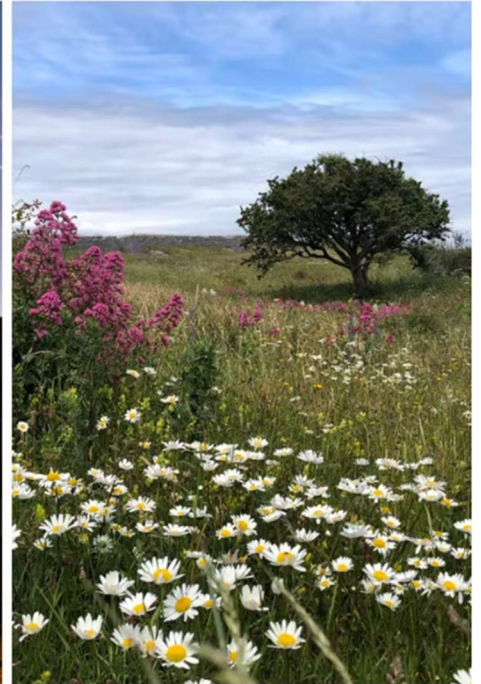




Sustainability Appraisal Appendices

Torbay Local Plan 2025-2045: A Landscape to Thrive

Regulation 18 Draft Plan: November 2025

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Appendix A: Consultation Comments Received in Relation to Previous SA Documents

The Sustainability Appraisal (SA) Report was published alongside the Regulation 18 Local Plan consultation in October 2022 and made available to statutory consultees, key stakeholders, Council officers, and the wider public. Feedback was invited through written submissions or representation forms, which could be submitted by post or email. Although the number of responses received was limited, the comments provided were carefully reviewed and have informed a series of amendments to the SA Report, ensuring that it reflects stakeholder input and addresses identified issues.

Regulation 18 consultation response

Organization	Summary of Response	Action
Natural England	The Sustainability Appraisal (SA) for Housing and Regeneration policies (pages 13–20) identifies several sites as having a positive impact on the Landscape objective: - SDT3 Torquay Gateway - SDP1 Paignton Growth Strategy - SDP5 Clennon Valley - SDB1 Brixham Growth Strategy - SHS Overall Housing Strategy Natural England requests:	A more robust justification within the commentary to explain these conclusions is acknowledged. The Landscape Character Assessment has been updated recently, and its finding will be fed into the SA.

Organization	Summary of Response	Action
	▪ Further reasoning in the commentary to justify why these policies are scored positively for Landscape. ▪ Explanation should be informed by an up-to-date Landscape Character Assessment. ▪ Clarify whether the positive score relates to Townscape impacts and make this explicit. ▪ Commentary must not obscure any potentially negative impacts on Landscape.	
	NE reviewed Appendix A (Future Growth Areas, pp. 22–65), Appendix C (Town Centre Regeneration sites, pp. 110–174), and Appendix D (Housing Site Allocations, pp. 175–401). NE highlights that: ▪ Local Plans and reviews must be based on a relevant and up-to-date environmental evidence base (NPPF paragraph 31). ▪ Current evidence base appears insufficient to: 1. Support a sound draft Local Plan that avoids significant impacts on the natural environment. 2. Meet Strategic Environmental Assessment (SEA) requirements. NE expresses concern about the level of detail and robustness of environmental evidence underpinning the SA.	Since the previous consultation, the following evidence has been updated and informs the Local Plan: 1. Best and Most Versatile (BMV) Agricultural Land Study 2. Torbay Sewer Capacity Assessment 3. Landscape Character Assessment 4. Lyme Bay & Torbay SAC Recreation Impacts Report 5. Berry Head Mitigation Review Report In addition, further evidence is currently being updated, including:

Organization	Summary of Response	Action
		6. Torbay Green Infrastructure Delivery Plan 7. Water Cycle Study The Sustainability Appraisal conclusions will be revisited to reflect the findings of this updated evidence base.
	The Wildlife and European Site Screening Report does not follow the expected format for a Habitats Regulations Assessment (HRA) screening report. Key issues raised: • Screening conclusions cannot rely on mitigation measures at this stage (People Over Wind ruling). • Measures to avoid/reduce harm must be assessed at the Appropriate Assessment stage, not screening. • The report does not clearly identify which sites require Appropriate Assessment. • Some proposed site allocations are missing from the screening report. • All site allocations should be screened for transparency, even if a project-level HRA exists. Missing sites include: TCRT01–TCRT17, TCRT19, TCRP01–TCRP04, TCRB01, SDP4a, H2T07, H2T08, H2T10–H2T17, H2T19–H2T29, H2P06, H2P07, H2P13, H2B2–H2B5.	The Wildlife and European Site Screening Reports form part of the evidence base for the Regulation 19 HRA. Considering that site allocations are not yet final, the HRA Screening and Appropriate Assessment will be produced and published alongside the Torbay Local Plan Regulation 19 consultation. Screening of all sites has been completed, and the revised report includes all proposed allocations, including those previously omitted.
	Natural England has noted that recreational impacts on the Lyme Bay to Torbay SAC were not addressed in the Wildlife and European Screening Reports and has requested further discussion. They confirm willingness to continue dialogue and have included their previous response in full for the public record.	The Lyme Bay and Torbay Marine SAC will be assessed as part of Reg. 19.
	Natural England recommends including a clear policy on implementing biodiversity net gain with locally specific requirements. They suggest undertaking biodiversity assessments for allocated	Nature Recovery and Biodiversity Net Gain policies have been

Organization	Summary of Response	Action
	sites to establish a baseline for measuring net gain and preventing degradation over time. They also encourage aligning biodiversity net gain with the emerging Local Nature Recovery Strategy, complying with NPPF requirements, and seeking wider environmental net gain opportunities through policies and allocations that enhance green infrastructure, adapt to climate change, and support biodiversity strategies.	included in the draft Local Plan, and a biodiversity assessment was undertaken for sites allocated in the Local Plan.
Tyler Wimpy	The Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) are required under SEA Regulations, EU Directive 2001/42/EC, and Section 19 of the PCPA 2004, and should be integrated throughout plan preparation. Although a scoping report was prepared in January 2021, the current Regulation 18 consultation lacks an initial SA/SEA for review, despite early conclusions on housing requirements based on environmental factors. This approach is considered flawed, as the SA/SEA must evolve alongside the plan and be available for consultation at each stage. The importance of SA/SEA is highlighted by decisions such as reducing housing provision due to environmental constraints like the Marine SAC, which could be mitigated through collaborative solutions (e.g., sewage treatment improvements). When presented, the SA/SEA should function as a 'policy-off' review tool.	The SA/SEA report was published alongside the Local Plan Regulation 18 consultation and is available on the same webpage.
Environment Agency	The allocations document raises no major environmental concerns but highlights several sites with conservation designations such as Sladnor Park, Former Palace Hotel, Former Stoodley Knowle School, and Great Parks that require protection and may affect site suitability or yields. Opportunities exist for habitat restoration and Water Framework Directive improvements, particularly around Hollicombe Lake stream and Aller Brook. While flood risk is a constraint for some sites (including areas in Flood Zones 2 and 3), this can be managed through design and planning. Financial contributions may be needed for flood defence upkeep and planned schemes, and redevelopment projects like Brixham car park offer chances to address aging culverted watercourses. Overall, infrastructure capacity, water quality, and flood risk should be considered early to avoid deterioration and ensure sustainable development.	Noted
Historic England	The policy for SDT2 (Torquay Town Centre and Harbour) supports residential use of upper floors in commercial properties, which is positive. However, concerns are raised about the potential for inappropriate tall buildings that could harm the townscape. Questions include whether evidence has been gathered to justify tall buildings, identification of suitable sites, and alignment with the Torbay Building Heights Strategy (2010). Historic England's guidance on tall buildings is suggested as a resource.	The Local Plan heritage policies have been updated and that the council has produced a Heritage Impact Assessment. These should be fully integrated into decision-making for tall building proposals.

Organization	Summary of Response	Action
	SDT3 (Torquay Gateway): It may be appropriate to include policy criteria to ensure due regard to conserving the significance and setting of affected listed buildings.	
	SDP2 Paignton Town Centre and Seafront: Welcome additional heritage criteria. SDP3 Collaton St Mary Paignton: Welcome new consideration of the setting of heritage assets at Collaton St Mary (around church and Blagdon Manor). SDP4 Long Road, Yalberton Future Growth Area: Welcome proposed conservation areas at Lower and Higher Yalberton (6) and need for strategic landscaping/open space (5). As there are LBs associated with both locations and along Yalberton Rd we suggest an additional criterion to conserve and enhance their setting.	Noted
	SPB1 Brixham Town Growth Strategy: Historic England would encourage the reinstatement of policy wording related to need to conserve and enhance the historic character of the town, given Brixham Town Centre CA & the density of LBs, and important heritage assets on the outskirts of the town, e.g. Gil* Lupton Park and Churston Ferrers CA.	The Local Plan heritage policies have been updated and that the council has produced a Heritage Impact Assessment.
	SH1 Town Centre Regeneration Areas: the policy referring to conserve or enhance the historic environment is to be welcomed. As many of the sites are in the heart of historic Torquay, Paignton and Brixham and in the vicinity of heritage assets, we agree that further assessment is required. Where sites affect heritage assets, then Heritage Impact Assessments (HIA) at this stage are likely to be necessary to help justify their selection and to inform measures to avoid, minimise and/or mitigate harm, and maximise enhancement in accordance with national policy.	The Local Plan heritage policies have been updated and that the council has produced a Heritage Impact Assessment.
	SH2 Housing Allocations and Future Growth Areas (FGA)	The Local Plan heritage policies have been updated and that the

Organization	Summary of Response	Action
	Our previous advice continues to apply in that it is important that proportionate Heritage Impact Assessments (HIA) are undertaken in appropriate circumstances to support/ justify the FGAs and inform an appropriate response inc relevant policy criteria for historic environment. Collaton St Mary: SDP3d: Western half of Taylor Wimpey Site, North of Totnes Rd SDP3e: Land North of Totnes Road (Bloor now Cavanna Homes) SDP3g: South of Totnes Rd, Collaton St Mary SDP3h: Land to the North of Totnes Road (Taylor Wimpey) Yalberton: SDP4: Yalberton Holiday Park/Berry Acres 'Link' SDP4b: Land South of Yalberton Road (Berry Acres) SDP4c: Land North of Lower Yalberton Holiday Park, Long Road	council has produced a Heritage Impact Assessment.
	The following are new proposed allocations where we consider upfront proportionate HIAs are required. H2T2: Brunel Manor, Conversion of buildings only –Brunel Manor is GII LB and is in Grade II RPG and Watcombe Park CA. Other associated GII LBs within and potentially just outside allocation. H2T6: Torbay Hospital campus (or directly adjoining) - may need HIA as GII LB in site (Torbay Hospital Chapel). Hospital masterplan may have addressed this. H2T8: Grand Hotel Garage - Prominent building in Chelston CA. An HIA may be required. H2T9: Land adjacent to Broadley Drive, Livermead – an HIA was previously requested due to exposed nature of the site in proximity of heritage assets. H2P3: Land at Preston Down Road South, Paignton –HIA previously requested.	The sites are included in the HIA

Organization	Summary of Response	Action
	H2P6: Summerhill Hotel, Braeside Road – unable to find in HELAA. Site in Roundham and Paignton Harbour Conservation Area and CA Appraisal (2008) identifies it as a key building of architectural importance that makes a significant contribution to the townscape. HIA required and site-specific policy to encourage retention. H2P7: Former Kia Garage, Totnes Road – in Old Paignton CA and near LBs – HIA required but could be enhancement.	
	SH4 Affordable Housing Suggest change ‘historic assets’ to ‘heritage assets’ in Exceptions in Countryside criterion (ii)	Amendment was made as requested.
Devon Wildlife Trust	The Trust made comments on objective 4 (Appendix A)	Amendment was made as requested.

Appendix B: Spatial Strategy and Area Policies

Strategic Policy SS1: Torbay Growth Strategy - Prioritising Our Communities Through Improved Health, Housing, Place Making and Opportunities for All

Strategic Policy SS1: Torbay Growth Strategy demonstrates strong alignment with sustainability objectives, particularly in promoting low-carbon development, safeguarding biodiversity, prioritising brownfield regeneration, and supporting inclusive economic growth. The policy addresses housing needs, health and wellbeing, and community safety while encouraging investment in town centres and employment opportunities. However, areas requiring further attention include waste minimisation, air and noise quality during construction, and reducing car dependency in growth areas. Mitigation measures such as biodiversity net gain, robust design standards, and enhanced sustainable transport infrastructure will be essential to ensure the policy delivers balanced environmental, social, and economic benefits across Torbay.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+		Policy requires low-carbon and renewable energy use, climate resilience, and mitigation evidence.	
2. To improve water, air, soil quality and minimise noise levels	+	-	Urban regeneration reduces sprawl, but increased development may pressure water/air quality.	Apply WFD compliance, sustainable drainage, and air quality monitoring.
3. To minimise waste and increase the recycling and reuse of waste materials	?		Large-scale development may increase waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-		Development in FGAs and greenfield sites may affect biodiversity.	Require biodiversity net gain and habitat enhancement.
5. To conserve, enhance and enjoy the historic environment	+	-	Town centre regeneration supports heritage but growth areas may pose risks.	Integrate Heritage Impact Assessments and Historic England guidance.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	-	Urban focus supports regeneration, but FGAs may affect landscape character.	Strategic landscaping and green infrastructure in FGAs.

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Policy promotes active travel and improved transport links.	
8. To support strong, diverse and sustainable economic growth	++	Policy prioritises employment space and inclusive growth.	
9. To reduce poverty and income inequality	+	Affordable housing and job creation support social equity.	Ensure 30% affordable housing in FGAs and targeted skills programmes.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Brownfield regeneration encouraged.	
11. To promote safe communities and reduce fear of crime	+	Policy includes safe and welcoming town centres.	
12. To provide housing that meets the needs of existing and future residents	++	8,000 dwellings planned, with affordable housing targets.	
13. To improve health and wellbeing and reduce health inequalities	+	Focus on community integration, green spaces, and active travel.	

Strategic Policy SDT1: Torquay – A Strategy for Sustainable Growth

Strategic Policy SDT1 aligns well with sustainability objectives by prioritising regeneration of town centre and harbourside sites, safeguarding priority species, and maintaining a strategic green gap. The policy supports mixed-use development, brownfield regeneration, and high-quality design, while protecting the historic character of Torquay Harbour Conservation Area. It promotes economic growth through employment space and housing delivery, and safeguards Torbay Hospital's regional role. Key areas for improvement include explicit measures for waste minimisation, managing construction impacts on air and noise quality, and reducing car dependency in gateway developments. Mitigation should focus on biodiversity net gain, circular economy principles, sustainable transport infrastructure, and heritage impact assessments to ensure balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Positive alignment through drainage hierarchy, green infrastructure, and sustainable regeneration.	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	–	Risk of construction impacts on air and noise.	Require air quality monitoring, noise mitigation, and soil protection plans.

