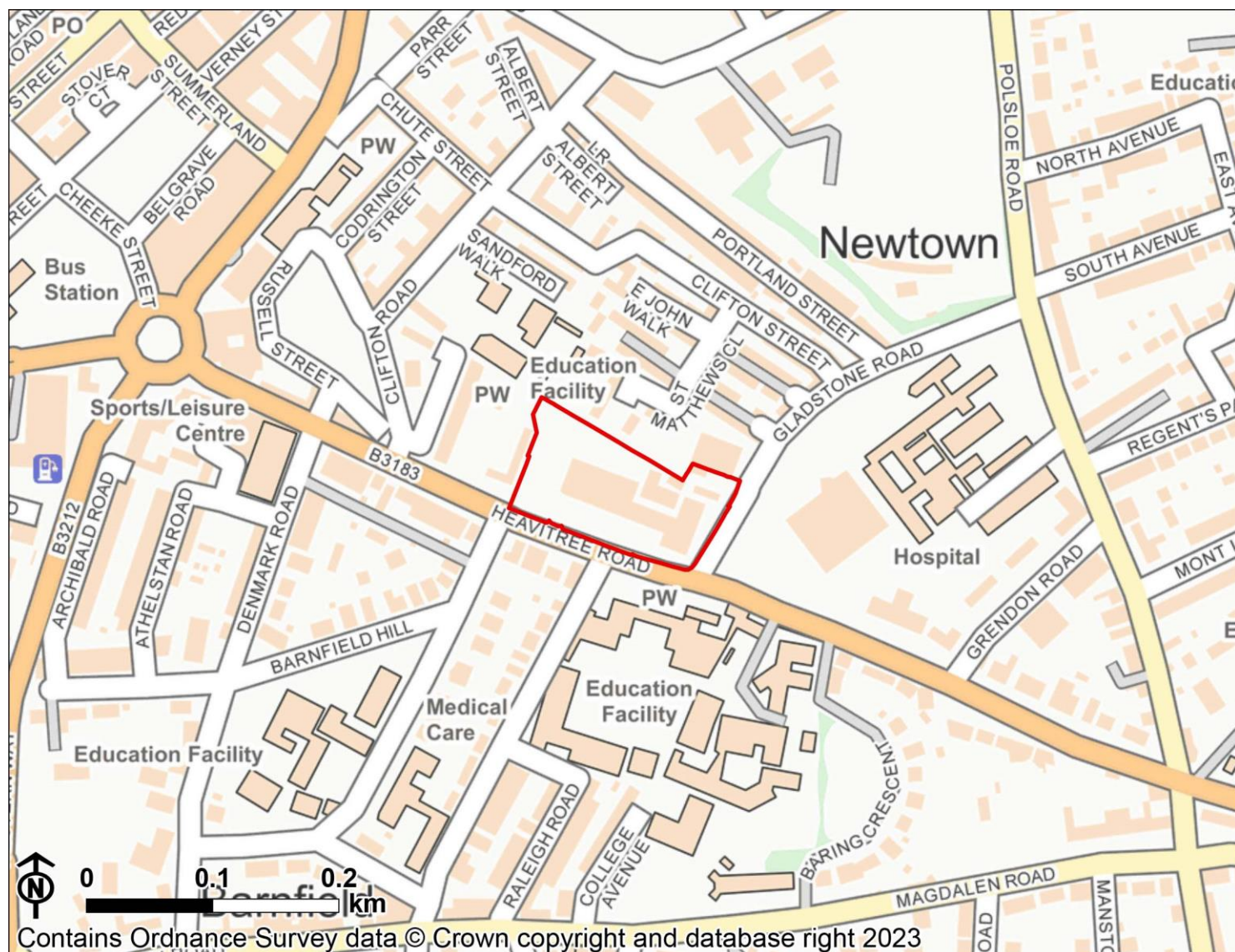
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 104

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

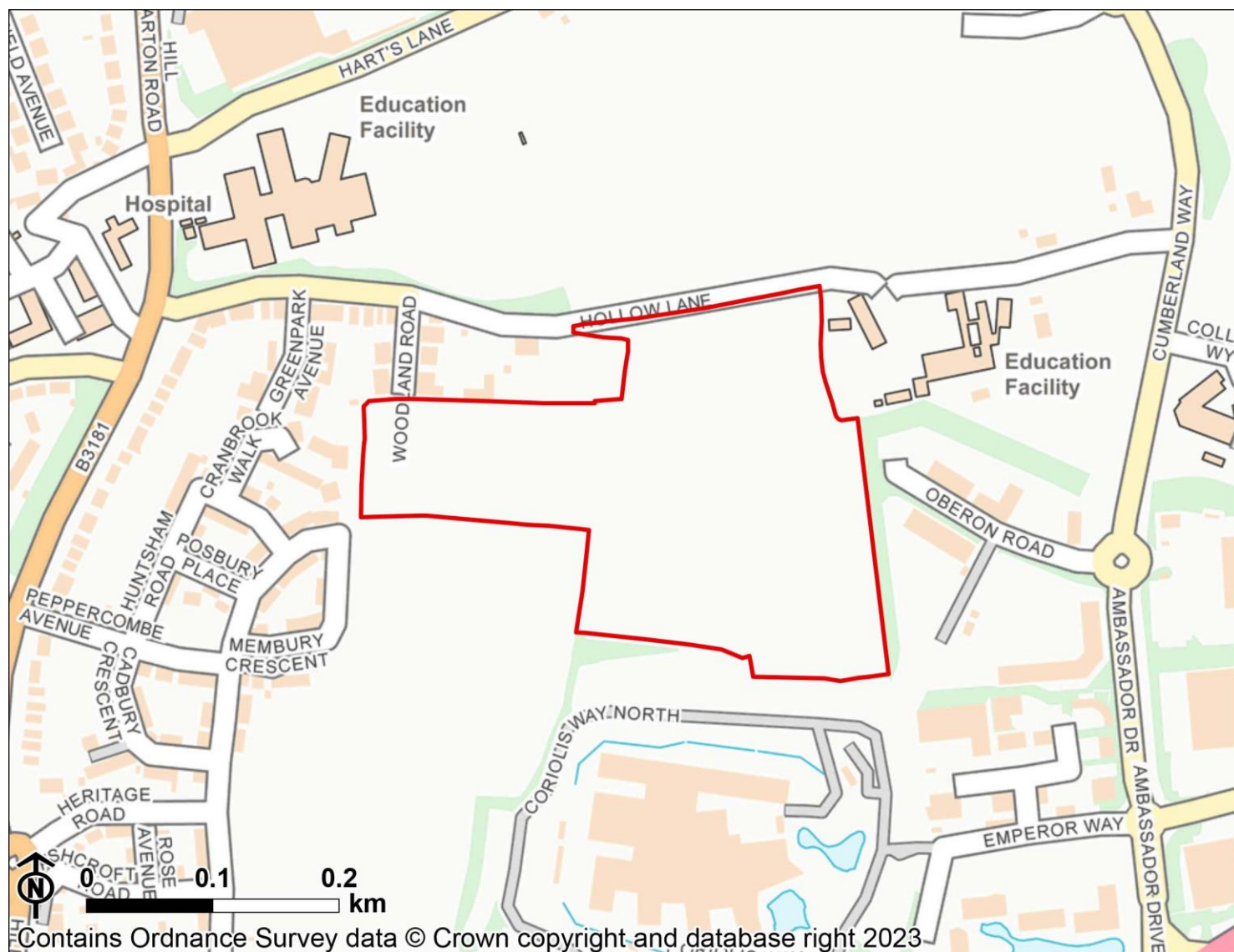
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 109

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

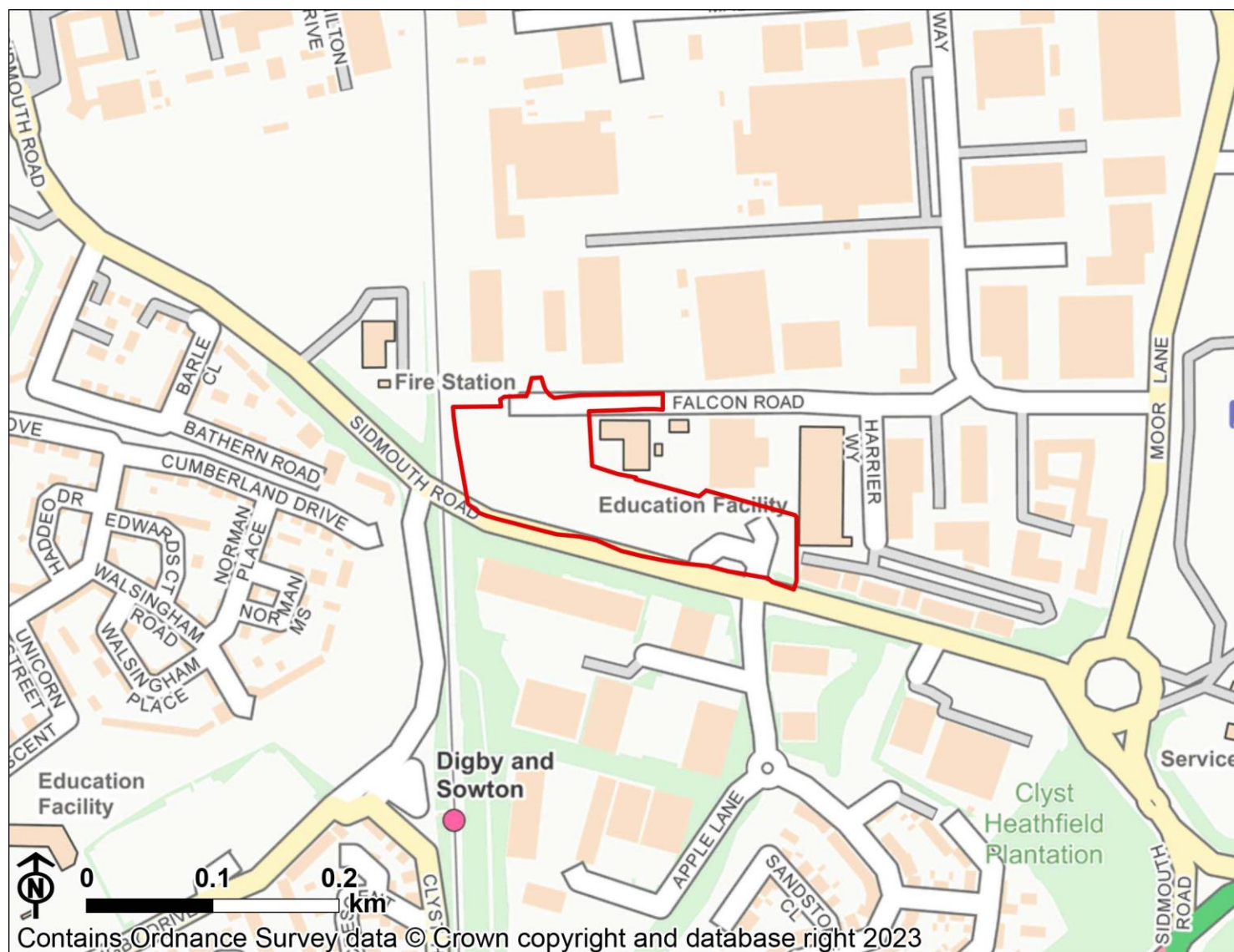
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 111

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities**Minor positive (+)**

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment**Negligible (0)**

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety**Negligible (0)**

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education**Minor negative (-)/Uncertain significant positive (++)**

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives**Significant positive (++)**

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution**Negligible (0)**

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity**Uncertain minor negative (-?)**

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

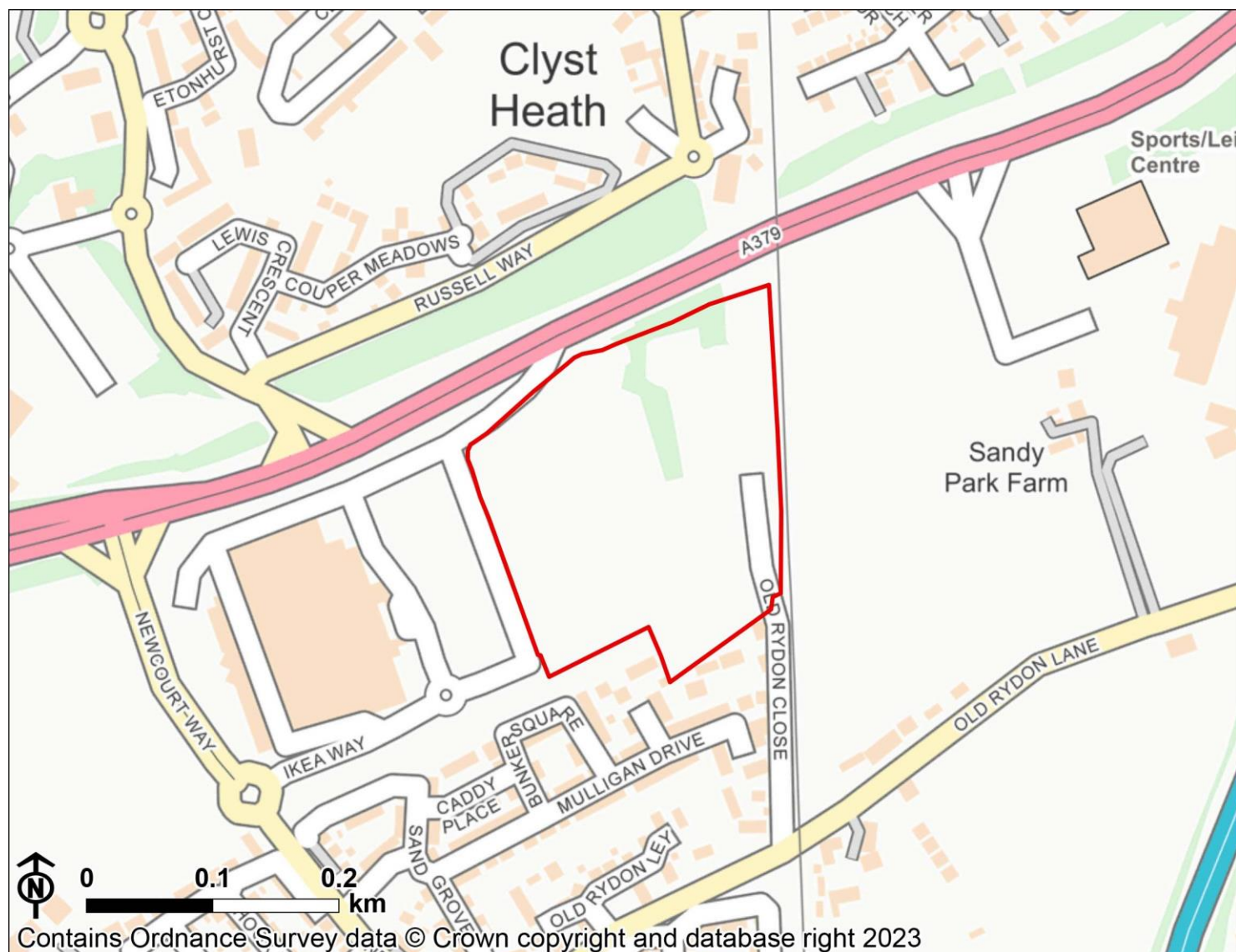
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 113