3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans and circular economy principles.
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Strong protection for Cirl Buntings, Horseshoe Bats, and green gap.	
5. To conserve, enhance and enjoy the historic environment	-	Development must complement Torquay Harbour Conservation Area.	Require heritage impact assessments and adaptive reuse of historic assets.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Maintains strategic green gap and promotes high-quality design.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Gateway development offers opportunity for sustainable transport; risk of car dependency.	
8. To support strong, diverse and sustainable economic growth	+	Supports Torquay as primary commercial and healthcare hub.	
9. To reduce poverty and income inequality	+	Regeneration and housing provision support community priorities.	Monitor affordable housing delivery and social value commitments.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on brownfield regeneration and mixed-use development.	
11. To promote safe communities and reduce fear of crime	+	Public realm improvements and town centre renewal enhance safety.	Apply Secured by Design principles and community engagement.
12. To provide housing that meets the needs of existing and future residents	++	Delivers 3,600 homes over plan period; ensure mix and quality.	Monitor housing standards and demographic needs.
13. To improve health and wellbeing and reduce health inequalities	+	Safeguards hospital role and green infrastructure.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDT2: Torquay Gateway – A sustainable Growth Hub for Homes, Jobs and Nature

Strategic Policy SDT2 demonstrates strong alignment with sustainability objectives by promoting a landscape-led design, integrated green infrastructure, and a commitment to 10% biodiversity net gain. The policy supports mixed-use development, affordable housing, and employment space, alongside major sustainable transport improvements such as a new train station and park-and-ride facility. It safeguards priority habitats for Greater Horseshoe Bats and Cirl Buntings, maintains the strategic green gap, and conserves the setting of Edginswell Hall and Village. Key areas requiring attention include explicit waste minimisation measures, managing construction impacts on air and noise quality, and ensuring

effective delivery of biodiversity and transport commitments. Mitigation should focus on enforcing habitat safeguards, circular economy principles, robust design standards, and health impact assessments to achieve balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Positive alignment through green infrastructure, drainage hierarchy, and sustainable transport (new station, park & ride).	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	-	Flood risk management and run-off reduction included construction impacts need mitigation.	Require air quality monitoring, noise mitigation, and soil protection plans.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans and circular economy principles.
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Strong measures for biodiversity net gain (10%), dark corridors for bats, and habitat protection.	
5. To conserve, enhance and enjoy the historic environment	+	Conserves Edginswell Hall and Village setting.	Require heritage impact assessments and adaptive reuse where possible.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Landscape-led design and green gap protection	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Major improvement with train station and active travel links.	
8. To support strong, diverse and sustainable economic growth	++	Mixed-use employment space and job creation.	
9. To reduce poverty and income inequality	+	Affordable housing (30%) and self-build plots support diversity.	Monitor affordable housing delivery and social value commitments.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on Future Growth Area with integrated uses.	
11. To promote safe communities and reduce fear of crime	+	Design quality and green infrastructure enhance safety.	
12. To provide housing that meets the needs of existing and future residents	++	400 homes plus self-build plots; ensure quality and mix.	
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and connectivity improvements support wellbeing.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDT3: Newton Road to Torre Gateway – A regeneration corridor for homes, jobs, health and connectivity

Strategic Policy SDT3 aligns well with sustainability objectives by focusing on brownfield regeneration, safeguarding Torbay Hospital as a key healthcare facility, and improving sustainable transport connectivity through enhanced active travel routes and new rail stations. The policy supports modernisation of employment space, provision of affordable housing, and water-sensitive urban design to manage flood risk. While the policy promotes health and wellbeing and economic growth, areas requiring attention include explicit waste minimisation measures, biodiversity net gain commitments, and mitigation of construction-related air and noise impacts. Recommended actions include enforcing circular economy principles, integrating biodiversity enhancements, applying robust design standards, and conducting health and heritage impact assessments to ensure balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Positive alignment through water-sensitive urban design and sustainable drainage; supports sustainable transport improvements.	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	-	Drainage measures reduce flood risk; construction impacts on air/noise need mitigation.	Require air quality monitoring, noise mitigation
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Limited detail;	ensure biodiversity net gain and habitat protection during redevelopment.
5. To conserve, enhance and enjoy the historic environment	-	No major heritage focus; check for impacts near Torre Station.	Require heritage impact assessments where relevant.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Regeneration of brownfield sites improves townscape; design quality essential.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Strong alignment with active travel and new rail station; reduces car dependency.	
8. To support strong, diverse and sustainable economic growth	++	Supports modern employment facilities and healthcare hub.	
9. To reduce poverty and income inequality	+	Affordable housing and key worker accommodation support inclusion.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on brownfield regeneration.	
11. To promote safe communities and reduce fear of crime	+	Public realm improvements likely to enhance safety.	Apply Secured by Design principles and community engagement.
12. To provide housing that meets the needs of existing and future residents	++	300 dwellings plus key worker housing; ensure mix and quality.	
13. To improve health and wellbeing and reduce health inequalities	++	Safeguards Torbay Hospital and improves connectivity.	

Strategic Policy SDP1: Paignton – A strategy for sustainable growth

Strategic Policy SDP1 aligns strongly with sustainability objectives by promoting mixed-use regeneration of town centre, harbour, and waterfront sites, supported by green infrastructure and flood resilience measures such as a new sea wall. The policy safeguards priority species and habitats, encourages brownfield redevelopment, and integrates climate-safe housing design. It also supports economic growth through tourism, leisure, and employment hubs, while delivering 3,400 new homes and improving transport connectivity along the Western Corridor. Key areas for improvement include explicit waste minimisation measures, managing construction-related air and noise impacts, and ensuring biodiversity net gain delivery. Recommended actions include enforcing circular economy principles, robust design standards, and health impact assessments to achieve balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Positive alignment through green infrastructure, flood resilience measures (new sea wall), and climate-safe housing design.	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	-	Green infrastructure and flood management improve resilience; construction impacts need mitigation.	Require air quality monitoring, noise mitigation, and soil protection plans.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Safeguards habitats for Greater Horseshoe Bats and Cirl Buntings; ensure biodiversity net gain.	

5. To conserve, enhance and enjoy the historic environment	++	Strong focus on recapturing historic character of old town and Garden Suburb.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Landscape-led design for Future Growth Area and waterfront regeneration.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Enhanced transport infrastructure and active travel links along Western Corridor.	
8. To support strong, diverse and sustainable economic growth	++	Supports tourism, leisure, and employment hubs.	
9. To reduce poverty and income inequality	+	Affordable housing and family homes supported.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Prioritises brownfield regeneration and mixed-use development.	
11. To promote safe communities and reduce fear of crime	+	Public realm improvements likely to enhance safety.	Apply Secured by Design principles and community engagement.
12. To provide housing that meets the needs of existing and future residents	++	3,400 homes over plan period; ensure mix and quality.	Monitor housing standards and demographic needs.
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and flood resilience support wellbeing.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDP2: Revitalising Paignton Town Centre and Waterfront - A destination for living, tourism and leisure

Strategic Policy SDP2 strongly aligns with sustainability objectives by promoting regeneration that enhances economic vitality, public realm quality, and sustainable transport connectivity through the Paignton Gateway hub. The policy addresses climate resilience with flood protection measures, including a new sea wall, and requires development to be safe from flooding throughout its lifetime. It supports tourism and residential-led regeneration while respecting historic character and improving urban design. Key areas for improvement include explicit waste minimisation measures, biodiversity net gain commitments during waterfront works, and mitigation of construction-related air and noise impacts. Recommended actions include enforcing circular economy principles, robust design standards, and health impact assessments to ensure balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Strong alignment through flood resilience measures (new sea wall), climate-safe design, and restrictions on basement sleeping accommodation in flood zones.	
2. To improve water, air, soil quality and minimise noise levels	-	Construction impacts need mitigation.	Require air quality monitoring and noise mitigation.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Ensure habitat protection during waterfront works.	HRA would be required to ensure the Lyme Bay and Tormay Marine SAC is considered.
5. To conserve, enhance and enjoy the historic environment	-	Development must complement historic character.	Require heritage impact assessments and adaptive reuse where possible.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Public realm improvements and waterfront regeneration enhance townscape.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Paignton Gateway transport hub and improved connectivity strongly support sustainable travel.	
8. To support strong, diverse and sustainable economic growth	++	Strengthens tourism and retail role while supporting residential-led regeneration.	
9. To reduce poverty and income inequality	+	Flexible approach to holiday accommodation conversion boosts housing supply.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on brownfield regeneration and tall buildings maximises urban land use.	
11. To promote safe communities and reduce fear of crime	+	Public space improvements enhance safety.	
12. To provide housing that meets the needs of existing and future residents	++	Supports new housing in town centre subject to flood and heritage constraints.	
13. To improve health and wellbeing and reduce health inequalities	+	Flood resilience and improved connectivity support wellbeing.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDP3: Preston – A thriving district centre and Regeneration Hub for living and community

Strategic Policy SDP3 aligns well with sustainability objectives by promoting brownfield regeneration, safeguarding the district centre's role, and supporting improved active travel and public transport connectivity. The policy encourages taller buildings to optimise land use, enhances public

open spaces at Hollicombe Park and Oldway, and integrates sustainable drainage and water-sensitive urban design to strengthen climate resilience. It also supports finding a viable economic future for Oldway Mansion, subject to heritage considerations. Key areas for improvement include explicit waste minimisation measures, biodiversity net gain commitments, and mitigation of construction-related air and noise impacts. Recommended actions include enforcing circular economy principles, robust design standards, and health and heritage impact assessments to ensure balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Positive alignment through sustainable drainage and water-sensitive urban design; supports climate resilience.	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	+ -	Enhances public open space and natural environment; construction impacts need mitigation.	Require air quality monitoring and noise mitigation.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Limited detail; ensure biodiversity net gain and habitat protection during redevelopment.	Implement biodiversity net gain and monitor habitat safeguards.
5. To conserve, enhance and enjoy the historic environment	-	Supports viable future for Oldway Mansion; heritage assessments essential.	Require heritage impact assessments and adaptive reuse where possible.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Regeneration of brownfield land and taller buildings improve townscape; design quality critical.	Apply design codes and visual impact assessments.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Strong alignment with improved active travel and public transport links to Torquay and Paignton stations.	Ensure delivery of sustainable transport infrastructure and travel plans.
8. To support strong, diverse and sustainable economic growth	++	Safeguards district centre role and supports flexible use of marginal areas; strong alignment.	Ensure local workforce training and inclusive growth measures.
9. To reduce poverty and income inequality	+	Provides 250 dwellings and community improvements; monitor affordability.	Monitor affordable housing delivery and social value commitments.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on brownfield regeneration and taller buildings; positive alignment.	Encourage efficient land use and avoid overdevelopment of sensitive areas.
11. To promote safe communities and reduce fear of crime	+	Public space improvements enhance safety.	Apply Secured by Design principles and community engagement.
12. To provide housing that meets the needs of existing and future residents	++	250 dwellings plus potential reuse of Oldway Mansion; ensure mix and quality.	Monitor housing standards and demographic needs.
13. To improve health and wellbeing and reduce health inequalities	+	Improved open spaces and connectivity support wellbeing; integrate health assessments.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDP4: Collaton St Mary – Sustainable growth in a connected village

Strategic Policy SDP4 demonstrates strong alignment with sustainability objectives by prioritising climate resilience, green infrastructure, and sustainable transport improvements along the A385 corridor. The policy supports delivery of 600 homes (including 30% affordable), self-build plots, and a traveller pitch, alongside improved community facilities and drainage infrastructure. It commits to achieving 10% biodiversity net gain and safeguarding habitats for Greater Horseshoe Bats and Cirl Buntings through dark corridors and habitat protection. Key areas for improvement include explicit waste minimisation measures, managing construction-related air and noise impacts, and ensuring effective delivery of biodiversity and transport commitments. Recommended actions include enforcing circular economy principles, robust design standards, and health and heritage impact assessments to achieve balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Strong alignment through green infrastructure, climate resilience measures, and sustainable transport improvements along A385.	
2. To improve water, air, soil quality and minimise noise levels	+ -	Improved drainage and sewerage infrastructure reduces flood risk; construction impacts need mitigation.	Require air quality monitoring, noise mitigation, and soil protection plans.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plan.
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Clear commitment to 10% biodiversity net gain, safeguarding bat and bird habitats, and maintaining dark corridors; strong alignment.	
5. To conserve, enhance and enjoy the historic environment	+	Protects listed buildings and village heritage.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Landscape-led design and green infrastructure enhance rural character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Supports bus, cycling, and walking improvements; reduces car dependency.	
8. To support strong, diverse and sustainable economic growth	+	Limited retail to local needs; supports community facilities and employment indirectly.	
9. To reduce poverty and income inequality	++	Provides 600 homes (30% affordable), self-build plots, and traveller pitch.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Focus on greenfield expansion with masterplanning.	Encourage efficient land use and avoid overdevelopment of sensitive areas.
11. To promote safe communities and reduce fear of crime	+	Public space improvements enhance safety.	Apply Secured by Design principles and community engagement.
12. To provide housing that meets the needs of existing and future residents	++	600 homes plus self-build plots; ensure mix and quality.	
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and connectivity improvements support wellbeing.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDP5: Long Road, Yalberton - Sustainable living and employment neighbourhood

Strategic Policy SDP5 aligns strongly with sustainability objectives by promoting mixed-use development that combines housing, employment, and green infrastructure. The policy supports delivery of 650 homes (including 30% affordable), self-build plots, and a traveller pitch, alongside safeguarding employment land and waste facilities. It commits to achieving 10% biodiversity net gain and protecting habitats for Greater Horseshoe Bats and Cirl Buntings through dark corridors and strategic landscaping. Climate resilience is addressed through green infrastructure and sustainable transport improvements along the Western Corridor. Key areas for improvement include explicit waste minimisation measures during construction, managing air and noise impacts, and ensuring effective delivery of biodiversity and transport commitments. Recommended actions include enforcing circular economy principles, robust design standards, and health and heritage impact assessments to achieve balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Strong alignment through green infrastructure, climate resilience measures, and sustainable transport improvements along the Western Corridor.	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	+	- Safeguards Yalberton Valley and provides drainage upgrades; construction impacts need mitigation.	Require air quality monitoring, noise mitigation, and soil protection plans.
3. To minimise waste and increase the recycling and reuse of waste materials	+	Safeguarding Yalberton Household Waste and Recycling Centre;	Mandate site waste management plans.

4. To conserve, protect and enhance habitats and species, and geodiversity	++	Clear commitment to 10% biodiversity net gain, safeguarding bat and bird habitats, and maintaining dark corridors; strong alignment.	
5. To conserve, enhance and enjoy the historic environment	+	Protects Yalberton Valley for historic value.	Require heritage impact assessments and adaptive reuse where possible.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Strategic landscaping and open space to protect rural setting.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Supports walking, cycling, and connectivity to Paignton town centre.	
8. To support strong, diverse and sustainable economic growth	++	Provides 20,000 sq. m of employment land and safeguards industrial and waste uses.	
9. To reduce poverty and income inequality	+	650 homes (30% affordable), self-build plots, and traveller pitch; strong alignment.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Mixed-use development with masterplanning.	Encourage efficient land use and avoid overdevelopment of sensitive areas.
11. To promote safe communities and reduce fear of crime	+	Public realm and green space improvements likely to enhance safety	Apply Secured by Design principles and community engagement.
12. To provide housing that meets the needs of existing and future residents	++	650 homes plus self-build plots	
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and connectivity improvements support wellbeing.	Integrate active travel, open spaces, and Health Impact Assessments.

Policy SDP6: Clennon Valley - Active leisure and nature hub

Strategic Policy SDP6 strongly aligns with sustainability objectives by promoting a landscape-led approach that enhances green infrastructure, biodiversity, and active travel connections. The policy safeguards the integrity of the strategic green corridor and important wildlife sites, including the South Hams SAC and Marine SAC, while supporting flood alleviation and sustainable drainage measures to improve climate resilience. It also strengthens the leisure and tourism offer, improving public access and connectivity between key destinations. Key areas for improvement include explicit waste minimisation measures, managing construction-related air and noise impacts, and ensuring heritage considerations for nearby assets. Recommended actions include enforcing circular economy principles, robust design standards, and health impact assessments to ensure balanced environmental, social, and economic outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Strong alignment through flood alleviation, sea defence measures, and sustainable drainage; promotes climate resilience.	Ensure robust climate adaptation measures and integrate low-carbon technologies.
2. To improve water, air, soil quality and minimise noise levels	+ -	Enhances green infrastructure and natural corridor; construction impacts need mitigation.	Require air quality monitoring and noise mitigation
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans.
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Safeguards South Hams SAC and Marine SAC; strong alignment with habitat protection.	
5. To conserve, enhance and enjoy the historic environment	~	No Significant effect	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Landscape-led design conserves strategic green corridor.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Promotes walking and cycling links connecting key destinations.	
8. To support strong, diverse and sustainable economic growth	++	Supports tourism and leisure economy.	
9. To reduce poverty and income inequality	+	Improves public access and recreation opportunities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on enhancing existing leisure hub.	
11. To promote safe communities and reduce fear of crime	+	Public realm improvements likely to enhance safety	
12. To provide housing that meets the needs of existing and future residents	~	No Significant effect	
13. To improve health and wellbeing and reduce health inequalities	++	Strong alignment through active leisure, green links, and improved access.	

Strategic Policy SDB1: Brixham – A strategy for sustainable growth

Policy SDB1 seeks to deliver limited, sustainable development that regenerates the town centre, supports maritime industries, and provides housing and employment opportunities while safeguarding the South Devon National Landscape and Berry Head SAC. The policy aligns strongly with economic and social sustainability objectives by promoting local jobs, tourism, and community facilities, and moderately with environmental

objectives through landscape and biodiversity protection, though harbour works pose risks requiring strict mitigation. Key measures include low-carbon design, flood resilience, biodiversity net gain, and improved sustainable transport. Overall, SDB1 offers a balanced approach to growth, delivering community and economic benefits while maintaining

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy requires flood resilience and climate adaptation measures, reducing vulnerability to climate change.	Incorporate renewable energy systems, sustainable drainage, and low-carbon building materials in all new developments.
2. To improve water, air, soil quality and minimise noise levels	-	Harbour works may cause temporary water quality and noise issues during construction.	Implement strict environmental controls during construction and noise reduction measures.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No explicit waste strategy, but regeneration offers opportunities for reuse and recycling.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+ -	The South Hams SAC and the marine environment safeguarded, but harbour expansion could impact sensitive habitats.	Conduct Habitats Regulations Assessment and MCZ.
5. To conserve, enhance and enjoy the historic environment	+	Policy promotes conservation and enhancement of Brixham's historic harbour and cultural assets.	Apply heritage-led design principles and use materials that respect historic character.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Major development restricted in National Landscape; regeneration improves townscape quality.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+ -	Town centre regeneration reduces car dependency, but limited emphasis on active travel infrastructure.	Expand walking and cycling networks, improve bus services, and introduce water-borne transport links to reduce car use.
8. To support strong, diverse and sustainable economic growth	++	Significant employment floorspace and maritime industry support strengthen local economy.	
9. To reduce poverty and income inequality	+	Local housing and job provision help reduce inequality.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on previously developed sites maximises land efficiency.	
11. To promote safe communities and reduce fear of crime	+	Regeneration can improve public realm safety.	Incorporate natural surveillance, improve lighting in public spaces, and apply Secured by Design standards.
12. To provide housing that meets the needs of existing and future residents	+	400 dwellings targeted for local needs, supporting community stability.	Ensure a mix of tenure types, include adaptable homes for aging population, and enforce affordable housing policies.

13. To improve health and wellbeing and reduce health inequalities	+	Investment in leisure facilities and green spaces enhances wellbeing and reduces visitor pressure on sensitive sites.	

Strategic Policy SDB2: Revitalising Brixham's Town Centre, Harbour and Waterfront - A destination for living, maritime activity and tourism

Policy SDB2 promotes mixed-use regeneration to provide retail, employment, leisure, and residential facilities, supporting Brixham's role as a vibrant maritime destination. It aligns strongly with economic and social sustainability objectives by diversifying the economy and improving public realm, while environmental objectives are addressed through flood resilience and habitat protection. Key risks relate to potential impacts on marine habitats and construction effects, requiring robust mitigation measures such as biodiversity net gain and sustainable drainage systems.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+		Flood risk mitigation and sustainable drainage are integral to design, supporting climate resilience.	Incorporate renewable energy systems, sustainable drainage, and low-carbon building materials in all developments.
2. To improve water, air, soil quality and minimise noise levels	-		Harbour works and breakwater may cause temporary water and noise impacts during construction.	Apply strict environmental controls during construction, including sediment barriers and noise reduction measures.
3. To minimise waste and increase the recycling and reuse of waste materials	~		No explicit waste strategy, but regeneration offers opportunities for reuse and recycling.	Require site waste management plans and promote recycled materials in construction.
4. To conserve, protect and enhance habitats and species, and geodiversity	+	-	SAC and marine environment safeguarded, but harbour expansion could affect sensitive habitats.	Conduct Habitats Regulations Assessment and biodiversity net gain measures.
5. To conserve, enhance and enjoy the historic environment	+		Heritage-led regeneration enhances town centre and waterfront character.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+		Mixed-use regeneration improves townscape and public realm quality.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Improved walking, cycling, and water-borne transport links reduce car dependency.	

8. To support strong, diverse and sustainable economic growth	++	Mixed-use regeneration diversifies economy and supports maritime industries.	
9. To reduce poverty and income inequality	+	Local employment and housing provision help reduce inequality.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Redevelopment of car park and town centre maximizes brownfield land use.	
11. To promote safe communities and reduce fear of crime	+	Improved public realm can enhance safety.	Apply Secured by Design principles and improve lighting in public spaces.
12. To provide housing that meets the needs of existing and future residents	+	Residential units above commercial space meet local housing needs.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhanced public realm and active travel infrastructure promote wellbeing.	

Strategic Policy SDB3: Berry Head to Sharkham Point - Coastal conservation and recreation management

This Sustainability Appraisal assesses Strategic Policy SDB3: Berry Head to Sharkham Point – Coastal Conservation and Recreation Management. The policy focuses on protecting the most environmentally sensitive area of Torbay, prioritizing landscape and biodiversity conservation while managing tourism and recreation pressures. It strongly aligns with environmental objectives, offering significant benefits for habitat protection and scenic quality, while economic and housing objectives are neutral due to strict development limits. Key mitigation measures include biodiversity net gain, sustainable visitor management, and provision of alternative natural greenspace (SANG).

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy prioritises conservation and climate resilience by restricting development and requiring landscape enhancement.	
2. To improve water, air, soil quality and minimise noise levels	+	Protects water and soil quality through strict controls on development and recreation impacts.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	The South Hams SAC and National Landscape protection is central; policy reduces habitat degradation from recreation.	
5. To conserve, enhance and enjoy the historic environment	+	Maintains historic and scenic character of Berry Head and surrounding areas.	

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Conserves landscape and seascape quality by limiting major development.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	Neutral – Policy does not directly address transport, but recreation management may reduce car trips through SANG provision.	
8. To support strong, diverse and sustainable economic growth	~	No significant effect	
9. To reduce poverty and income inequality	~	Policy does not directly address poverty but protects natural assets for community benefit.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	+	Careful management of recreation areas can improve safety and reduce anti-social behaviour.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances wellbeing through improved access to high-quality natural greenspace and reduced recreational pressure on sensitive sites.	

Strategic Policy SDBCG1: Broadsands, Churston and Galmpton Villages - Sustainable living and landscape protection strategy

Policy SDBCG1 sets out a strategy for sustainable living and landscape protection across the Broadsands, Churston, and Galmpton Villages area. It focuses on delivering housing and a school site at Inglewood while safeguarding rural character, landscape, and ecological integrity through strategic buffers and green infrastructure. It strongly aligns with environmental objectives and supports social needs through housing and education provision, while economic impacts are moderate and transport challenges remain. Key mitigation measures include biodiversity net gain, sustainable drainage, and improved active travel infrastructure.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy integrates climate resilience through strategic buffers and green infrastructure.	Incorporate sustainable drainage systems and low-carbon building materials in all developments.
2. To improve water, air, soil quality and minimise noise levels	+	Landscape-led development and green infrastructure help maintain soil and water quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	Limited development reduces waste generation.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Policy protects the South Hams SAC, National Landscape, and strengthens ecological connectivity.	
5. To conserve, enhance and enjoy the historic environment	+	Maintains rural character and conservation areas, preserving historic environment.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Strategic buffers and landscape-led design safeguard scenic quality and settlement gaps.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	- Active travel promoted via green infrastructure and SANG, but road congestion at Windy Corner remains a challenge.	Enhance walking and cycling routes and explore public transport improvements to reduce car dependency.
8. To support strong, diverse and sustainable economic growth	+	Supports local economy through school provision and limited housing; avoids major development impacts.	
9. To reduce poverty and income inequality	+	Affordable housing and school provision help meet community needs.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on approved sites and brownfield areas ensures efficient land use.	
11. To promote safe communities and reduce fear of crime	+	Improved public realm and green spaces can enhance safety.	
12. To provide housing that meets the needs of existing and future residents	+	Provides housing at Inglewood and Monksbridge to meet local needs.	
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and SANG improve health and wellbeing by promoting recreation and reducing pressure on sensitive sites.	

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations

1. To reduce and manage the impacts of climate change	++	Strong alignment through flood resilience measures (new sea wall), climate-safe design, and restrictions on basement sleeping accommodation in flood zones.	
2. To improve water, air, soil quality and minimise noise levels	-	Construction impacts need mitigation.	Require air quality monitoring and noise mitigation.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Risk of increased construction waste.	Mandate site waste management plans.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Ensure habitat protection during waterfront works.	HRA would be required to ensure the Lyme Bay and Tormay Marine SAC is considered.
5. To conserve, enhance and enjoy the historic environment	-	Development must complement historic character.	Require heritage impact assessments and adaptive reuse where possible.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Public realm improvements and waterfront regeneration enhance townscape.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Paignton Gateway transport hub and improved connectivity strongly support sustainable travel.	
8. To support strong, diverse and sustainable economic growth	++	Strengthens tourism and retail role while supporting residential-led regeneration.	
9. To reduce poverty and income inequality	+	Flexible approach to holiday accommodation conversion boosts housing supply.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focus on brownfield regeneration and tall buildings maximises urban land use.	
11. To promote safe communities and reduce fear of crime	+	Public space improvements enhance safety.	
12. To provide housing that meets the needs of existing and future residents	++	Supports new housing in town centre subject to flood and heritage constraints.	
13. To improve health and wellbeing and reduce health inequalities	+	Flood resilience and improved connectivity support wellbeing.	Integrate active travel, open spaces, and Health Impact Assessments.

Strategic Policy SDBCG2 Land at Inglewood and its environs north of Windy Corner

Strategic Policy SDBCG2 focuses on delivering housing, affordable homes, a school, employment land, and green infrastructure north of Windy Corner, while maintaining landscape buffers and ecological protections. It strongly supports biodiversity net gain and active travel, contributing to climate resilience and wellbeing. However, risks include potential carbon emissions from new housing, traffic congestion, reliance on greenfield sites, and limited attention to waste management and historic environment. To address these, the policy should enforce low-carbon building

standards, integrate renewable energy, enhance public transport and cycling infrastructure, prioritize brownfield development where feasible, and include waste and heritage safeguards. Overall, SDBCG2 aligns well with sustainability objectives but requires targeted measures to mitigate environmental and social risks.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy promotes resilience to climate change through green infrastructure and active travel; risk of emissions from housing unless low-carbon standards applied.	Enforce low-carbon building standards and
2. To improve water, air, soil quality and minimise noise levels	+	Green buffers and biodiversity net gain support soil and water quality; construction may cause temporary air/noise impacts.	Apply strict construction management and promote sustainable drainage.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Requires 10% biodiversity net gain and protection of bat and bird habitats.	
5. To conserve, enhance and enjoy the historic environment	-	Limited reference to historic environment; risk if development encroaches on heritage settings.	Require heritage impact assessments for any development near historic assets.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Maintains green buffer and landscape-led design; risk of cumulative impact from expansion.	Apply landscape-led design principles and monitor cumulative impacts.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Encourages sustainable transport links with Paignton and White Rock; road congestion remains a challenge.	Improve bus services and cycling/walking infrastructure to reduce car dependency.
8. To support strong, diverse and sustainable economic growth	+	Provides employment land and supports economic growth.	
9. To reduce poverty and income inequality	+	Affordable housing provision (30%) supports social equity.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Focus on greenfield development conflicts with objective.	Prioritise brownfield development where feasible and adopt efficient layouts.
11. To promote safe communities and reduce fear of crime	~	Not explicitly addressed.	Apply Secured by Design principles.
12. To provide housing that meets the needs of existing and future residents	++	Delivers housing, school, and recreation facilities.	
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and countryside access enhance wellbeing.	

Policy SDBCG3: Rural villages south of Windy Corner – Landscape, ecology and settlement gap protection zone

Policy SDBCG3 focuses on protecting the rural villages south of Windy Corner by conserving the South Devon National Landscape, safeguarding ecological corridors, and maintaining settlement gaps while allowing limited, landscape-led development to meet Brixham's local needs. It includes provisions for around 150 dwellings, modest employment land, a park-and-ride facility, and a dog-friendly Suitable Alternative Natural Greenspace (SANG) to reduce recreational pressure on Berry Head. The policy mandates 10% biodiversity net gain, strict bat habitat protection, and mitigation of recreational impacts on sensitive sites. Overall, SDBCG3 prioritizes environmental integrity and rural character while enabling small-scale development and improved sustainable transport options.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy prioritises landscape and ecological protection; limited development reduces climate impact but emissions from new housing remain a risk.	Require low-carbon building standards and renewable energy integration.
2. To improve water, air, soil quality and minimise noise levels	+	Safeguards green infrastructure, hedgerows, and soil quality; construction may cause temporary air/noise impacts.	Apply strict construction management and sustainable drainage systems.
3. To minimise waste and increase the recycling and reuse of waste materials	~	Policy does not explicitly address waste management.	Include recycling facilities and waste reduction strategies in development plans.
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Requires 10% biodiversity net gain and strict bat habitat protection.	
5. To conserve, enhance and enjoy the historic environment	+	Protects rural villages and heritage landscapes; risk if development near historic assets is not managed.	Require heritage impact assessments for development near historic assets.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Explicit aim to conserve South Devon National Landscape and settlement gaps.	.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Park and ride and active travel routes support sustainable mobility; rural location may still encourage car use.	Enhance park and ride facilities and improve walking/cycling infrastructure.
8. To support strong, diverse and sustainable economic growth	+	Provides modest employment land and supports tourism.	
9. To reduce poverty and income inequality	+	Affordable housing as rural exception supports local needs but limited overall provision.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Focus on greenfield development conflicts with objective.	Prioritise brownfield development where feasible and adopt efficient layouts.
11. To promote safe communities and reduce fear of crime	~	Not explicitly addressed.	Apply Secured by Design principles.
12. To provide housing that meets the needs of existing and future residents	+	Delivers housing to meet Brixham's needs but constrained by environmental limits.	
13. To improve health and wellbeing and reduce health inequalities	+	Green infrastructure and SANG enhance wellbeing and recreation opportunities.	

Appendix C: Sustainability Appraisal of Local Plan Policies

Housing and Regeneration Policies

Policy HS: Overall Housing Strategy and Presumption in favour of Urban Regeneration

Policy HS is a cornerstone of Torbay's sustainable development strategy. It strongly aligns with nearly all sustainability objectives by prioritising urban regeneration over greenfield expansion, delivering inclusive, climate-resilient housing, revitalising town centres and supporting economic growth and promoting active travel and high-quality design.