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

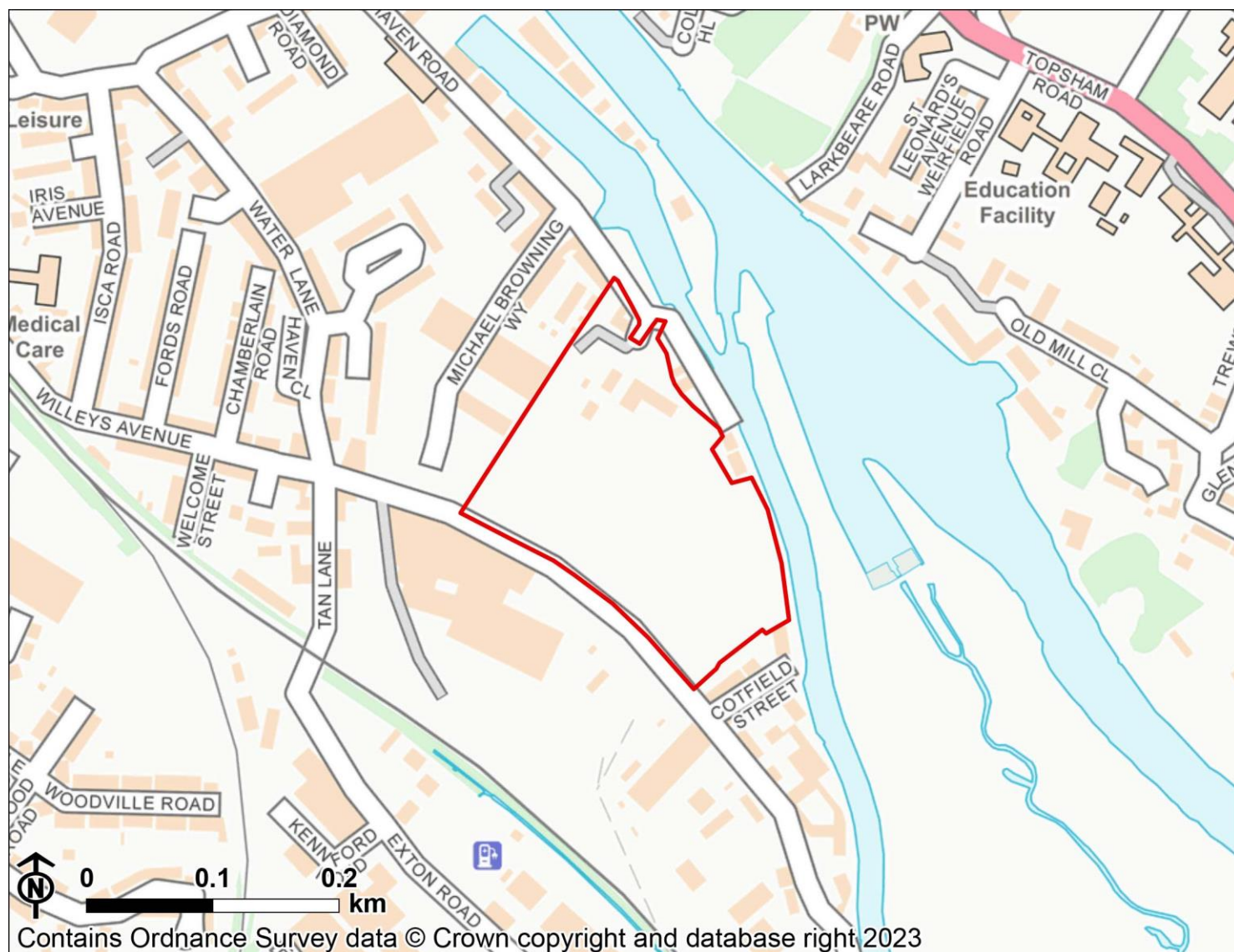
Significant negative (--) / Negligible (0)

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 117

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

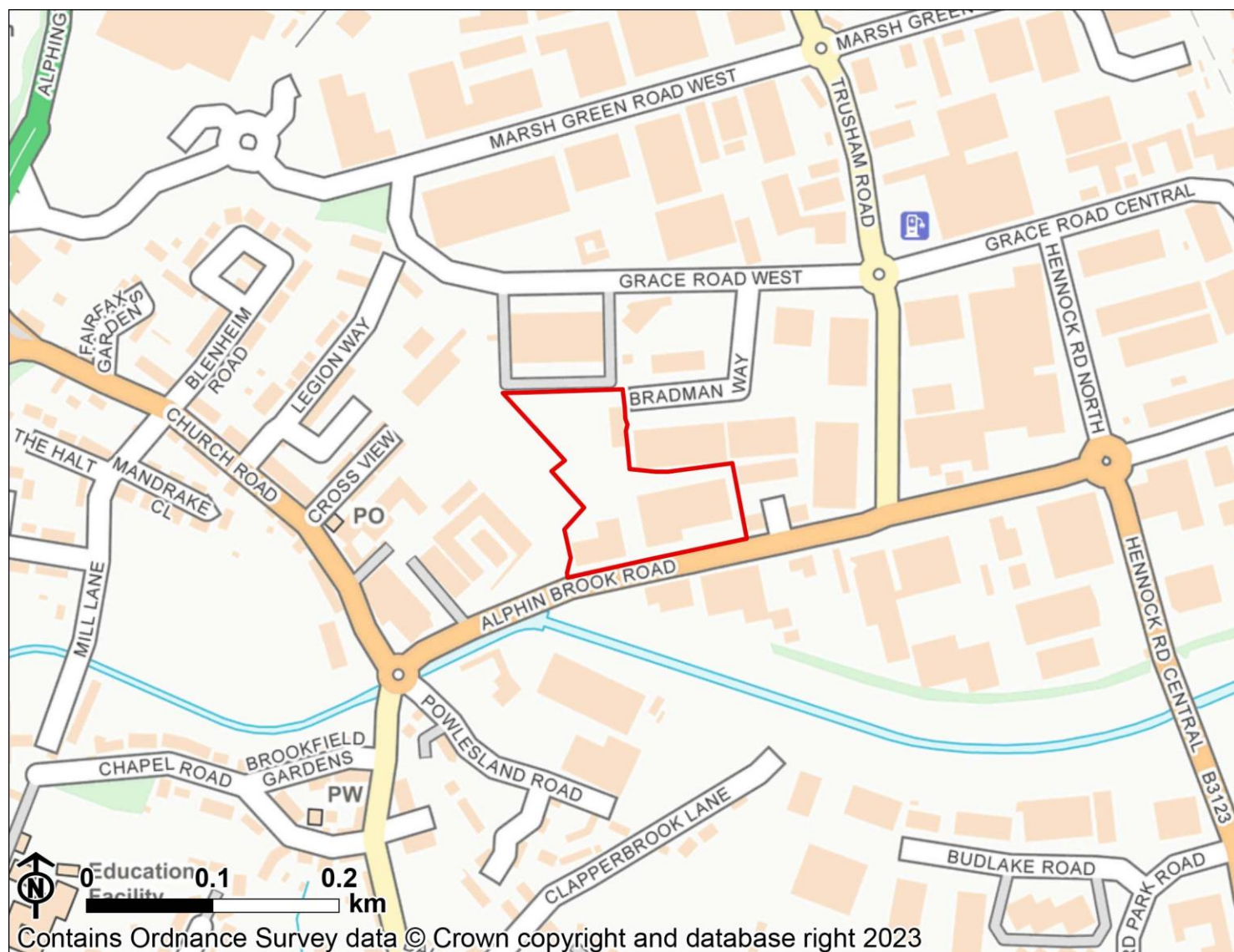
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 121

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

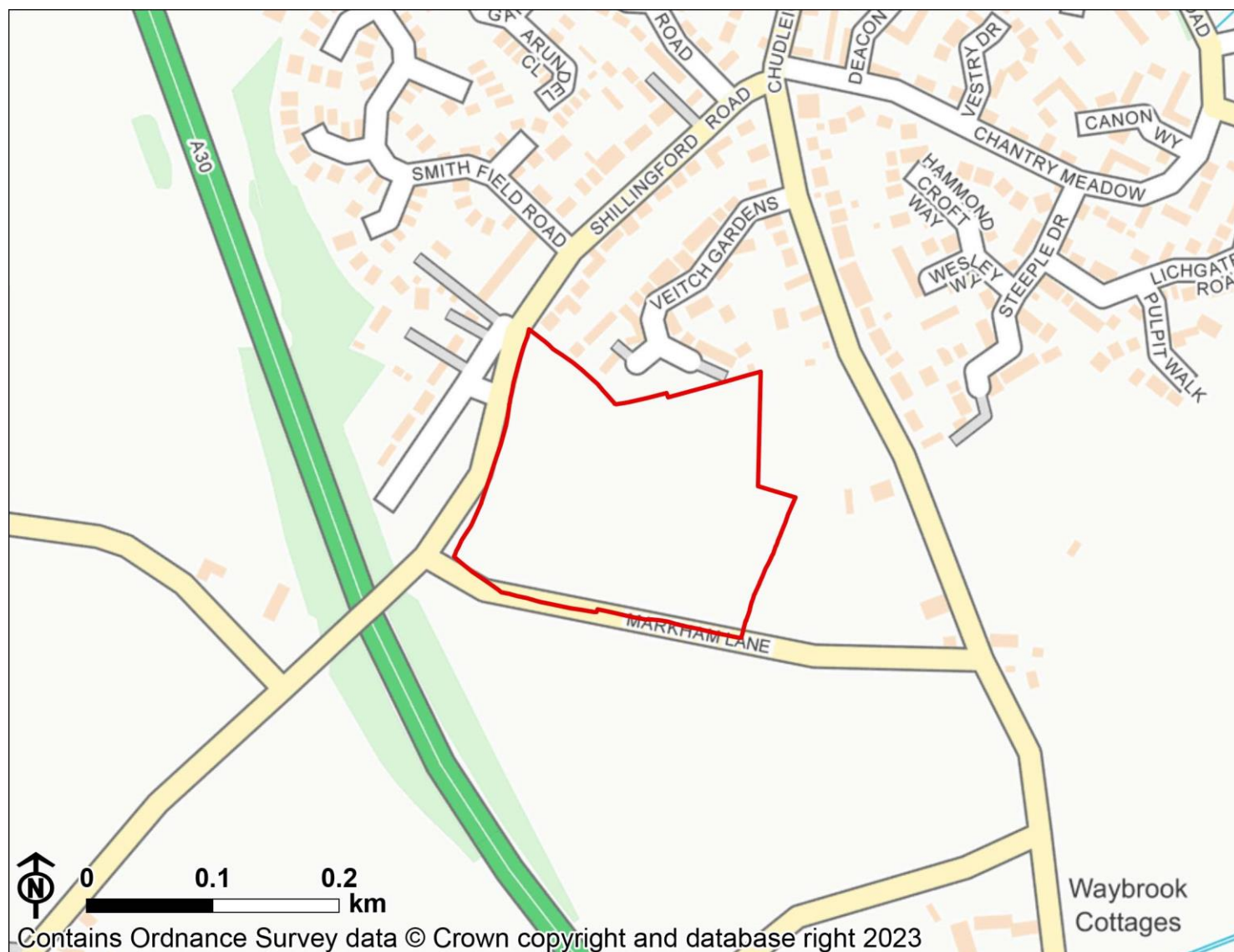
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 126

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

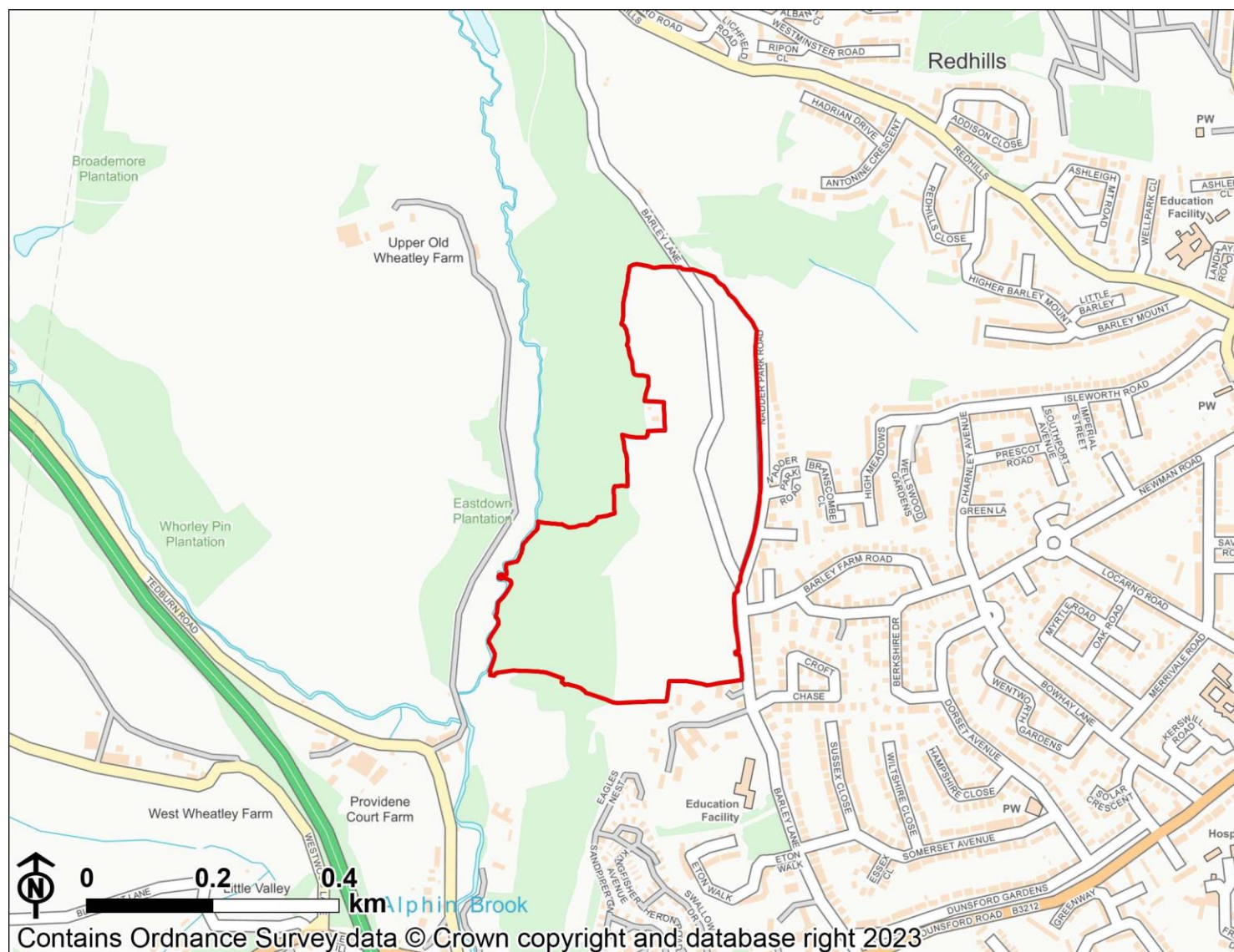
Significant negative (--)/Negligible (0)

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 128

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

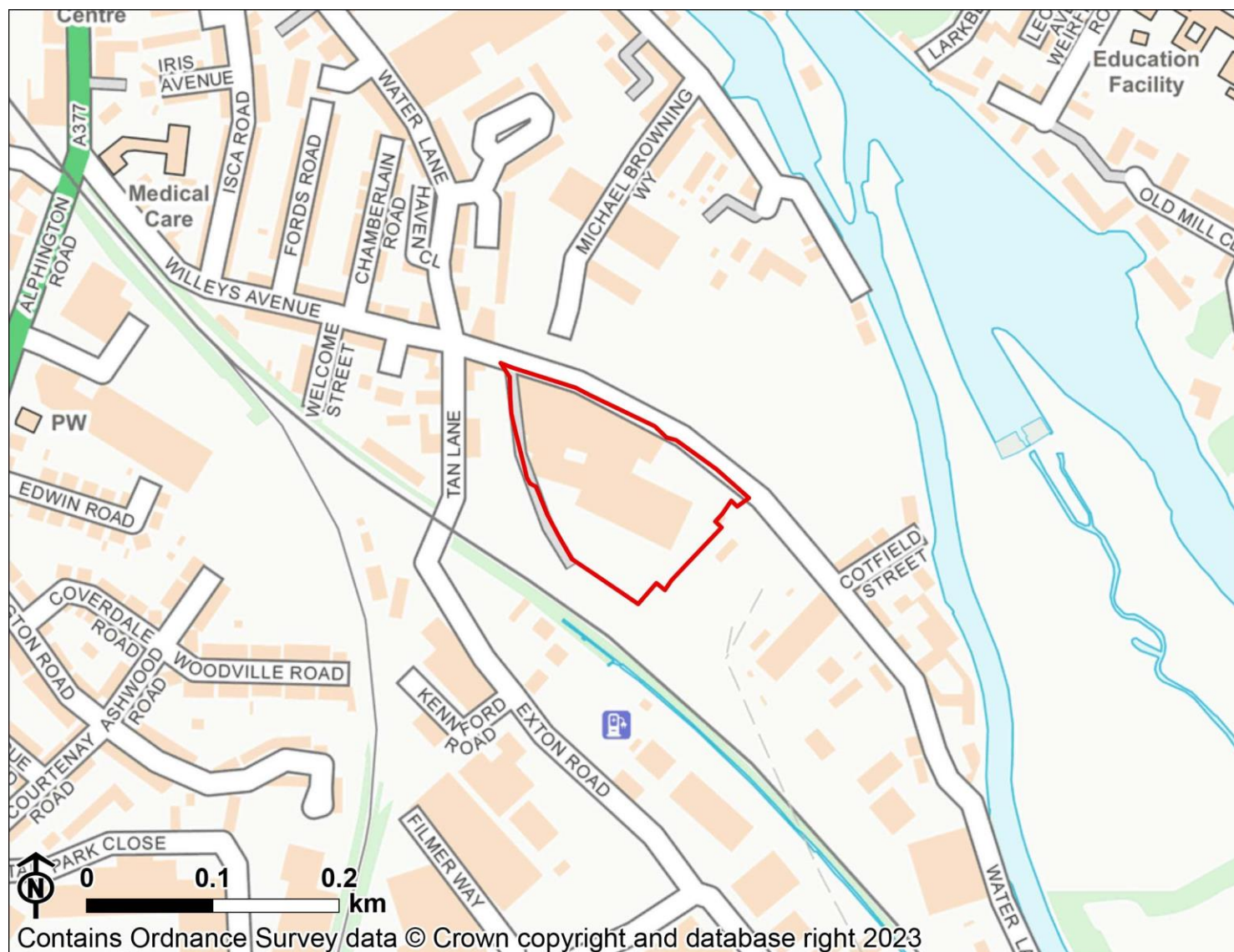
Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 130