The policy's emphasis on mixed communities, affordable housing, and reuse of land and buildings ensures that growth is both socially and environmentally responsible. Its success will depend on effective partnerships with developers and communities, strong design and environmental standards and monitoring of housing delivery and social outcomes. With robust implementation, Policy HS can lead Torbay toward a more vibrant, equitable, and sustainable future.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Focus on urban regeneration and reuse of previously developed land reduces sprawl and supports low-carbon living. Climate resilience measures are embedded in the policy.	Explicitly require all new housing to meet high energy efficiency standards (e.g., Future Homes Standard), incorporate renewable energy, and include climate adaptation features like green roofs and passive cooling.
2. To improve water, air, soil quality and minimise noise levels	++	Urban regeneration can improve degraded urban environments and reduce pollution.	Add requirements for air quality assessments, noise mitigation, and sustainable drainage systems (SuDS) in all major developments.
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse of land and buildings reduces construction waste and supports circular economy principles.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Urban development may affect urban biodiversity but avoids pressure on greenfield sites.	Require biodiversity net gain in all developments, including urban greening (e.g., green walls) and protection of urban wildlife corridors.

5. To conserve, enhance and enjoy the historic environment	+	Policy supports retention and reuse of historic buildings, especially former hotels.	Strengthen the commitment to heritage-led regeneration by requiring heritage impact assessments and promoting adaptive reuse of historic buildings.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Urban regeneration improves visual quality and public realm in town centres and gateways.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Policy promotes development near transport hubs and includes active travel improvements.	
8. To support strong, diverse and sustainable economic growth	++	Regeneration supports construction, retail, and service sectors, and revitalises town centres.	
9. To reduce poverty and income inequality	++	Policy promotes mixed communities and avoids concentrations of deprivation. Affordable housing targets support inclusion.	Expand affordable housing provision beyond 30% where viable and include mechanisms to ensure tenure mix and access for vulnerable groups.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Prioritises previously developed land and resists greenfield expansion.	
11. To promote safe communities and reduce fear of crime	+	Regeneration can reduce crime and antisocial behaviour through better design and community engagement	Require secure-by-design principles, natural surveillance, and community safety audits for all major schemes.
12. To provide housing that meets the needs of existing and future residents	++	Policy delivers diverse housing types, including affordable and family homes.	
13. To improve health and wellbeing and reduce health inequalities	++	High-quality urban design, access to services, and climate resilience contribute to healthier living environments.	Mandate inclusion of green space, access to health services, and active design principles that promote physical and mental wellbeing.

Policy H1: Town Centre Regeneration Areas

Policy H1 is a key driver of sustainable urban transformation in Torbay. It aligns strongly with all 13 sustainability objectives by revitalising town centres through mixed-use, high-density development, promoting inclusive, climate-resilient housing and enhancing public realm, heritage, and transport connectivity.

The policy's emphasis on urban regeneration, reuse of brownfield land, and masterplanning ensures that growth is well-integrated, environmentally responsible, and socially inclusive. Its success will depend on community engagement, design quality and heritage sensitivity

and delivery of infrastructure and affordable housing. With effective implementation, Policy H1 can lead to a vibrant, equitable, and sustainable urban core across Torquay, Paignton, and Brixham.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++		Urban regeneration reduces reliance on greenfield development and supports compact, low-carbon living. Tall buildings and densification can reduce per capita emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	-	Redevelopment of degraded urban areas can improve environmental conditions. However, construction and densification may temporarily increase noise and pollution.	Implement SuDS, air quality monitoring, and noise control during construction.
3. To minimise waste and increase the recycling and reuse of waste materials	+		Reuse of brownfield sites and existing structures reduces construction waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+		Urban areas have limited biodiversity, but regeneration can enhance green infrastructure and urban ecology	
5. To conserve, enhance and enjoy the historic environment	++		Policy supports conservation and enhancement of built heritage, especially in town centres.	Include reference to heritage-led regeneration and sensitive design in historic areas.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++		Regeneration improves visual quality, public realm, and urban character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++		Town centre regeneration promotes walkability, cycling, and public transport access.	
8. To support strong, diverse and sustainable economic growth	++		Mixed-use regeneration revitalises town centres, supports retail, services, and housing-led economic activity.	Align regeneration with local economic strategies and employment zones.
9. To reduce poverty and income inequality	++		Mixed-use and affordable housing provision in town centres supports inclusive communities and access to services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++		Focus on brownfield and urban densification maximises land efficiency and avoids sprawl.	
11. To promote safe communities and reduce fear of crime	+		Regeneration can reduce crime and antisocial behaviour through better design and active public spaces.	Apply secure-by-design principles and invest in community safety features.
12. To provide housing that meets the needs of existing and future residents	++		Policy delivers significant housing in accessible locations, supporting diverse needs.	
13. To improve health and wellbeing and reduce health inequalities	++		High-quality urban design, access to services, and green space contribute to healthier lifestyles.	

Policy H2: Future Growth Areas

Policy H2 has strong potential to support Torbay’s sustainability goals, especially in housing and economic growth. However, its success depends on robust masterplanning, environmental safeguards, and infrastructure investment. Each site should be assessed individually to ensure alignment.

- Torquay Gateway (Edginswell): Strategic location with potential for sustainable transport links. Mitigate landscape and biodiversity impacts.
- Great Parks (Paignton): Smaller scale—opportunity for community-led design. Ensure integration with existing infrastructure.
- Collaton St Mary: Large site—requires careful phasing and infrastructure planning. High biodiversity sensitivity.
- Long Road / White Rock / Inglewood: Potential cumulative impacts due to scale. Coordinate across developments to manage traffic, landscape, and service provision.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	-	Large-scale development may increase emissions but offers opportunity for low-carbon design.	Require zero/low-carbon building standards, integrate renewable energy, and promote district heating or heat pumps.
2. To improve water, air, soil quality and minimise noise levels	-	Risk of pollution and degradation during construction and increased traffic.	Use SuDS, monitor air/noise levels, and enforce construction best practices.
3. To minimise waste and increase the recycling and reuse of waste materials	-	Construction generates significant waste.	Enforce site waste management plans and promote circular construction practices.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Potential loss of biodiversity if sites are not sensitively planned.	Conduct ecological assessments, avoid sensitive areas, and implement biodiversity net gain.
5. To conserve, enhance and enjoy the historic environment	-	Risk to heritage assets depending on site proximity.	Include heritage impact assessments in masterplans and design in harmony with local character.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Large developments may alter landscape character.	Use green buffers and landscape-led masterplanning.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-	Risk of car dependency if not well-connected.	Prioritise active travel infrastructure, public transport links, and mixed-use layouts.

8. To support strong, diverse and sustainable economic growth	++	Supports construction jobs and long-term employment.	
9. To reduce poverty and income inequality	+	Positive if affordable housing is well-integrated.	Ensure tenure mix includes affordable housing and monitor delivery.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	The 4 Future Growth Areas will result in loss of greenfield land. This will have negative impact on the amount of land available for farming.	Prioritise brownfield land and justify greenfield use with strategic need.
11. To promote safe communities and reduce fear of crime	+	Opportunity to design safe, inclusive neighbourhoods.	Apply Secured by Design principles and involve communities in planning.
12. To provide housing that meets the needs of existing and future residents	++	Core aim of the policy.	
13. To improve health and wellbeing and reduce health inequalities	+	Positive if green infrastructure and services are well-integrated.	Include parks, walking routes, healthcare access, and community facilities.

Policy H3: Other Local Plan allocated sites

Policy H3 supports many of Torbay's sustainability objectives, particularly in housing provision, land efficiency, and economic inclusion. Its success depends on ensuring high-quality design, appropriate density, and strong delivery of affordable housing. Environmental and transport-related risks can be mitigated through careful site planning and infrastructure investment.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	-	Positive if developments are energy-efficient and well-located. Risk of increased emissions if car-dependent	Promote low-carbon building standards, integrate renewable energy, and ensure proximity to public transport.
2. To improve water, air, soil quality and minimise noise levels	-		Risk of pollution during construction and from increased traffic.	Use SuDS, enforce pollution controls, and monitor air/noise levels.
3. To minimise waste and increase the recycling and reuse of waste materials	-		Construction and demolition waste may be significant	Require site waste management plans and encourage reuse of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	-		Varies by site—some may affect local biodiversity.	Conduct ecological assessments and implement biodiversity net gain.
5. To conserve, enhance and enjoy the historic environment	-		Potential impact on heritage assets depending on site location.	Include heritage impact assessments and design sensitively.

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Risk of visual intrusion if density and design are poorly managed.	Apply good design principles and landscape integration.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-	Mixed impact—depends on site connectivity.	Prioritise sites near transport hubs and include walking/cycling infrastructure.
8. To support strong, diverse and sustainable economic growth	+	Supports construction and housing markets	Link housing to employment areas and support local supply chains.
9. To reduce poverty and income inequality	+	Positive if affordable housing is delivered effectively.	Enforce Policy H7 requirements and monitor affordability outcomes.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	-	Policy encourages optimal land use. However, allocation of some site will result in loss of greenfield land.
11. To promote safe communities and reduce fear of crime	+	Opportunity to design safe, inclusive spaces.	Apply Secured by Design and involve communities in planning.
12. To provide housing that meets the needs of existing and future residents	++	Core aim of the policy.	
13. To improve health and wellbeing and reduce health inequalities	+	Positive if green space and services are integrated.	Include open spaces, promote active travel, and ensure access to healthcare and amenities.

Policy H4: Minimum density

Policy H4 aligns well with Torbay’s sustainability objectives, particularly in promoting efficient land use, reducing car dependency, and supporting housing delivery. The key to success lies in design quality, site selection, and integration of green and transport infrastructure to ensure that higher densities enhance rather than compromise sustainability.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Higher densities in well-connected areas reduce car dependency and support energy-efficient living	
2. To improve water, air, soil quality and minimise noise levels	-	Higher densities may increase local pollution and noise.	Use green buffers, SuDS, and noise-reducing design features.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Positive if development is concentrated in urban areas, reducing pressure on greenfield land.	

5. To conserve, enhance and enjoy the historic environment	-	Risk of overdevelopment near heritage assets.	Apply sensitive design and heritage impact assessments.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Urban intensification may negatively affect townscape character	Use context-sensitive design and maintain visual harmony.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Policy encourages development in walkable, transit-accessible areas.	
8. To support strong, diverse and sustainable economic growth	+	Efficient land use supports housing supply and urban vitality.	
9. To reduce poverty and income inequality	+	Higher densities can support more affordable housing.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Policy resists underutilisation of land.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	++	Policy supports housing supply and diversity.	
13. To improve health and wellbeing and reduce health inequalities	+	Positive if green space and active travel are integrated.	Include communal green areas, reduce car dominance, and promote walkability.

Policy H5: Conversion of buildings into flats

Policy H5 supports many sustainability objectives, especially around efficient land use, heritage conservation, and climate mitigation. However, its success depends on maintaining housing quality, avoiding over-concentration of small units, and ensuring conversions are well-integrated into the community.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Reusing existing buildings reduces embodied carbon and avoids greenfield development.	Encourage energy-efficient retrofits and low-carbon heating systems.
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Adaptive reuse reduces demolition waste.	Promote reuse of building materials and provide adequate recycling facilities.
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Limits pressure on undeveloped land.	

5. To conserve, enhance and enjoy the historic environment	++	Policy encourages removal of harmful additions and improvements to older buildings.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Preserves existing built form and character	Ensure external changes respect local townscape and design codes.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Supports construction and housing markets, especially in urban areas.	
9. To reduce poverty and income inequality	+	Can provide affordable units, but risk of poor-quality housing if not well-regulated.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Core aim of the policy.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Adds to housing supply, especially in constrained urban areas.	
13. To improve health and wellbeing and reduce health inequalities	~	No significant effect.	

Policy H6: Loss of homes

Policy H6 is cautiously aligned with sustainability objectives, particularly in protecting heritage, improving accommodation standards, and avoiding unjustified housing loss. Its effectiveness depends on rigorous justification, safeguards against housing undersupply, and ensuring social and environmental benefits are clearly demonstrated.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Retaining or improving existing buildings can reduce embodied carbon	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Positive if existing buildings are reused or upgraded.	Promote reuse of materials and enforce waste management plans.
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Limits pressure on greenfield land.	Ensure proposals do not indirectly affect nearby ecological assets.

5. To conserve, enhance and enjoy the historic environment	+		Policy supports restoration of heritage features.	Require heritage impact assessments and conservation-led design.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+		Retaining and enhancing existing buildings supports townscape character.	Ensure design respects local context and visual harmony.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~		No significant effect.	
8. To support strong, diverse and sustainable economic growth	-		Loss of housing may reduce working-age population but could support other uses.	Justify housing loss with clear economic benefits and link to local strategies.
9. To reduce poverty and income inequality	-		Loss of affordable units could worsen inequality unless offset by improved living conditions.	Require equality impact assessments and monitor housing mix in affected areas.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-		Loss of dwellings may reduce land efficiency unless offset by other benefits	Ensure proposals demonstrate optimal land use and community benefit.
11. To promote safe communities and reduce fear of crime	+		Improved accommodation may enhance safety.	Apply Secured by Design and ensure adequate lighting and access.
12. To provide housing that meets the needs of existing and future residents	-		Loss of housing could reduce supply unless justified.	Require robust justification and monitor cumulative impact on housing stock.
13. To improve health and wellbeing and reduce health inequalities	+	-	Positive if living conditions are improved. Risk of negative impact if housing loss leads to overcrowding elsewhere.	Ensure proposals enhance amenity and access to services and avoid displacement effects.

Policy H7: Affordable Housing

Policy H7 is strongly aligned with Torbay's sustainability objectives, particularly in addressing housing need, reducing inequality, and supporting economic and social wellbeing. Its effectiveness depends on robust viability testing, tenure mix enforcement, and design quality to ensure affordable housing is well-integrated and sustainable.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Affordable housing delivered in well-located, energy-efficient developments can reduce emissions.	Require low-carbon building standards and integrate renewable energy solutions.
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	

4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Affordable housing supports workforce retention and local economic stability.	
9. To reduce poverty and income inequality	++	Core aim of the policy. The policy will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, will have the potential to help alleviate fuel poverty.	Expand affordable housing provision beyond 30% where viable and include mechanisms to ensure tenure mix and access for vulnerable groups.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	+	Well-designed affordable housing can enhance safety and inclusion.	
12. To provide housing that meets the needs of existing and future residents	++	The policy will provide an opportunity to address local under provision of affordable housing.	
13. To improve health and wellbeing and reduce health inequalities	+	Affordable housing supported by this policy is one of the determinants of good health.	

Policy H8: Affordable Housing Exceptions sites in the Countryside

Policy H8 supports several key sustainability objectives, especially around housing need, economic inclusion, and community wellbeing. However, it poses risks to environmental quality, landscape character, and sustainable transport. These can be mitigated through careful site selection, robust assessments, and sustainable design standards.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	-	Potential increase in car dependency and emissions due to rural locations.	Require energy-efficient building standards (e.g., EPC A-rated), promote EV infrastructure, and support community transport schemes
2. To improve water, air, soil quality and minimise noise levels	-	Risk of pollution during construction and increased traffic.	Implement Construction Environmental Management Plans (CEMPs), use sustainable drainage systems (SuDS), and monitor air/noise levels.

3. To minimise waste and increase the recycling and reuse of waste materials	-	Construction may generate waste.	Enforce site waste management plans and encourage use of recycled materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Risk of habitat disruption if sites are poorly chosen.	Require ecological surveys, avoid sensitive areas, and include biodiversity net gain measures.
5. To conserve, enhance and enjoy the historic environment	-	Potential impact on nearby heritage assets.	Conduct heritage impact assessments and design sensitively to local character.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Visual intrusion in rural settings.	Require Landscape and Visual Impact Assessments (LVIA), use natural materials, and maintain green buffers.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-	Rural sites may lack public transport.	Improve walking/cycling links to settlements and explore demand-responsive transport options.
8. To support strong, diverse and sustainable economic growth	+	Positive impact by enabling local workforce housing.	
9. To reduce poverty and income inequality	++	Core aim of the policy - The policy will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, will have the potential to help alleviate fuel poverty.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Policy allows greenfield development.	Prioritise brownfield sites where available and justify greenfield use with need assessments.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	++	Core aim of the policy.	
13. To improve health and wellbeing and reduce health inequalities	+	Positive if housing is well-designed and integrated.	