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

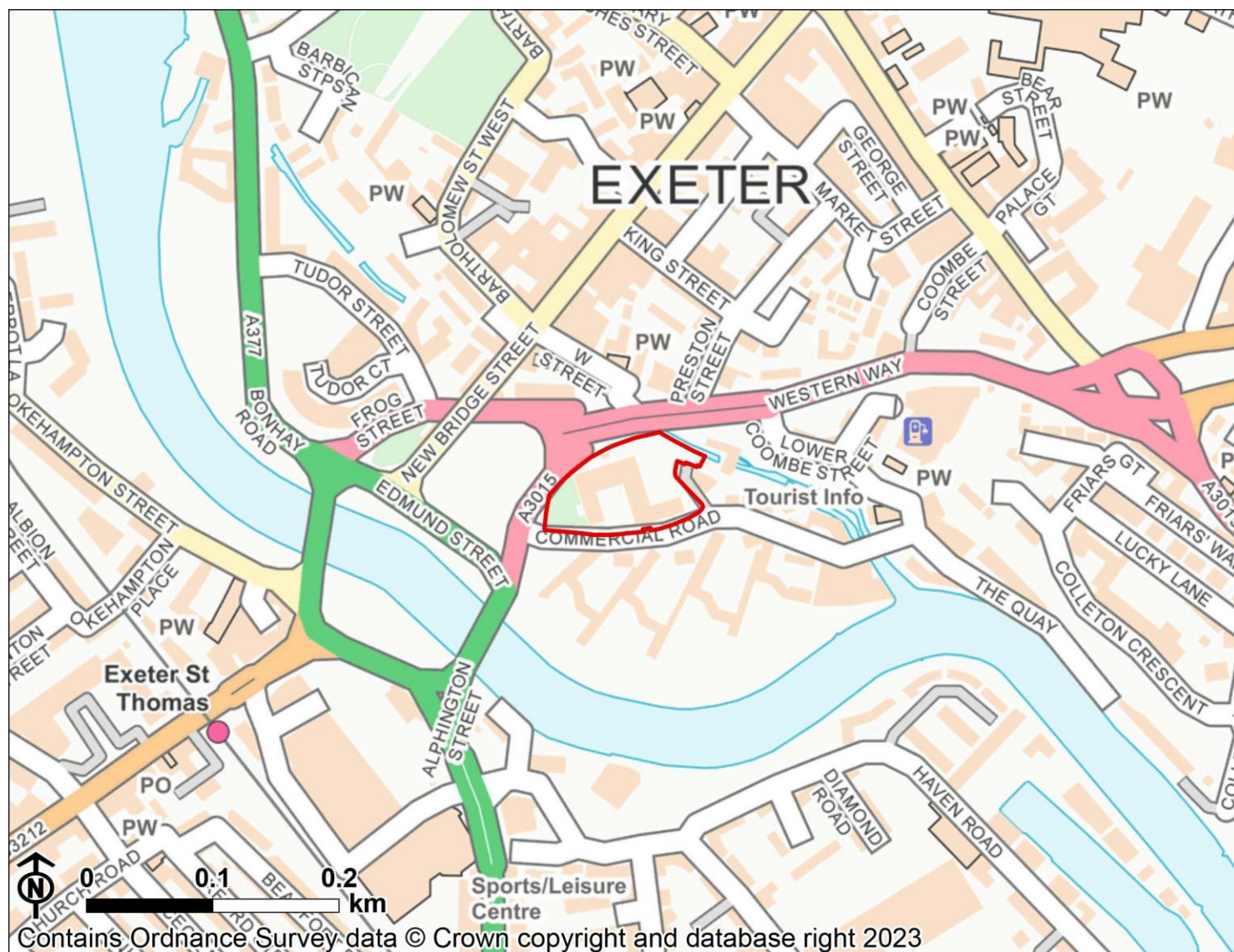
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 131

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) 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 Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Mixed



Negligible (0)

Uncertain significant positive (++)

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

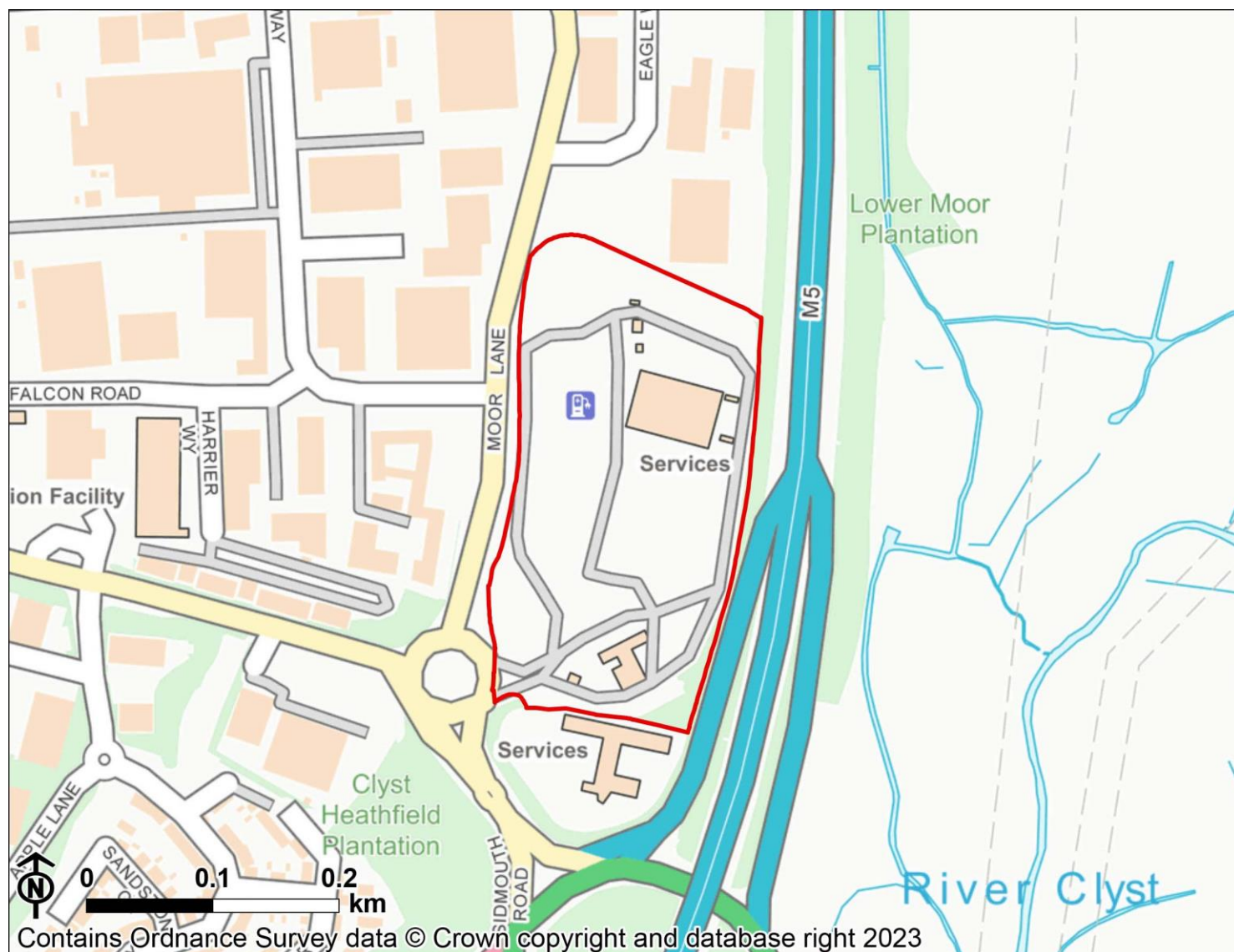
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) 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.

Site 135

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

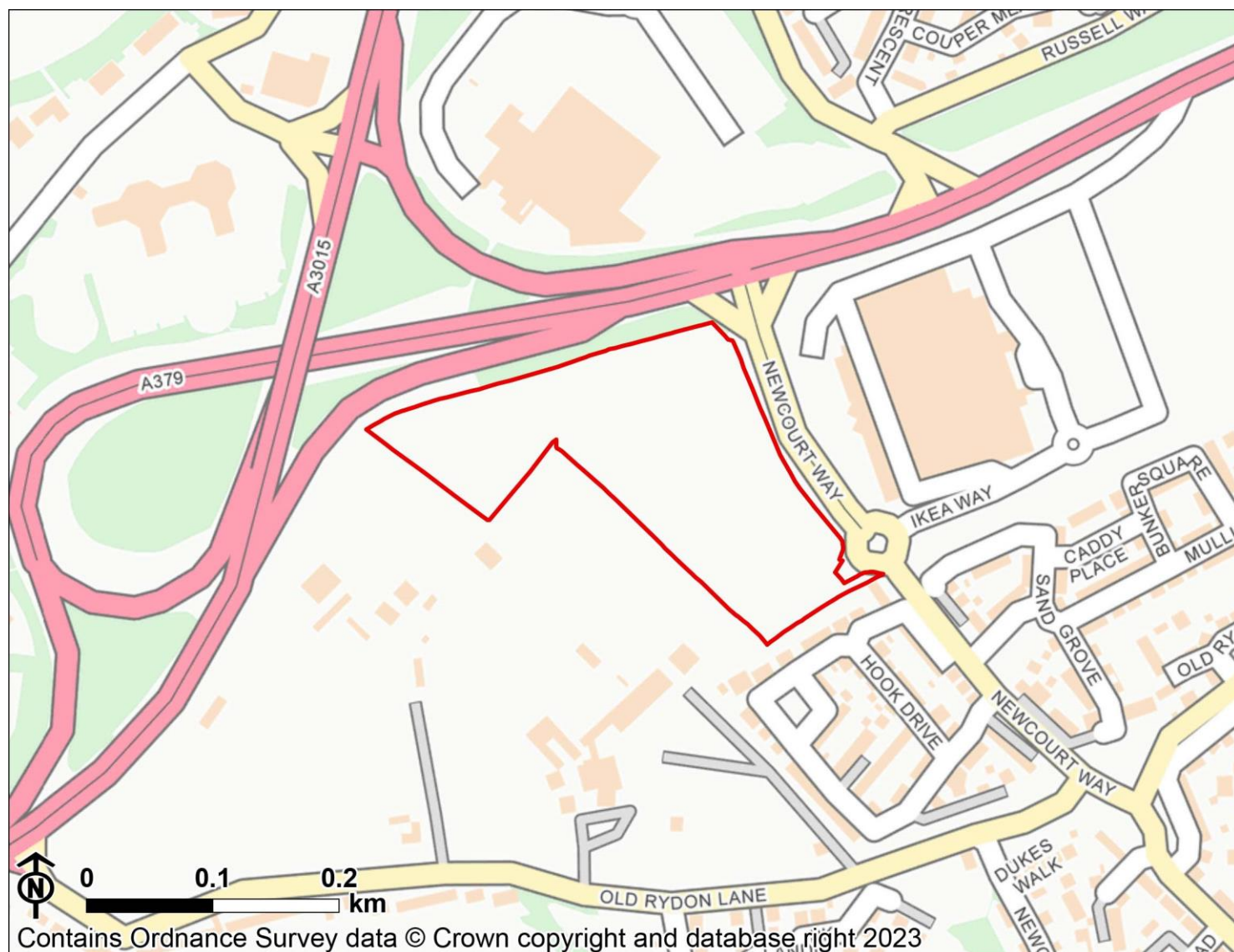
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 136

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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 138

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

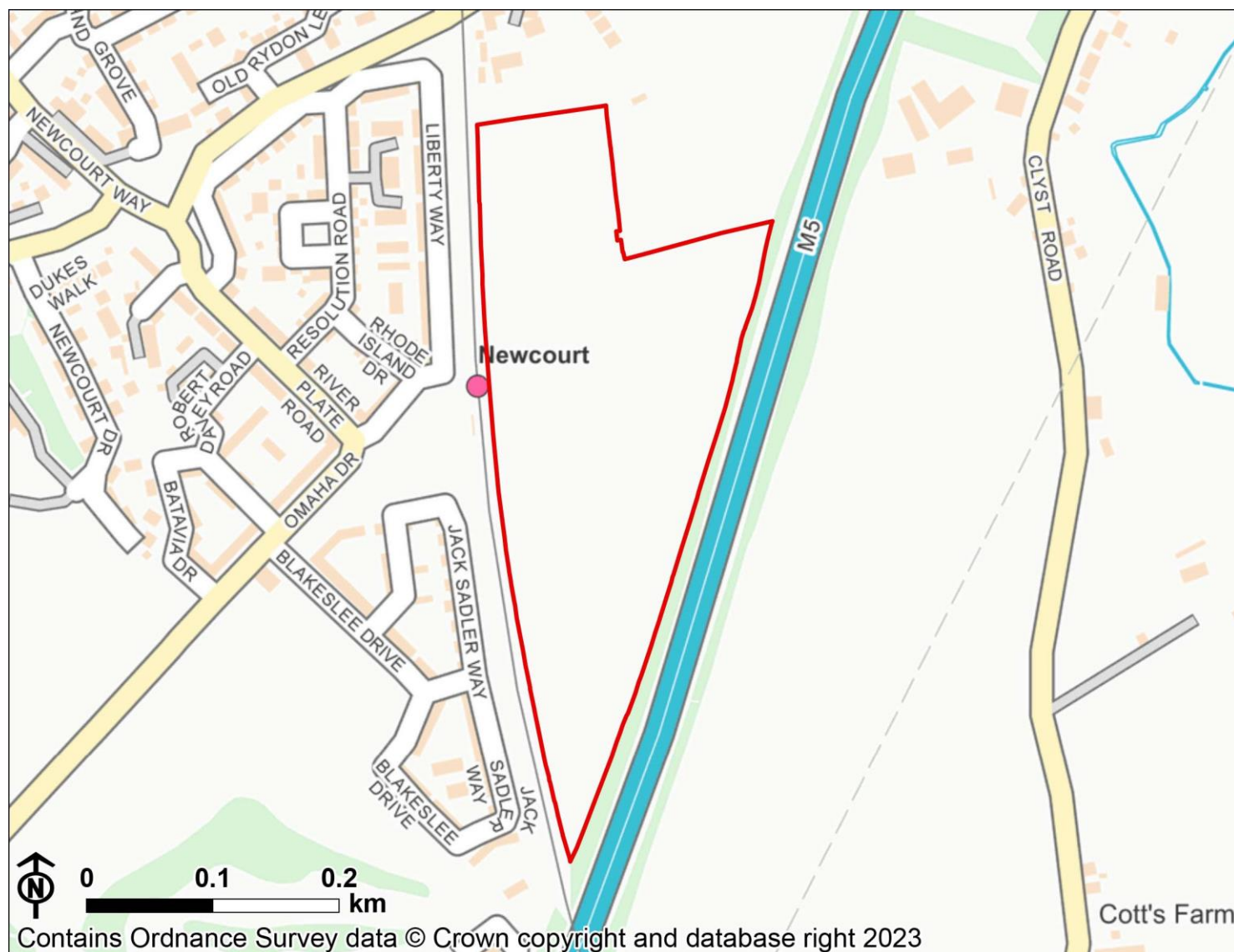
Significant negative (--)/Negligible (0)