Policy H9: Self-build housing in Future Growth Areas

Policy H9 supports sustainable housing by enabling self-build plots within Future Growth Areas. It aligns well with Torbay's sustainability objectives, particularly in promoting housing diversity and affordability, local economic growth and community empowerment. However, risks include inconsistent environmental standards and limited transport integration. These can be mitigated by setting minimum energy and design standards, requiring ecological assessments and active travel links.

Overall, Policy H9 contributes positively to a more inclusive and sustainable housing strategy when supported by strong planning controls.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Self-builders often adopt energy-efficient designs and renewable technologies.	Include minimum energy standards and promote low-carbon materials through planning conditions.
2. To improve water, air, soil quality and minimise noise levels	+	Smaller-scale builds may reduce construction intensity.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Depends on site sensitivity and layout	Conduct ecological assessments and apply biodiversity net gain principles.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Custom homes can enhance architectural diversity and local identity if well-designed.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Supports local trades, SMEs, and construction skills	
9. To reduce poverty and income inequality	+	Offers affordable housing and empowers residents.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Focus is on Future Growth Areas, which may be greenfield	Prioritise infill and brownfield opportunities for self-build where feasible.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	++	Policy promotes choice, flexibility, and affordability	
13. To improve health and wellbeing and reduce health inequalities	+	Custom homes can support wellbeing through design	

Policy H10: Houses in Multiple Occupation (HMOs)

Policy H10 is a balanced approach to managing HMOs in Torbay. It supports affordable housing provision, efficient use of existing buildings and sustainable transport and infrastructure integration.

However, it also introduces risks related to neighbourhood amenity, health and safety and over-concentration in deprived areas. The policy's criteria-based approach—including location, density limits, supervision, and exclusion from tourism zones—provides a strong framework for mitigating these risks. With robust enforcement and monitoring, Policy H10 can contribute positively to Torbay's sustainability goals.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	-	Converting HMOs to self-contained dwellings may reduce energy demand per capita and improve building efficiency. However, new HMOs may increase occupancy density, affecting energy use.	Encourage energy-efficient upgrades during conversion and require EPC improvements.
2. To improve water, air, soil quality and minimise noise levels	-		Higher occupancy can increase pressure on local infrastructure.	Enforce noise insulation, ventilation standards, and proper drainage. Monitor waste and water usage.
3. To minimise waste and increase the recycling and reuse of waste materials	+		Policy requires adequate waste and recycling storage, which supports better resource management	
4. To conserve, protect and enhance habitats and species, and geodiversity	~		No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~		No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~		No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Policy requires proximity to sustainable transport and community facilities, reducing car dependency.	
8. To support strong, diverse and sustainable economic growth	+	-	Provides affordable housing for workers and students but may reduce availability of tourist accommodation in key areas.	Balance housing needs with tourism strategy; restrict HMOs in Core Tourism Investment Areas.
9. To reduce poverty and income inequality			HMOs offer low-cost housing, supporting vulnerable groups. However, unmanaged clustering may reinforce deprivation.	Monitor HMO density and ensure equitable distribution across wards.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+		Encourages reuse of existing buildings and increases housing density without expanding urban footprint	
11. To promote safe communities and reduce fear of crime	-		Poorly managed HMOs can lead to antisocial behaviour and safety concerns.	Require supervision and secure-by-design principles. Use s106 for ongoing management.

12. To provide housing that meets the needs of existing and future residents	++	Expands housing options for students, young professionals, and low-income residents.	
13. To improve health and wellbeing and reduce health inequalities	~	No significant effect.	

Policy H11: Specialist Housing for people in need of care or support

Policy H11 strongly supports Torbay's sustainability objectives, particularly in health and wellbeing, social inclusion and equity and efficient land use and community integration.

The policy promotes accessible housing design (M4(2) standard), support for care-experienced youth and disabled residents and local connection prioritisation to manage demand and reduce strain on services. It also includes mechanisms to secure financial contributions where developments may increase pressure on local health and social care services and ensure appropriate location and design for specialist housing.

With robust implementation, Policy H11 can significantly enhance the quality of life for vulnerable residents while contributing to a more inclusive, resilient, and sustainable built environment in Torbay.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Policy requires proximity to shops, services, and public transport, reducing car dependency.	

8. To support strong, diverse and sustainable economic growth	+	Supports care sector employment and construction. Reduces long-term institutional care costs.	
9. To reduce poverty and income inequality	++	Addresses housing needs of vulnerable groups, including disabled people and care-experienced youth.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes infill and adaptive reuse of existing homes for annexes and care needs.	
11. To promote safe communities and reduce fear of crime	++	Supervised and supported housing improves safety and wellbeing for residents and neighbours.	
12. To provide housing that meets the needs of existing and future residents	++	Directly supports inclusive housing for people with disabilities, older people, and care-experienced youth.	
13. To improve health and wellbeing and reduce health inequalities	++	Enhances independence, dignity, and access to care. Reduces pressure on institutional settings.	

Policy H12: Proposals involving the loss of care accommodation

Policy H12 supports Torbay's sustainability goals by encouraging the reuse and restoration of underutilized care buildings, promoting high-quality residential and employment redevelopment and improving visual amenity and land efficiency. However, the policy must be carefully implemented to avoid loss of essential care services and negative impacts on vulnerable populations.

Its effectiveness depends on robust evidence of surplus care capacity, sensitive restoration and design and balanced redevelopment that meets local housing and employment needs. With appropriate safeguards, Policy H12 can contribute to a more attractive, efficient, and inclusive urban environment while maintaining support for those in need of care.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Redevelopment of outdated care facilities may improve energy efficiency and reduce carbon footprint if replaced with modern housing or employment space.	
2. To improve water, air, soil quality and minimise noise levels	+	Removal of poorly maintained or obsolete care buildings may reduce environmental degradation.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Redevelopment offers opportunities for recycling building materials and reducing long-term waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	

5. To conserve, enhance and enjoy the historic environment	+	Policy encourages restoration of buildings, which may include heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Restoration and removal of unsightly features can significantly improve visual amenity.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Conversion to employment space or family housing supports local economy and workforce needs.	
9. To reduce poverty and income inequality	-	Loss of care accommodation may reduce options for vulnerable groups unless need is clearly assessed.	Require robust evidence of surplus and promote inclusive redevelopment.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Reuse of existing buildings supports densification and avoids greenfield development.	
11. To promote safe communities and reduce fear of crime	+	Redevelopment can improve safety and reduce antisocial behaviour associated with vacant or underused care buildings.	
12. To provide housing that meets the needs of existing and future residents	-	Potential loss of specialist housing must be balanced with gains in family housing.	Ensure housing mix reflects local needs and includes accessible units.
13. To improve health and wellbeing and reduce health inequalities	-	Loss of care accommodation may impact access to support services unless alternatives are available.	Require health impact assessments and contributions to local services if needed.

Policy H13: Sites for travellers

Policy H13 makes a meaningful contribution to Torbay's sustainability goals by supporting inclusive housing provision for travelling communities, promoting peaceful coexistence and integration and encouraging proximity to essential services and sustainable transport. However, its effectiveness depends on careful site selection to avoid environmental and community conflicts, provision of essential infrastructure (water, waste, sanitation) and effective management and community engagement.

The policy's criteria-based approach ensures that proposals are assessed holistically, balancing the needs of travelling communities with environmental protection and neighbourhood amenity. With strong implementation, Policy H13 can foster a more inclusive and sustainable Torbay.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+		Temporary and transit sites may reduce long-distance travel and associated emissions. However, infrastructure must be energy efficient.	Promote low-carbon site infrastructure and encourage renewable energy use.
2. To improve water, air, soil quality and minimise noise levels	-		Risk of environmental degradation if sites lack proper waste and sewage facilities. Noise from vehicle movement may affect nearby areas.	Ensure robust waste, water, and noise management systems. Monitor
3. To minimise waste and increase the recycling and reuse of waste materials	-		Temporary sites may lack recycling infrastructure. Long-term sites can support better waste practices.	Require provision of recycling and refuse collection services.
4. To conserve, protect and enhance habitats and species, and geodiversity	+	-	Risk of ecological disruption if sites are poorly located. Screening and site selection are critical.	Conduct ecological assessments and avoid sensitive areas. Use natural screening.
5. To conserve, enhance and enjoy the historic environment	~		No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~		No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Policy encourages location near services and transport, reducing car dependency.	
8. To support strong, diverse and sustainable economic growth	+		Can contribute to local economies if well-integrated.	
9. To reduce poverty and income inequality	++		Addresses housing and accommodation needs of marginalised groups. Promotes inclusion and equity.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	-	Temporary sites may be underutilised or conflict with other land uses. Permanent sites can be more efficient.	Prioritise multi-functional land use and avoid sensitive zones.
11. To promote safe communities and reduce fear of crime	-		Risk of tension if sites are not well-integrated or managed.	Engage communities and enforce site management standards.
12. To provide housing that meets the needs of existing and future residents	++		Directly supports housing needs of travelling communities, including settled and transit options.	
13. To improve health and wellbeing and reduce health inequalities	+		Access to clean water, sanitation, and healthcare improves wellbeing	

Building a Prosperous and Inclusive Torbay - Unlocking Opportunity for All

Economy Policies

Policy ES: Torbay Employment and Innovation Strategy

Policy ES aligns well with the objective of supporting sustainable economic growth and reducing income inequality through job creation and regeneration. However, it presents potential challenges to environmental sustainability, particularly in terms of climate change, pollution, and biodiversity. These can be mitigated through careful site selection, sustainable design, and integration of green infrastructure. The policy would benefit from stronger links to sustainable transport, land reuse, and health outcomes to ensure a more balanced contribution to Torbay's sustainability goals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	-	New industrial development may increase emissions.	Encourage low-carbon construction, energy-efficient buildings, and renewable energy integration.
2. To improve water, air, soil quality and minimise noise levels	-	Potential negative impacts from industrial activity (air, noise, soil).	Require environmental assessments and pollution controls.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Risk of habitat disruption due to land development.	Prioritise brownfield sites
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+ -	Development may alter character but could improve degraded areas.	Design guidance to ensure visual integration and landscape protection.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-	Potentially negative if employment sites are car dependent.	Require travel plans and access to public transport and active travel routes.
8. To support strong, diverse and sustainable economic growth	++	Supports job creation, diversification, and regeneration.	
9. To reduce poverty and income inequality	+	Employment opportunities can reduce inequality.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	-	Large land allocation may reduce efficiency.	Prioritise previously developed land and mixed-use schemes.
11. To promote safe communities and reduce fear of crime	~		No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+		Indirect positive. Economic growth can support housing delivery.	
13. To improve health and wellbeing and reduce health inequalities	+	-	Employment improves wellbeing, but industrial impacts may harm health.	Mitigate environmental impacts and promote healthy workplaces.

Policy E1: Strategic Employment Land Allocation

Policy E1 supports economic growth and employment provision, contributing positively to income inequality and business development. However, it presents potential environmental challenges, particularly in relation to climate change, pollution, and biodiversity. Mitigation measures such as sustainable design, environmental assessments, and integration with transport and housing planning are recommended to ensure alignment with Torbay's sustainability objectives.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	-	The development of new industrial space may lead to increased greenhouse gas emissions due to construction activities and operational energy use. employment-based development would increase the amount of hard surface and places additional pressure on surface water drainage system that is already at capacity	Encourage early integration of low-carbon technologies and energy-efficient designs.
2. To improve water, air, soil quality and minimise noise levels	-	Industrial activities may contribute to air, noise, and water pollution if not properly managed.	Require environmental assessments and pollution controls.
3. To minimise waste and increase the recycling and reuse of waste materials	-	The policy does not directly address waste management, but industrial developments typically generate significant waste.	Incorporating waste reduction strategies and recycling facilities will be essential.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Development on greenfield sites may disrupt local ecosystems and reduce biodiversity.	Prioritise brownfield sites
5. To conserve, enhance and enjoy the historic environment	-	While the policy does not target heritage areas, industrial development near historic sites could affect their setting.	Heritage impact assessments should be mandated where applicable.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Large-scale industrial buildings may alter the visual character of the area.	Design guidance to ensure visual integration and landscape protection.

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-		Employment sites may increase car dependency if not well connected to public transport.	Require travel plans and access to public transport and active travel routes.
8. To support strong, diverse and sustainable economic growth	++		Strong positive impact by supporting business expansion, job creation, and economic diversification. Early delivery of serviced units ensures timely support for growing enterprises.	
9. To reduce poverty and income inequality	+		Positive impact through job creation and support for local employment schemes.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	-	While the policy promotes employment land use, large allocations may reduce land-use efficiency.	Prioritise previously developed land, mixed-use schemes and higher density employment space can improve outcomes.
11. To promote safe communities and reduce fear of crime	-		Industrial areas must be designed to ensure safety, including lighting, surveillance, and traffic management to prevent accidents and crime.	Design employment areas to be safe and well-lit.
12. To provide housing that meets the needs of existing and future residents	+		Economic growth can support housing demand and viability.	
13. To improve health and wellbeing and reduce health inequalities	+	-	Employment supports mental and financial wellbeing, but industrial operations may pose health risks.	Mitigate environmental impacts and promote healthy workplaces.

Policy E2: Employment Area Renewal and Modernisation

Policy E2 aligns well with sustainability objectives by promoting efficient land use, economic growth, and environmental improvements through refurbishment. It supports job retention and productivity while minimising the need for new development. Potential risks to biodiversity and transport sustainability can be mitigated through thoughtful design and planning. The policy contributes positively to Torbay's sustainability goals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Refurbishment may reduce the need for new construction, lowering emissions.	Encourage energy-efficient upgrades and integration of renewable energy.
2. To improve water, air, soil quality and minimise noise levels	+	Improvements can reduce pollution and enhance site conditions.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse of existing buildings reduces construction waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Refurbishment may preserve historic industrial architecture.	

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Refurbishment can improve visual quality and urban character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Supports productivity and business retention.	
9. To reduce poverty and income inequality	+	Improved employment areas can support job access.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Maximises use of existing developed land.	
11. To promote safe communities and reduce fear of crime	+	Upgraded areas can improve safety and reduce antisocial behaviour.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Better work environments support wellbeing.	

Policy E3: Supporting a Sustainable Marine and Coastal Economy

Policy E3 provides strong support for the marine economy and aligns with several sustainability objectives, particularly in promoting economic growth, coastal safety, and social inclusion. However, it presents potential environmental risks, especially to biodiversity and environmental quality. These risks can be mitigated through rigorous environmental assessments, sustainable design, and integration with broader planning frameworks such as the South Marine Plan. Overall, the policy contributes positively to Torbay's sustainability goals when implemented with appropriate safeguards.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	-	Marine infrastructure may increase emissions during construction but can support climate resilience through coastal defence improvements.	Use low-carbon construction methods and integrate climate adaptation features.
2. To improve water, air, soil quality and minimise noise levels	-		Potential negative impact due to construction and marine activity affecting water quality (e.g., turbidity, contamination), air quality (emissions), and generate noise/vibration.	Conduct thorough Environmental Impact Assessments and implement pollution control measures.
3. To minimise waste and increase the recycling and reuse of waste materials	~		No significant effect.	

4. To conserve, protect and enhance habitats and species, and geodiversity	-		Potential disturbance to SAC, MCZ, and SSSI sites; risk to marine biodiversity from piling, noise, and habitat loss.	Require Habitat Regulations Assessment, apply mitigation hierarchy: avoid, minimise, restore, offset and obtain necessary wildlife licenses.
5. To conserve, enhance and enjoy the historic environment	+		Policy supports consistency with historic environment objectives.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	-	Development may alter seascape and coastal views but can enhance degraded areas.	Apply design guidance to preserve visual character and integrate development.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Improved harbours may encourage marine transport and reduce road freight.	Promote integration with public and marine transport networks.
8. To support strong, diverse and sustainable economic growth	++		Supports marine economy, job creation, and investment in infrastructure.	
9. To reduce poverty and income inequality	+		Potential to create jobs and support local livelihoods, especially in Brixham's fishing sector.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~		No significant effect.	
11. To promote safe communities and reduce fear of crime	+		Coastal defence improvements can enhance safety and resilience.	
12. To provide housing that meets the needs of existing and future residents	+		Economic growth may support housing demand and affordability.	
13. To improve health and wellbeing and reduce health inequalities	+	-	Access to coastal areas and marine recreation supports wellbeing. Noise and pollution could negatively affect health.	Mitigate environmental risks and promote access to marine leisure and recreation.

Policy E4: Safeguarding Strategic Employment Land

Policy E4 plays a critical role in safeguarding Torbay's employment land, especially sites of strategic importance to key economic sectors. Its alignment with sustainability objectives is generally positive, particularly in supporting economic growth, income equality, and biodiversity protection by resisting unnecessary loss of employment space.

However, the policy may present mixed impacts on land efficiency, housing delivery, and urban regeneration flexibility, depending on how strictly employment land is protected.

Mitigation measures such as coordinated planning, adaptive reuse, and financial contributions help balance competing sustainability priorities, ensuring that any loss of employment space is justified and offset.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Retaining employment space may reduce pressure for new development and associated emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	Preventing loss of employment space can avoid environmental degradation from redevelopment.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Retaining existing sites may protect habitats from redevelopment.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	- Retention may preserve townscape character but limit regeneration opportunities.	Encourage design improvements in retained employment areas to enhance visual appeal.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Protects strategic employment sites and supports key sectors.	
9. To reduce poverty and income inequality	+	Retaining employment space supports job availability and local incomes.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	- Retention may limit flexibility in land use but supports employment density.	Encourage mixed-use developments that retain employment functions.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	- Retention may reduce land available for housing but supports economic base.	Coordinate employment and housing planning to balance needs.
13. To improve health and wellbeing and reduce health inequalities	+	- Employment supports wellbeing, but poor-quality sites may impact health.	

Policy E5: Education and Local Employment Partnerships

Policy E5 supports the development of skills and employment pathways through local education and training initiatives. It promotes Employment and Skills Plans for major developments and encourages links with local institutions such as South Devon College. The policy aligns well with sustainability objectives related to economic growth, income inequality, and health and wellbeing. While it has limited direct environmental impact, it offers opportunities to integrate sustainability themes into education and training programs.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Supports workforce development and business needs.	
9. To reduce poverty and income inequality	+	Improves access to employment and skills for local residents.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	+	Employment and education reduce social exclusion.	Promote inclusive and accessible training environments.
12. To provide housing that meets the needs of existing and future residents	+	Supports key worker housing and self-build links.	
13. To improve health and wellbeing and reduce health inequalities	+	Employment and skills improve mental and physical wellbeing.	

Part 2: Tourism Policies

Policy TOS: Sustainable Tourism and Cultural Investment Strategy

Policy TOS promotes sustainable tourism by modernising facilities, protecting key assets, and encouraging investment in accessible areas. It aligns well with the sustainability objectives by supporting economic growth, biodiversity, and cultural heritage, while improving health and wellbeing. Mitigation measures include ensuring developments avoid ecological harm, enforcing environmental standards, and balancing tourism with housing and community needs.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages sustainable tourism and regeneration in accessible areas.	
2. To improve water, air, soil quality and minimise noise levels	-	Potential for increased activity in sensitive areas.	Enforce environmental standards for new developments.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports use of Geopark and biodiversity assets.	
5. To conserve, enhance and enjoy the historic environment	+	Promotes cultural and heritage-based tourism.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Focus on waterfront and scenic areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Focus on accessible locations.	
8. To support strong, diverse and sustainable economic growth	++	Supports tourism-led regeneration.	
9. To reduce poverty and income inequality	+	Indirect – Economic uplift may help.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Allows reuse of outmoded sites.	
11. To promote safe communities and reduce fear of crime	+	Enforcement against problem uses.	
12. To provide housing that meets the needs of existing and future residents	+	Allows conversion of poor accommodation.	

13. To improve health and wellbeing and reduce health inequalities	+	Enhances leisure and cultural access.	

Policy TO1: Supporting Tourism and Leisure Infrastructure

Policy TO1 supports the improvement and safeguarding of tourism and leisure facilities in Torbay, with a focus on all-weather attractions and environmentally sensitive development. It aligns with many sustainability objectives, particularly in promoting economic growth, protecting biodiversity, and enhancing health and wellbeing. However, careful planning and mitigation are needed to address potential environmental impacts and ensure inclusive benefits.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports development of all-weather facilities and alternative greenspaces, reducing pressure on sensitive areas.	
2. To improve water, air, soil quality and minimise noise levels	-	Potential impact on sensitive areas like Broadsands and Berry Head.	Require environmental assessments and HRA for new developments.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Recognises importance of biodiversity assets and proposes mitigation for Berry Head.	
5. To conserve, enhance and enjoy the historic environment	+	Includes protection of scheduled monuments and heritage attractions.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Focus on scenic and waterfront areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Encourages accessible tourism locations.	
8. To support strong, diverse and sustainable economic growth	++	Supports tourism-led regeneration and safeguarding of key attractions.	
9. To reduce poverty and income inequality	+	Indirect – Economic uplift may help reduce disparities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports reuse and enhancement of existing facilities.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	

13. To improve health and wellbeing and reduce health inequalities	+	Enhances access to leisure and natural greenspaces.	

Policy TO2: Core Tourism Investment Areas (as shown on the Policies Map)

Policy TO2 supports the retention and enhancement of Core Tourism Investment Areas (CTIAs), focusing on preserving the holiday character and promoting tourism-related development. While this approach strengthens the tourism economy and protects key assets, it may pose challenges for flexibility in land use and environmental sensitivity. The policy aligns with several sustainability objectives, particularly in economic growth, heritage protection, and community safety, but requires careful mitigation to address biodiversity, and housing concerns.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	-	Risk of overdevelopment in sensitive areas.	Apply strict environmental design standards.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Some CTIAs near sensitive habitats.	Require ecological assessments for changes of use.
5. To conserve, enhance and enjoy the historic environment	+	Emphasis on restoring character and conservation areas.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Focus on waterfront aesthetics.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	CTIAs are typically accessible.	
8. To support strong, diverse and sustainable economic growth	++	Supports tourism economy.	
9. To reduce poverty and income inequality	+	Indirect – Tourism jobs may help reduce inequality.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Retention may limit redevelopment.	Allow flexible reuse with tourism-compatible uses.
11. To promote safe communities and reduce fear of crime	+	Enforcement against incompatible uses.	

12. To provide housing that meets the needs of existing and future residents	-	Restricts conversion to housing.	Balance tourism retention with housing demand.
13. To improve health and wellbeing and reduce health inequalities	+	Enhances leisure and cultural access.	

Policy TO3: Redevelopment and reuse of holiday accommodation outside Core Tourism Investment Areas (as shown on the Policies Map)

Policy TO3 supports the change of use or redevelopment of tourism accommodation outside designated Core Tourism Investment Areas (CTIAs) and Tourism Regeneration Areas, provided it does not undermine the holiday character of Torbay and contributes to regeneration. It promotes high-quality housing and discourages incompatible uses such as HMOs. The policy aligns with several sustainability objectives, particularly in improving the built environment, supporting regeneration, and protecting community character. However, careful planning is needed to mitigate potential environmental and social impacts.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Focus on redevelopment may reduce tourism-related emissions.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Risk of development near sensitive areas.	Require ecological assessments and green infrastructure.
5. To conserve, enhance and enjoy the historic environment	+	Emphasis on restoring character in conservation areas.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports visual improvements.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Supports regeneration and viable land use.	
9. To reduce poverty and income inequality	-	Discourages HMOs but may reduce affordable options.	Balance housing types and support inclusive regeneration.

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes reuse of underused sites.	
11. To promote safe communities and reduce fear of crime	++	Discourages incompatible and problematic uses.	
12. To provide housing that meets the needs of existing and future residents	+	Supports self-contained housing meeting space standards.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances built environment and access to amenity space.	

Policy TO4: Flexible Use of Holiday Apartments and Accommodation (excluding holiday parks)

Policy TO4 addresses the use and conversion of self-contained holiday apartments, with a focus on preserving tourism use within Core Tourism Investment Areas (CTIAs) and allowing more flexibility outside of them. The policy supports regeneration and improvement of the built environment while discouraging incompatible uses that may undermine the tourism character of Torbay. It aligns with several sustainability objectives, particularly in promoting land efficiency, economic growth, and safe communities. However, careful consideration is needed to mitigate potential environmental and social impacts.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Risk of development near sensitive areas.	Require ecological assessments and green infrastructure.
5. To conserve, enhance and enjoy the historic environment	+	Emphasis on restoring character in conservation areas.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports visual improvements.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Supports regeneration and viable land use.	

9. To reduce poverty and income inequality	-	May reduce affordable options in CTIAs.	Balance housing types and support inclusive regeneration.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes reuse of underused sites.	
11. To promote safe communities and reduce fear of crime	++	Discourages incompatible and problematic uses.	
12. To provide housing that meets the needs of existing and future residents	+	Supports self-contained housing meeting space standards.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances built environment and access to amenity space.	

Policy TO5: New Holiday Parks and extensions to existing facilities

Policy TO5 supports the development and enhancement of holiday parks, recognizing their importance to Torbay's tourism economy. The policy encourages modernization while ensuring environmental protection, transport safety, and community amenity. It aligns with sustainability objectives by promoting tourism-led regeneration and requiring safeguards to mitigate potential impacts on sensitive landscapes and biodiversity.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Risk of impact on the South Hams SAC.	Require HRA
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Protects landscape character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	++	Supports tourism economy.	
9. To reduce poverty and income inequality	+	Indirect – Economic uplift may help.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports reuse and modernization.	
11. To promote safe communities and reduce fear of crime	+	Avoids adverse effects on residential areas.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances leisure access.	

Policy TO6: Change of Use or redevelopment of Existing Holiday Parks to Non-Tourism Uses

Policy TO6 addresses the change of use or redevelopment of existing holiday parks to non-tourism uses. It supports redevelopment only when the site is not in a prime tourism location and does not significantly impact Torbay's tourism offer. The policy emphasizes restoration of sites to nature or open countryside in sensitive areas, aligning with sustainability goals such as landscape protection, biodiversity, and responsible land use. It also promotes accessibility and discourages development that conflicts with environmental and community objectives.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~		No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	~		No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~		No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+		Supports reversion to nature in sensitive areas.	Require ecological assessments
5. To conserve, enhance and enjoy the historic environment	+		Emphasizes restoration in conservation areas.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++		Promotes return to open countryside.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Requires accessibility via active travel and public transport.	
8. To support strong, diverse and sustainable economic growth	+	-	May reduce tourism capacity but supports regeneration.	
9. To reduce poverty and income inequality	~		No significant effect.	

10. To maximise the use of previously developed land/buildings and encourage the efficient use of land	+	Promotes reuse and restoration of underused sites.	
11. To promote safe communities and reduce fear of crime	+	Discourages incompatible uses and supports community character.	
12. To provide housing that meets the needs of existing and future residents	+	Supports residential use where appropriate.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances built environment and access to nature.	

Policy TO7: Tourism investment and monitoring contributions

Policy TO7 supports the use of planning contributions to mitigate the impact of tourism-related development, including the loss of tourism facilities and employment, and to fund monitoring of tourism occupancy and compliance. This approach aligns with sustainability objectives by promoting responsible development, protecting environmental assets, and ensuring economic resilience. Contributions are proportionate to the net impact of proposals and may support infrastructure, environmental mitigation, and employment regeneration.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports mitigation of environmental impacts.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Contributions may protect ecological sensitive areas.	
5. To conserve, enhance and enjoy the historic environment	+	Can support restoration and conservation.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enables visual and ecological improvements.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	May support transport infrastructure.	Invest in public transport and active travel routes.
8. To support strong, diverse and sustainable economic growth	++	Mitigates loss of tourism employment.	

9. To reduce poverty and income inequality	+	Indirect – Economic uplift may help.	Target contributions to inclusive economic initiatives.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages reuse and responsible development.	
11. To promote safe communities and reduce fear of crime	+	Supports monitoring and enforcement.	Use funds for community safety.
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	~	No significant effect.	

Town Centres Policies

Policy TCS: Town Centre Renewal and Retail Strategy

Policy TCS promotes a town centre-first approach to retail and mixed-use development in Torbay, focusing on regeneration, investment, and diversification of uses in Torquay, Paignton, and Brixham. It supports sustainable growth by enhancing vitality, encouraging residential development, and preserving heritage assets. The strategy aligns well with sustainability objectives, particularly in promoting economic growth, reducing car dependency, and improving community wellbeing. However, careful planning is needed to mitigate potential environmental impacts and ensure inclusive development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages town centre development reducing car dependency.	
2. To improve water, air, soil quality and minimise noise levels	-	Potential for increased activity and development pressure.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Promotes use of heritage assets and public art.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Focus on waterfront regeneration.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Town centre-first approach supports public transport.	
8. To support strong, diverse and sustainable economic growth	++	Supports investment and regeneration.	
9. To reduce poverty and income inequality	+	Mixed-use development may improve access to services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes reuse of urban land and upper floors.	
11. To promote safe communities and reduce fear of crime	+	Investment in safety and policing.	
12. To provide housing that meets the needs of existing and future residents	+	Supports residential development in town centres.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances access to leisure, culture, and services.	

Policy TC1: Town Centre Hierarchy

Policy TC1 establishes a town centre hierarchy that supports retail, leisure, and other main town centre uses in appropriate locations based on their role and scale. It promotes a sequential approach to development, prioritising town centres followed by district and local centres. This strategy aligns well with sustainability objectives by encouraging regeneration, reducing urban sprawl, and supporting local communities. However, careful planning and mitigation are needed to address potential environmental and social impacts.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages compact development and reduces travel demand.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Supports regeneration and reuse of heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Promotes town centre accessibility.	
8. To support strong, diverse and sustainable economic growth	++	Supports investment and revitalisation.	
9. To reduce poverty and income inequality	+	Enhances access to services and employment.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages reuse of urban land.	
11. To promote safe communities and reduce fear of crime	+	Investment in safety measures like CCTV.	
12. To provide housing that meets the needs of existing and future residents	+	Supports mixed-use development including housing.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances access to amenities and public spaces.	

Policy TC2: Development in Town Centres

Policy TC2 supports the regeneration and enhancement of Torquay, Paignton, and Brixham town centres through appropriate retail and town centre developments. It aligns well with sustainability objectives by promoting vitality, improving accessibility, and encouraging environmental improvements. The policy also supports cultural and tourism appeal, active frontages, and safety, contributing to a more inclusive and resilient urban environment.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages town centre development reducing car dependency.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports environmental improvements in town centres.	Implement green infrastructure and public realm enhancements.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Enhances cultural and heritage appeal.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Improves townscape and waterfront areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Improves pedestrian permeability and access.	

8. To support strong, diverse and sustainable economic growth	++	Supports retail and commercial vitality.	
9. To reduce poverty and income inequality	+	Indirect – Regeneration may uplift communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Focuses on existing urban centres.	
11. To promote safe communities and reduce fear of crime	+	Supports crime reduction measures.	
12. To provide housing that meets the needs of existing and future residents	+	Encourages residential development in town centres.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances access to services and public spaces.	