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 139

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

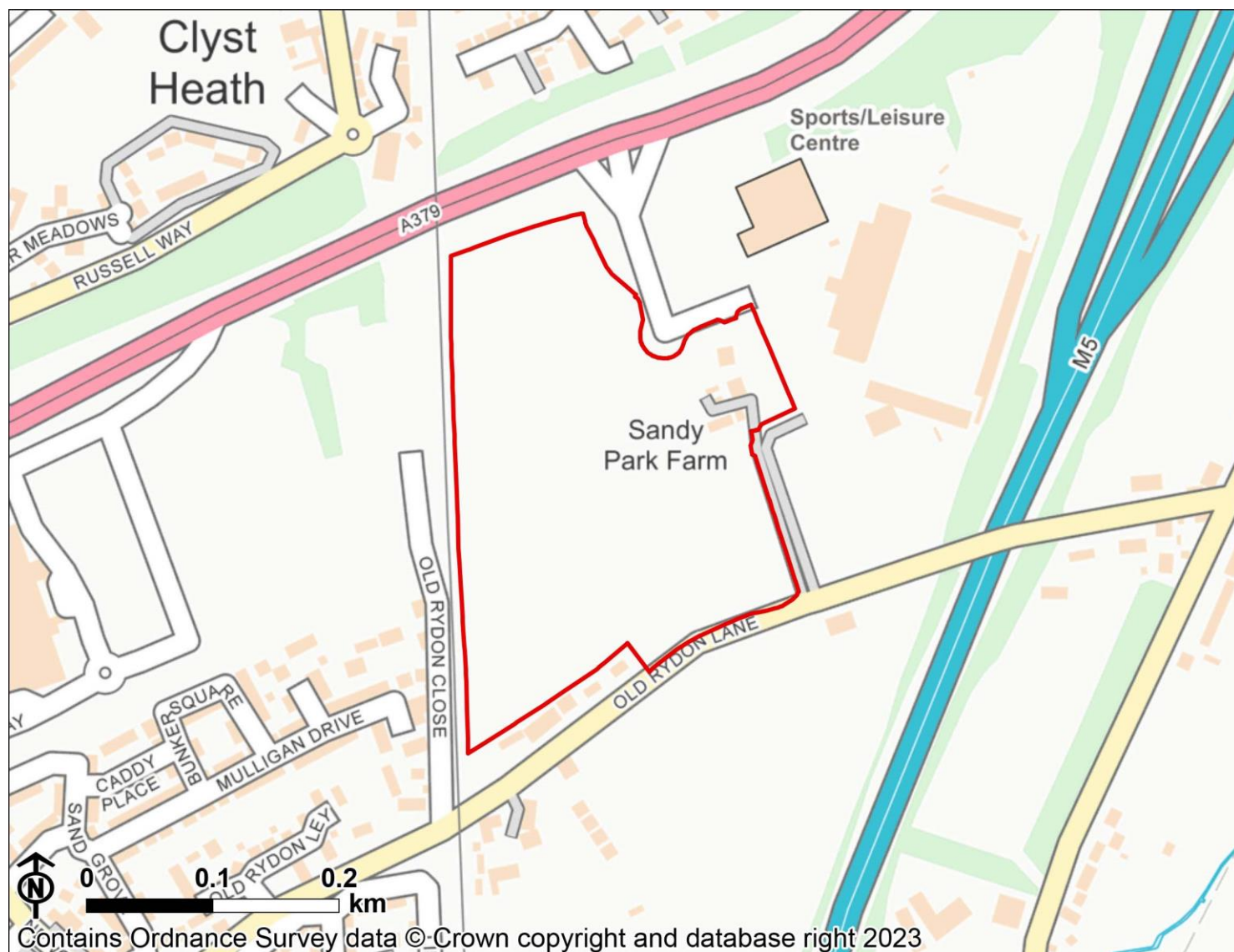
Significant negative (--)/Negligible (0)

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 140

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities**Minor positive (+)**

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment**Negligible (0)**

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety**Negligible (0)**

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education**Minor negative (-)/Uncertain minor negative (-?)**

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives**Significant positive (++)**

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution**Negligible (0)**

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity**Uncertain negligible (0?)**

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) 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

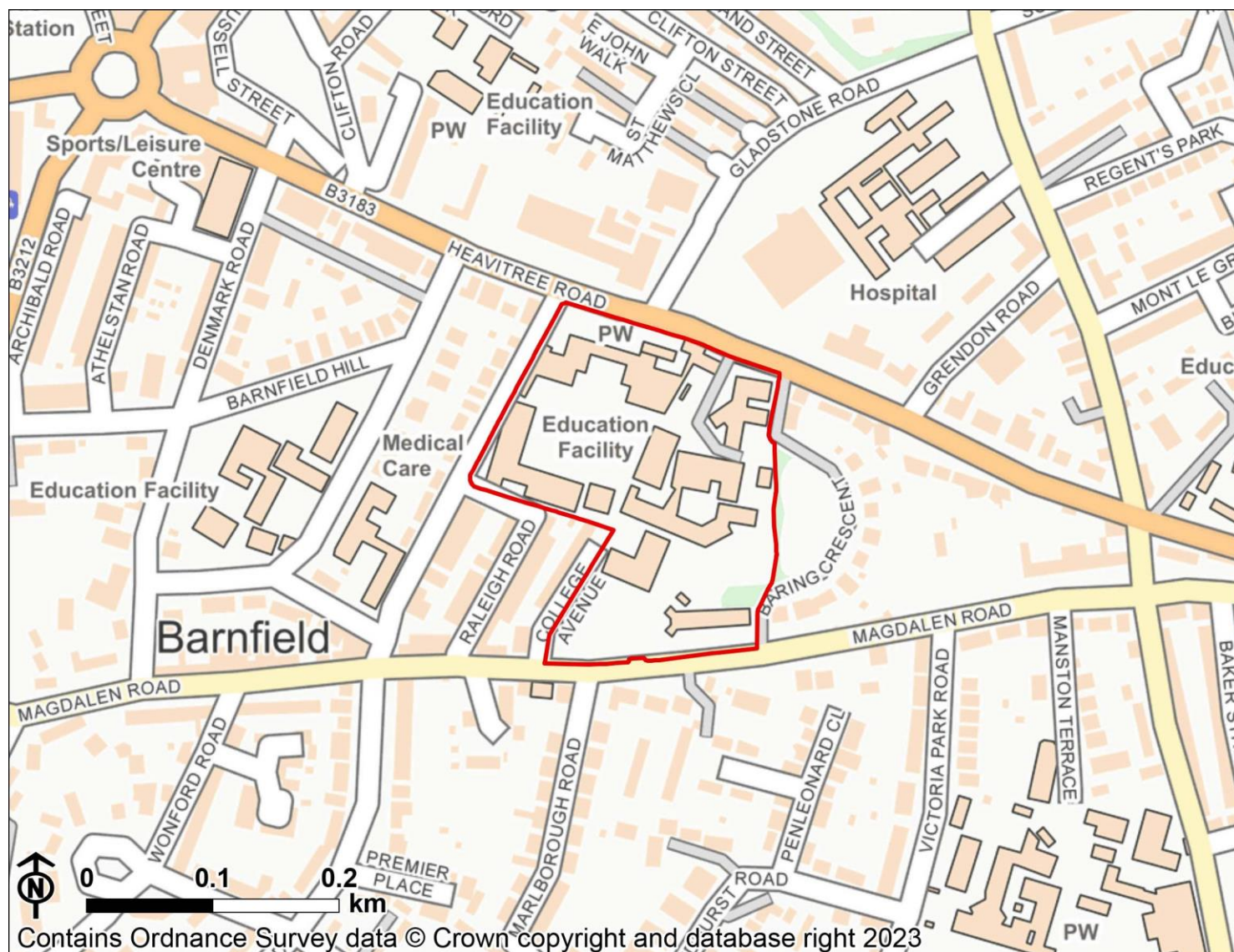
Significant negative (--)/Negligible (0)