Policy TC3: District Centres

Policy TC3 supports the development and enhancement of District Centres in Torbay, including St Marychurch, Preston, The Willows, and Devonshire Park. The policy promotes appropriate scale development that sustains local services and facilities, while regulating major proposals to avoid adverse impacts on town centres. It aligns with sustainability objectives by encouraging local accessibility, economic vitality, and environmental considerations, though careful planning is needed to mitigate potential impacts on town centre investment and landscape character.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages local services reducing travel demand.	
2. To improve water, air, soil quality and minimise noise levels	-	Potential impact from out-of-centre development.	Apply environmental design standards and landscaping.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Risk from expansion near ecological sensitive areas.	Conduct ecological assessments and protect designated habitats.
5. To conserve, enhance and enjoy the historic environment	+	Supports heritage-based centres like St Marychurch.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	?	Risk from large-scale development in peripheral areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Supports accessibility by walking, cycling, and public transport.	

8. To support strong, diverse and sustainable economic growth	++	Supports local investment and services.	
9. To reduce poverty and income inequality	+	Enhances access to local services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Utilizes existing centres and infrastructure.	
11. To promote safe communities and reduce fear of crime	+	Supports vibrant and safe centres.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Improves access to services and public spaces.	

Policy TC4: Supporting Local Centres

Policy TC4 supports the development of retail and other main town centre uses within Local Centres where they are of an appropriate scale and contribute to local needs. It promotes accessibility and requires impact assessments for larger proposals. The policy aligns with sustainability objectives by encouraging local service provision, reducing travel demand, and protecting town centre vitality. However, careful planning is needed to mitigate potential environmental and social impacts.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages local service provision reducing travel demand.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Supports local character preservation.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Promotes accessibility by walking and public transport.	

8. To support strong, diverse and sustainable economic growth	+	Supports local economic activity.	
9. To reduce poverty and income inequality	+	Enhances access to local services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Utilises existing local centres.	
11. To promote safe communities and reduce fear of crime	+	Supports vibrant and safe local hubs.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Improves access to daily needs.	

Policy TC5: Managing retail outside designated centres

Policy TC5 addresses proposals for retail and other main town centre uses in neighbourhood centres and out-of-centre locations. It applies a sequential and impact test to ensure that such developments do not undermine the vitality and viability of designated town centres. The policy supports development that improves accessibility and social inclusion, while protecting regeneration efforts in core areas. It also provides flexibility for tourism-related uses in Core Tourism Investment Areas without requiring sequential or impact tests. Overall, TC5 aligns with sustainability objectives by promoting balanced growth, protecting town centre vitality, and encouraging accessible and inclusive development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages local service provision reducing travel demand.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Risk of impact in out-of-centre locations.	Require ecological surveys and mitigation plans.
5. To conserve, enhance and enjoy the historic environment	+	Protects town centre character and regeneration.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	?	Development may affect visual character.	Apply design guidelines and landscape buffers.

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Encourages accessibility by active travel and public transport.	
8. To support strong, diverse and sustainable economic growth	+	Supports retail and tourism development.	
9. To reduce poverty and income inequality	+	Promotes social inclusion through spatial distribution.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports reuse of underutilized sites.	
11. To promote safe communities and reduce fear of crime	+	Encourages vibrant and well-used centres.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Supports access to local services and amenities.	

Policy TC6: Supporting access to local retail service

Policy TC6 supports the introduction of new corner shops, village shops, and facilities serving isolated communities to enhance the sustainability of local areas. By limiting the scale to 280 sq m gross external area, it ensures that such developments remain appropriate to local needs. This policy aligns well with sustainability objectives by promoting local access to goods and services, reducing travel demand, and supporting community cohesion. However, careful consideration is needed to avoid environmental impacts and ensure accessibility.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Reduces need for travel by providing local access to goods.	Encourage energy-efficient building design.
2. To improve water, air, soil quality and minimise noise levels	~	Small-scale development unlikely to have major impact.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	Promote recycling facilities in new shops.
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Limited impact expected depending on site location	Avoid development in ecologically sensitive areas.
5. To conserve, enhance and enjoy the historic environment	+	Can enhance heritage villages with appropriate design.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Supports walkable access to services.	
8. To support strong, diverse and sustainable economic growth	+	Supports local entrepreneurship and services.	
9. To reduce poverty and income inequality	+	Improves access to affordable goods.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Utilises small plots effectively.	Encourage reuse of existing buildings.
11. To promote safe communities and reduce fear of crime	+	Enhances community presence and cohesion.	Incorporate lighting and visibility in design.
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Improves access to fresh food and essentials.	

Policy TC7: Change of use away from main town centre uses in Town, District or Local Centres

Policy TC7 supports the retention of active commercial frontages and main town centre uses in designated centres, while allowing residential and other uses where they do not undermine the vitality and viability of the centre. It aligns with sustainability objectives by promoting regeneration, maintaining community services, and encouraging mixed-use development. However, careful consideration is needed to avoid fragmentation of commercial areas and ensure compatibility with existing uses.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	+	Promotes restoration of buildings and removal of unsightly features.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Supports restoration of historic shopfronts and character buildings.	

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances visual coherence of centres.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Encourages active travel and public transport accessibility.	
8. To support strong, diverse and sustainable economic growth	+	Supports viable commercial uses and regeneration.	
9. To reduce poverty and income inequality	+	Residential use may improve housing access but reduce affordable retail.	Balance housing types and support inclusive development.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes reuse of existing buildings.	
11. To promote safe communities and reduce fear of crime	+	Supports active frontages and reduces vacancy.	
12. To provide housing that meets the needs of existing and future residents	+	Supports residential use on upper floors.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances built environment and access to services.	

Policy TC8: Change of use away from main town centre uses outside Town, District or Local Centres

Policy TC8 supports the retention of local convenience stores and essential services in neighbourhood and out-of-centre locations, while allowing change of use where alternative provision exists or continued operation is unviable. This approach contributes to sustainability by promoting local access to services, reducing car dependency, and supporting community cohesion. However, careful consideration is needed to avoid loss of vital amenities and ensure restored buildings contribute positively to the built environment.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	?	May reduce car travel if local shops are retained.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports restoration of buildings and removal of unsightly features.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	

5. To conserve, enhance and enjoy the historic environment	+		Requires restoration of historic shopfronts.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~		No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Supports local access to services.	
8. To support strong, diverse and sustainable economic growth	+	-	May reduce retail employment but supports housing.	Balance economic and residential needs.
9. To reduce poverty and income inequality	+	-	Loss of affordable local services may impact vulnerable groups.	Retain essential services in underserved areas.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+		Promotes reuse of existing buildings.	
11. To promote safe communities and reduce fear of crime	+		Supports active frontages and community hubs.	
12. To provide housing that meets the needs of existing and future residents	+		Allows residential conversions where appropriate.	
13. To improve health and wellbeing and reduce health inequalities	+		Retains access to local services and improves built environment.	

Policy TC9: Town Centre Regeneration Contributions (New Policy)

Policy TC9 supports the mitigation of less-than-significant adverse impacts on town centres through contributions to regeneration projects. This approach aligns with sustainability objectives by promoting economic resilience, enhancing urban environments, and supporting inclusive growth. It ensures that developments contributing to town centre decline also support their revitalisation, balancing growth with sustainability.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports environmental improvements in town centres.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	

4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Can support restoration of heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances urban landscape.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Can improve accessibility and active travel infrastructure.	
8. To support strong, diverse and sustainable economic growth	++	Supports town centre investment.	
9. To reduce poverty and income inequality	+	Regeneration can support inclusive growth.	
10. To maximise the use of previously developed land/buildings and encourage the efficient use of land	+	Encourages reuse of urban land.	
11. To promote safe communities and reduce fear of crime	+	Can fund safety and policing measures.	
12. To provide housing that meets the needs of existing and future residents	+	Supports mixed-use regeneration including housing.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances town centre environments.	

Policy TC10: Safe and welcoming town centres for all

Policy TC10 supports the creation of safe, inclusive, and vibrant town centres, harbourside, and waterfront areas in Torbay. It promotes development that enhances the daytime and nighttime economy while addressing concerns related to crime, anti-social behaviour, and residential amenity. The policy aligns well with sustainability objectives by fostering social inclusion, improving public safety, and encouraging environmental improvements. However, careful management and mitigation measures are necessary to balance economic activity with community wellbeing.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports environmental improvements and streetscape enhancements.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	

4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	+	Supports restoration and enhancement of historic buildings.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances waterfront and harbourside areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Encourages accessibility and active travel.	
8. To support strong, diverse and sustainable economic growth	++	Supports vibrant town centre economies.	
9. To reduce poverty and income inequality	+	Promotes inclusive and safe environments.	
10. To maximise the use of previously developed land/buildings and encourage the efficient use of land	+	Encourages reuse and regeneration of urban areas.	
11. To promote safe communities and reduce fear of crime	++	Focuses on crime prevention and public safety.	
12. To provide housing that meets the needs of existing and future residents	+	Supports residential development in town centres.	
13. To improve health and wellbeing and reduce health inequalities	++	Promotes safe, welcoming, and inclusive spaces.	

Thriving communities - Wellbeing, safety and belonging

Policy SCS Sustainable Communities Strategy

Policy SCS aligns well with most sustainability objectives, particularly in areas of social inclusion, economic regeneration, and community cohesion. It is expected to significantly improve health and wellbeing by promoting high-quality environments and ensuring access to open spaces and recreational facilities key to reducing health inequalities and encouraging active lifestyles. The policy aims to reduce disparities between neighbourhoods by supporting safe, accessible, and well-connected communities, which can help lower crime and fear of crime.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations

1. To reduce and manage the impacts of climate change	+	Supports indirectly through regeneration and improved built environment	
2. To improve water, air, soil quality and minimise noise levels	+	Potential positive impact via regeneration and environmental improvements.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Indirect support through environmental enhancement.	
5. To conserve, enhance and enjoy the historic environment	+	Encourages enhancement of built environment, which may include heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Strong alignment with goals to improve built and natural environments.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Supports well-connected and accessible communities.	
8. To support strong, diverse and sustainable economic growth	++	Strong support through job creation, training, and local employment space.	
9. To reduce poverty and income inequality	++	Core focus on closing gaps between disadvantaged and affluent areas.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	The policy could help to bring vacant buildings back into active use, making good use of existing building stock.	
11. To promote safe communities and reduce fear of crime	++	Explicitly supports crime reduction and community cohesion.	
12. To provide housing that meets the needs of existing and future residents	+	Supports retention of small-medium homes and resists HMOs in deprived areas.	
13. To improve health and wellbeing and reduce health inequalities	+	Promotes access to health services and recreational facilities.	

Policy SC1 Public Health

Policy SC1 performs particularly well in relation to social and health outcomes. It is expected to have a positive impact on public health by improving access to health facilities, promoting healthy living, and requiring Health Impact Assessments (HIA) for developments that could potentially give rise to significant health impacts. These measures are likely to reduce health inequalities and support healthier lifestyles.

The policy also contributes to minimising pollution, further enhancing health outcomes. By requiring well-located and well-designed developments including sport, play, and open spaces it supports the delivery of social infrastructure and fosters stronger, more vibrant communities.

Overall, SC1 is a well-rounded policy with strong alignment to public health and social sustainability, and moderate alignment to environmental goals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect impact via promotion of energy-efficient housing and active travel.	
2. To improve water, air, soil quality and minimise noise levels	+	Positive impact through reduction of environmental hazards and improved living conditions.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports high-quality, healthy living environments.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Strong alignment through promotion of active travel and public transport.	
8. To support strong, diverse and sustainable economic growth	+	Supports local employment during construction and operation.	
9. To reduce poverty and income inequality	++	Core focus on reducing health inequalities across communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages context-sensitive development.	
11. To promote safe communities and reduce fear of crime	+	Supports healthier, safer environments.	
12. To provide housing that meets the needs of existing and future residents	++	Strong emphasis on diverse, affordable, and healthy housing.	
13. To improve health and wellbeing and reduce health inequalities	++	Central to policy; promotes holistic health improvements.	

Policy SC2 Sport, Leisure and Recreation

Policy SC2 has a strong positive impact on health-related objectives, including health equity and active lifestyles. It improves access to health services and facilities, promotes healthy living, and requires Health Impact Assessments for developments that could potentially to give rise to significant health impacts.

The policy also supports better air quality, reduced car travel, and lower greenhouse gas emissions, contributing to climate resilience and improved access to services. Its emphasis on sport and leisure facilities benefits both residents and tourists, positively impacting the local tourism industry.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect support via promotion of active travel and sustainable site selection.	Encourage low-carbon construction and energy-efficient leisure facilities.
2. To improve water, air, soil quality and minimise noise levels	+	Positive impact through protection of open spaces and recreational land.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Potential impact depending on site location.	Require ecological assessments for new facilities near sensitive areas.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports enhancement through well-designed recreational spaces.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Strong alignment via transport hierarchy and accessibility goals.	
8. To support strong, diverse and sustainable economic growth	+	Supports local economy through facility development and tourism.	
9. To reduce poverty and income inequality	+	Promotes inclusive access to sport and recreation.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages co-location and reuse of existing sites.	
11. To promote safe communities and reduce fear of crime	+	Enhances social cohesion and safe public spaces.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	++	Strong alignment through promotion of physical activity and open space access.	

Policy SC3 New and Improved Education Facilities

Policy SC3 demonstrates strong alignment with sustainability objectives related to education, social inclusion, and economic development. It supports improved access to quality education, promotes strategic site planning, and contributes to community wellbeing.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect support via energy-efficient school buildings and reduced travel through local provision.	
2. To improve water, air, soil quality and minimise noise levels	+	Positive impact through improved infrastructure and site planning.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Potential impact depending on site location.	Conduct ecological assessments and integrate biodiversity enhancements.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports high-quality educational environments.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Supports accessibility and transport hierarchy.	
8. To support strong, diverse and sustainable economic growth	+	Supports local economy through construction and education sector employment.	
9. To reduce poverty and income inequality	+	Improves access to education and supports inclusive growth.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages strategic site selection and co-location.	
11. To promote safe communities and reduce fear of crime	+	Supports safe and inclusive learning environments.	
12. To provide housing that meets the needs of existing and future residents	+	Indirect impact through support for community infrastructure.	
13. To improve health and wellbeing and reduce health inequalities	+	Supports wellbeing through access to education and improved facilities.	

Policy SC4 Sustainable Food Production

Policy SC4 demonstrates strong alignment with sustainability objectives related to health, social equity, and environmental quality. It promotes local food production, protects valuable agricultural land, and encourages integration of edible landscaping and growing spaces in residential developments. However, it could be strengthened by clearer links to waste management practices and climate adaptation strategies. Overall, SC4 is a well-rounded policy that supports sustainable communities through food resilience and inclusive access to healthy food.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports climate resilience through local food production and reduced food miles. Allotments and orchards will increase permeable surfaces and therefore reduce the risk of flooding.	Encourage integration with low-carbon design and renewable energy use.
2. To improve water, air, soil quality and minimise noise levels	++	Protects agricultural land and promotes green infrastructure.	Make a reference to the “ <i>Torbay Local Plan A Strategic Study of the Best and Most Versatile Land Required for Housing and Employment</i> ” Specifically, the requirement for site specific Agricultural Land Classification (ALC) and Soil Resource surveys
3. To minimise waste and increase the recycling and reuse of waste materials	+	Indirect impact via sustainable food practices.	Promote composting and organic waste recycling.
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports green spaces and edible landscaping.	Include biodiversity enhancement in food growing areas.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances visual and functional quality through edible landscaping.	Use design standards to integrate food production aesthetically.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirect support by promoting local access to food.	
8. To support strong, diverse and sustainable economic growth	+	Supports local food economy and community initiatives.	
9. To reduce poverty and income inequality	+	Improves access to healthy food and community growing spaces.	Target deprived areas for food growing initiatives.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes multifunctional land use in residential schemes.	
11. To promote safe communities and reduce fear of crime	+	Supports community cohesion through shared growing spaces.	
12. To provide housing that meets the needs of existing and future residents	+	Encourages integration of food production in residential developments.	
13. To improve health and wellbeing and reduce health inequalities	++	Strong alignment through promotion of healthy eating and outdoor activity.	