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 141

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

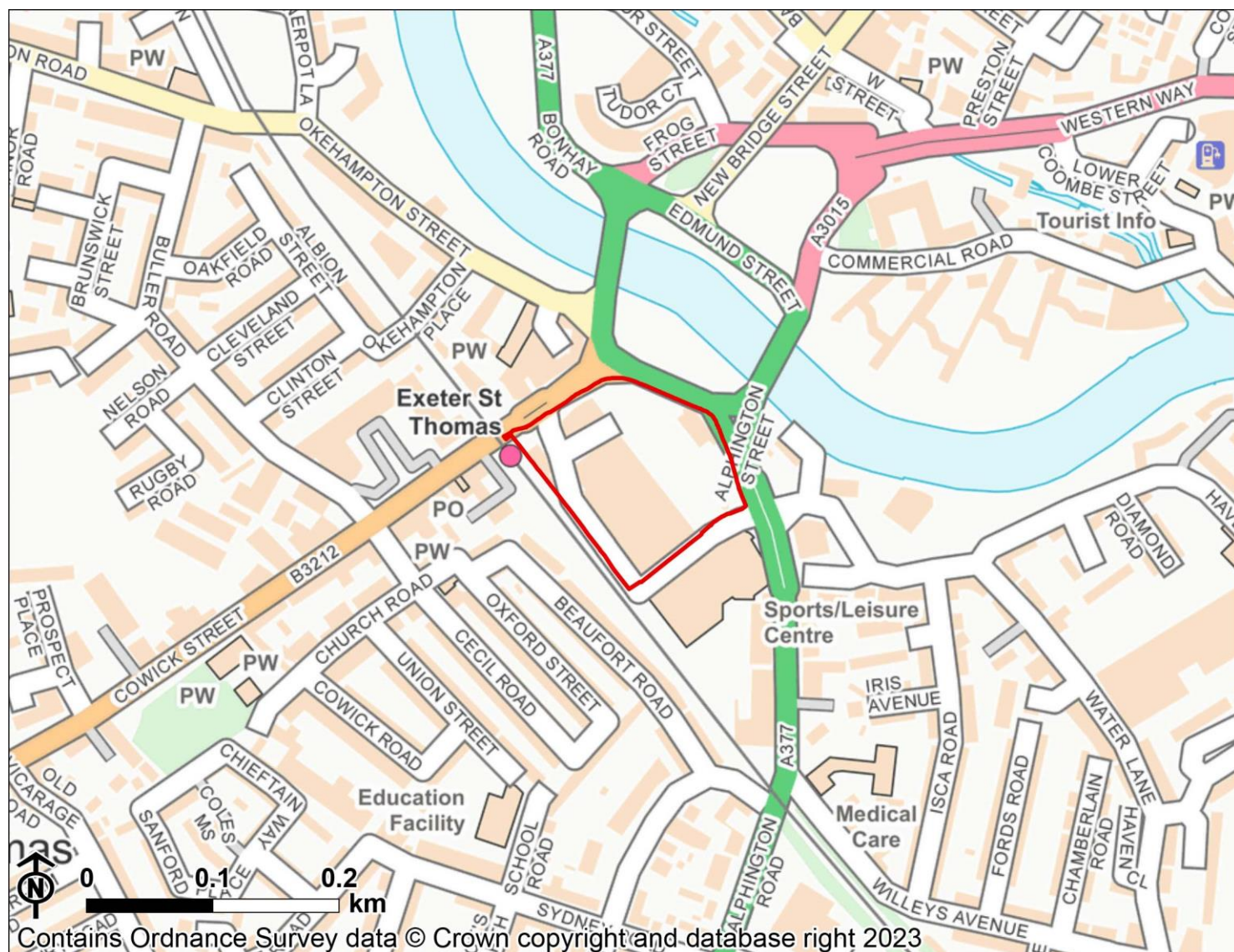
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 142

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

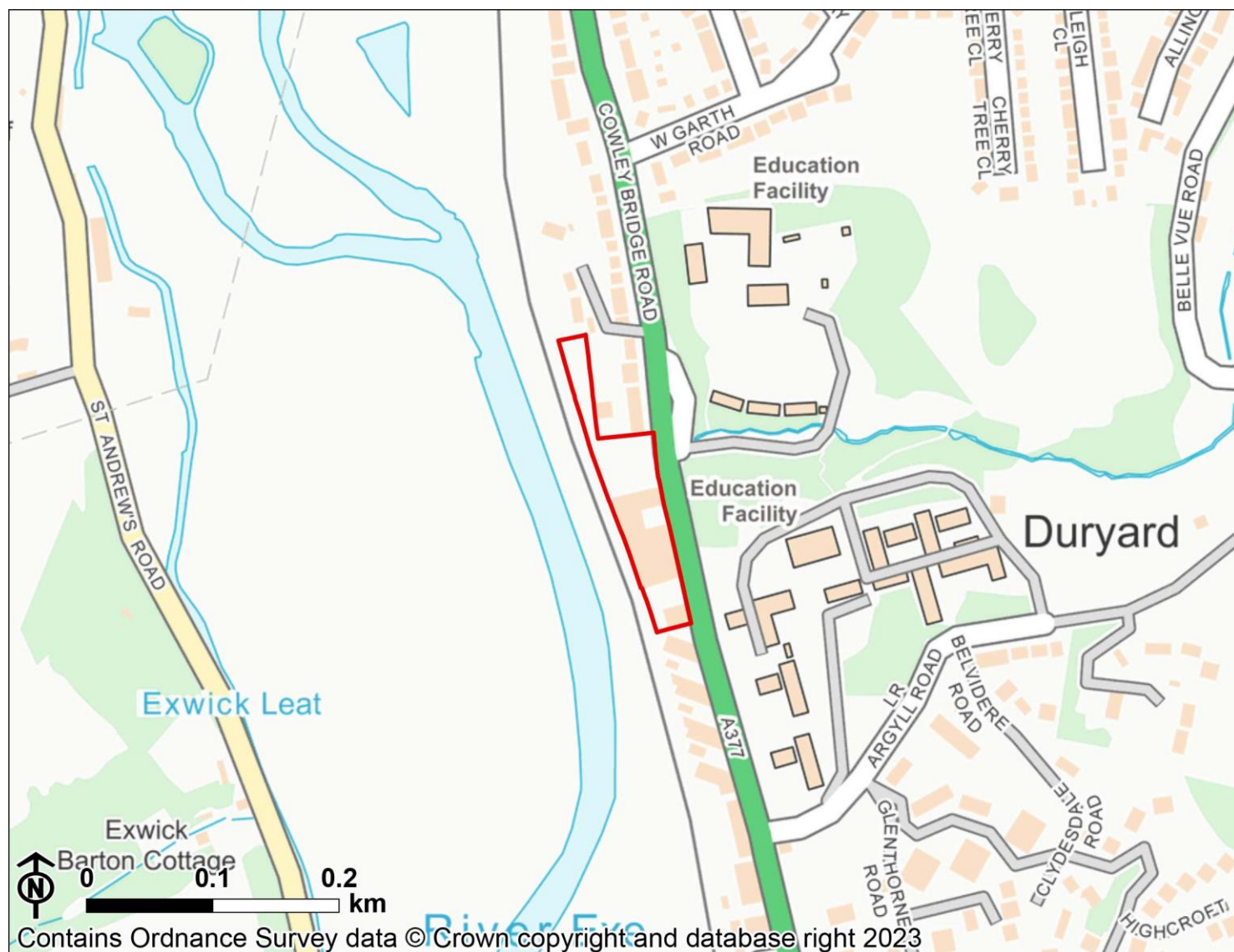
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 143

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.