Policy SC5 New Community Facilities

Policy SC5 demonstrates strong alignment with sustainability objectives related to health and wellbeing, social inclusion, and sustainable transport. It supports the provision of accessible and inclusive community facilities that enhance quality of life and reduce inequalities. Areas for improvement include climate resilience and land use. Overall, SC5 is a well-rounded policy that contributes positively to sustainable community development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect support through promotion of local services reducing travel demand.	Encourage low-carbon design and energy-efficient community buildings.
2. To improve water, air, soil quality and minimise noise levels	+	Supports improved living conditions through accessible community infrastructure.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports high-quality community spaces.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Strong alignment via emphasis on accessibility and transport connectivity.	
8. To support strong, diverse and sustainable economic growth	+	Supports local economy through infrastructure development.	
9. To reduce poverty and income inequality	+	Promotes inclusive access to community services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages provision of facilities appropriate to development scale.	Promote multi-use and compact community infrastructure.
11. To promote safe communities and reduce fear of crime	+	Enhances social cohesion and safe public spaces.	
12. To provide housing that meets the needs of existing and future residents	+	Indirect support through integration with residential development.	Coordinate housing and community facility planning.
13. To improve health and wellbeing and reduce health inequalities	++	Strong alignment through provision of health and leisure infrastructure.	

Policy SC6 New Cemetery Provision

Policy SC6 demonstrates strong alignment with sustainability objectives related to environmental protection, landscape quality, and health and wellbeing. It promotes respectful and tranquil burial environments while safeguarding biodiversity, heritage, and residential amenity. The policy also supports accessibility and avoids development in sensitive zones.

Overall, policy SC6 is a well-balanced policy with moderate environmental and social sustainability benefits.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Limited direct impact; potential for low-carbon design in ceremonial facilities.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports protection of landscape, biodiversity, and amenity.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Policy protects biodiversity and sensitive landscapes.	
5. To conserve, enhance and enjoy the historic environment	+	Requires protection of heritage and archaeology.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports tranquil and dignified settings.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Requires accessibility via active travel and public transport.	
8. To support strong, diverse and sustainable economic growth	+	Limited direct impact; potential for local employment during construction.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes appropriate site selection avoiding sensitive zones.	Use land suitability assessments and avoid high-grade agricultural land.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Supports mental wellbeing through access to tranquil spaces.	

Moving Torbay: Sustainable Travel and Inclusive Access

Policy STA Transport Vision, Hierarchy and Strategic Improvements

Policy STA strongly aligns with the sustainability objective by promoting integrated, accessible, and inclusive transport that supports net zero carbon, digital connectivity, and health and wellbeing. The policy supports strategic transport improvements across Torbay, including walking and cycling infrastructure, public transport enhancements, rail network upgrades, highway improvements, and mobility hubs.

Key strengths include clear commitment to climate action and health, strong support for active travel and transport hierarchy and promoting affordability and equity in transport access. Potential negative impacts on natural habitats and landscape character require careful mitigation.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Promotes net zero carbon through sustainable transport and digital connectivity	
2. To improve water, air, soil quality and minimise noise levels	+	Reduced car use and improved transport options can lower pollution	Promote green infrastructure to absorb pollutants
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	+ -	Transport integration may reduce sprawl and protect habitats. However, infrastructure expansion may affect sensitive habitats	Avoid ecological disruption during network improvements. Conduct ecological assessments and integrate green corridors in walking/cycling routes.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Mobility hubs and active travel infrastructure can enhance public realm.	Use context-sensitive design to integrate transport features into the landscape.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Core aim of the policy	
8. To support strong, diverse and sustainable economic growth	+	Improved connectivity supports employment, tourism and regional markets	

9. To reduce poverty and income inequality	+	Inclusive transport improves access to services and opportunities	Prioritise affordable transport options and ensure accessibility for all demographics
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Indirectly positive – supports development in growth areas	Encourage transport links that support brownfield regeneration
11. To promote safe communities and reduce fear of crime	+	Integrated transport improves safety and reduces isolation	Include safety features and community engagement in transport planning
12. To provide housing that meets the needs of existing and future residents	+	Supports housing through improved accessibility	Align transport planning with housing development and ensure transport supports diverse housing needs
13. To improve health and wellbeing and reduce health inequalities	++	Active travel, reduced car dependency, and improved air quality contribute to better health	Health impact assessment would be required to ensure there is no adverse impact on adjacent communities

Policy TA1 Reducing the Impact of Transport

Policy TA1 aims to reduce the impact of transport by requiring Transport Assessments, Travel Plans, and integration with sustainable travel infrastructure. It supports principles from STA and promotes active travel, public transport, and highway safety. The policy aligns well with the sustainability objectives, particularly in climate change mitigation, health and wellbeing, and reducing car dependency. Potential impacts on natural habitats and landscape character require careful mitigation.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Promotes sustainable travel and mitigation of transport impacts	Prioritise low-carbon transport infrastructure
2. To improve water, air, soil quality and minimise noise levels	+	Reduced car use and better planning reduce emissions and noise	Integrate green buffers and noise-reducing surfaces
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	?	Transport infrastructure may affect natural areas	Conduct ecological assessments; avoid sensitive zones; integrate green infrastructure
5. To conserve, enhance and enjoy the historic environment	+	Design codes may support heritage-sensitive development	Ensure transport mitigation respects historic assets and settings

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Potential impacts from infrastructure	Apply design codes and landscape assessments to preserve character
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Supports walking, cycling, and public transport	
8. To support strong, diverse and sustainable economic growth	+	Improved transport planning supports access and mobility	Align transport mitigation with economic zones and employment areas
9. To reduce poverty and income inequality	+	Inclusive transport planning improves access to services	Ensure transport options are affordable and accessible for all groups
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	+	Highway safety and inclusive design improve safety	
12. To provide housing that meets the needs of existing and future residents	+	Transport planning supports housing accessibility	Integrate transport assessments with housing development plans
13. To improve health and wellbeing and reduce health inequalities	++	Active travel and reduced emissions benefit health	

Policy TA2 Effective Transport System

Policy TA2 demonstrates strong alignment with the sustainability objectives, particularly in areas of climate action, active travel, inclusive access, and economic development. It supports a shift away from car dependency, encourages healthier lifestyles, and protects environmental and heritage assets.

Key strengths include support for low-carbon and active transport, emphasis on accessibility, safety, and air quality, and integration with economic and community development. Opportunities for enhancement include strengthening links to waste reduction, biodiversity, expanding affordability and including monitoring frameworks for long-term sustainability outcomes.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes low-carbon transport and reduced travel demand	Support EV infrastructure and carbon-neutral construction
2. To improve water, air, soil quality and minimise noise levels	+	Focus on air quality and reduced car use	Monitor air quality and use green buffers
3. To minimise waste and increase the recycling and reuse of waste materials	~	Not directly addressed	Encourage recycled materials in transport infrastructure
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Less infrastructure clutter may help protect biodiversity	Avoid sensitive ecological areas in transport planning

5. To conserve, enhance and enjoy the historic environment	+	Reduces visual clutter and protects heritage	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Minimises signage and infrastructure impact	Use context-sensitive design
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Core aim of policy TA2	
8. To support strong, diverse and sustainable economic growth	+	Enhances access to jobs and freight options	
9. To reduce poverty and income inequality	+	Improves access to services and employment	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages development in accessible areas	Prioritise brownfield sites for transport hubs
11. To promote safe communities and reduce fear of crime	+	Includes road safety and user conflict reduction	Design for safety with lighting and surveillance
12. To provide housing that meets the needs of existing and future residents	+	Supports housing accessibility	Integrate transport with affordable housing
13. To improve health and wellbeing and reduce health inequalities	++	Promotes active travel and cleaner air	Conduct health impact assessments for major projects

Policy TA3 Development Layout and Access

Policy TA3 strongly supports the sustainability objectives by promoting safe, inclusive, and multi-modal transport infrastructure that connects developments to wider networks. It contributes to climate action, public health, and economic growth while maintaining local character and safety.

Key strengths include strong emphasis on active travel and public transport, safety and accessibility for all users, and integration with strategic plans. Opportunities for enhancement include strengthening links to waste reduction and biodiversity protection, expanding monitoring of environmental and social outcomes, and ensuring affordability and equity in transport provision.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes multi-modal travel and reduces car dependency	
2. To improve water, air, soil quality and minimise noise levels	+	Reduced car use and congestion can improve air quality	Monitor emissions and noise levels near new developments
3. To minimise waste and increase the recycling and reuse of waste materials	~	Not directly addressed	Encourage sustainable materials in road and infrastructure construction

4. To conserve, protect and enhance habitats and species, and geodiversity	+	Green infrastructure connections may support biodiversity	Avoid ecological disruption during access and layout works
5. To conserve, enhance and enjoy the historic environment	+	Policy seeks to maintain character of the area	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Emphasis on maintaining physical features and character	Use landscape-sensitive design and materials
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Core focus on footpaths, cycle routes, and public transport	
8. To support strong, diverse and sustainable economic growth	+	Enhances access and supports commercial development	
9. To reduce poverty and income inequality	+	Improved access supports social mobility	Ensure transport affordability and coverage in deprived areas
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports connectivity and infrastructure efficiency	Encourage compact, connected layouts that reduce land consumption
11. To promote safe communities and reduce fear of crime	+	Includes safety standards and emergency access	Incorporate lighting, surveillance and Secured by Design (SBD)
12. To provide housing that meets the needs of existing and future residents	+	Ensures estate roads and access are safe and maintained	Align transport planning with housing needs and tenure types
13. To improve health and wellbeing and reduce health inequalities	++	Active travel and reduced pollution support health	Include health impact assessments and promote inclusive design

Policy TA4 Parking Requirements

Policy TA4 offers a balanced approach to parking provision, supporting sustainability through EV infrastructure, shared transport, and cycle parking, while also recognising the need for adequate parking in new developments. However, the policy risks reinforcing car dependency if not carefully implemented.

Key strengths include inclusion of EV charging, cycle parking, and shared transport, design standards to reduce visual impact and support public space quality, and flexibility for different development types and users. Opportunities for enhancement include reducing reliance on private car parking through lower ratios and better active travel links, promoting compact, permeable, and ecologically sensitive parking design, and ensuring shared transport is affordable, accessible, and well-integrated.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	EV charging and shared transport support low-carbon travel. However, parking provision may encourage car use	Prioritise shared transport and EVs over private car parking

2. To improve water, air, soil quality and minimise noise levels	+		EVs and reduced car use can improve air quality	
3. To minimise waste and increase the recycling and reuse of waste materials	~		No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	-		No direct impact. However, large parking areas may affect habitats	Design parking to avoid ecological disruption
5. To conserve, enhance and enjoy the historic environment	+		SPD discourages visual dominance of parking	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+		Encourages integration of parking with public space	Use permeable surfaces and landscape buffers
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Bicycle parking and shared transport are positive	
8. To support strong, diverse and sustainable economic growth	+		Ensures adequate parking for commercial uses	
9. To reduce poverty and income inequality	+		Shared transport can improve access	Ensure affordability and accessibility of shared transport options
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	-	Mixed – Parking can consume land; shared transport reduces need	Encourage compact parking design and shared facilities
11. To promote safe communities and reduce fear of crime	+		Well-designed parking improves safety	
12. To provide housing that meets the needs of existing and future residents	+		Ensures parking standards for residential developments	Align parking provision with housing type and tenure
13. To improve health and wellbeing and reduce health inequalities	+	-	Mixed – Active travel support is positive; car-centric design may reduce walkability	Promote walkable layouts and integrate health impact assessments

Building for the future - Resilient and smart infrastructure and developer contributions

Policy INS: Pride in Place – Sustainable Infrastructure Strategy

Policy INS demonstrates strong alignment with the majority of sustainability objectives, particularly in areas of climate resilience, biodiversity, active travel, and health equity. It supports environmentally friendly infrastructure and promotes inclusive, safe, and connected communities.

While some objectives such as waste management and land reuse are less directly addressed, they present opportunities for enhancement through implementation strategies.

Overall, Policy INS provides a comprehensive framework that supports sustainable growth in Torbay, with opportunities for enhancement through targeted implementation strategies and ongoing monitoring.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes climate-resilient infrastructure such as sustainable drainage systems and renewable energy integration.	
2. To improve water, air, soil quality and minimise noise levels	+	Encourages water efficiency and reduced car dependency, which can improve air quality and reduce noise pollution.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports habitat creation and compliance with Habitats Regulations Assessment, enhancing biodiversity.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Landscape character is a key consideration in infrastructure development.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Promotes walking, cycling, and active travel infrastructure.	
8. To support strong, diverse and sustainable economic growth	++	Infrastructure supports strategic development and economic resilience.	
9. To reduce poverty and income inequality	+	Aims to close gaps between disadvantaged communities through equitable infrastructure delivery.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Infrastructure can support brownfield redevelopment.	
11. To promote safe communities and reduce fear of crime	+	Supports safe infrastructure and public accessibility.	
12. To provide housing that meets the needs of existing and future residents	+	Indirect Positive – Infrastructure supports housing delivery by ensuring necessary services and amenities.	
13. To improve health and wellbeing and reduce health inequalities	++	Promotes access to recreational opportunities, active travel, and community facilities.	

Policy IN1: Pride in Place – Prioritisation of Planning Obligations

Policy IN1 demonstrates a strong alignment with sustainability objectives related to climate resilience, ecological protection, active travel, affordable housing, and health equity. It prioritises critical infrastructure and healthy environments, ensuring that development is supported by necessary services. While some objectives such as waste management and land reuse are less emphasised, they offer opportunities for enhancement through implementation. Overall, Policy IN1 provides a structured and equitable framework for securing planning obligations that contribute to sustainable development in Torbay.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Policy prioritises critical infrastructure including flood defences and promotes sustainable drainage and water efficiency.	
2. To improve water, air, soil quality and minimise noise levels	+	Emphasis on water efficiency and sustainable drainage supports water quality; reduced car dependency may improve air quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Waste management is included under broader sustainable development contributions.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Ecological improvements and compliance with Habitats Regulations Assessment are prioritised.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Landscape character is considered in infrastructure planning.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	Active travel infrastructure is prioritised under healthy environments.	
8. To support strong, diverse and sustainable economic growth	+	Employment and town centre regeneration contributions are included.	
9. To reduce poverty and income inequality	+	Affordable housing is a high priority in planning obligations.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	+	Infrastructure must be safe and accessible, with public access and maintenance provisions.	

12. To provide housing that meets the needs of existing and future residents	+	Indirect Positive – Infrastructure supports housing delivery through essential services.	
13. To improve health and wellbeing and reduce health inequalities	++	Healthy environments and healthcare contributions are prioritised.	

Policy IN2: Pride in Place – High Quality Communications and Digital Connectivity

Policy IN2 supports the expansion of high-quality digital infrastructure, which has strong positive implications for economic growth, education, and access to services. It also contributes to climate mitigation through reduced travel demand. However, there are potential risks to biodiversity, landscape character, and waste generation from physical installations. Mitigation measures include sensitive siting, use of existing structures, and recycling of redundant equipment. The policy is broadly aligned with sustainability objectives, provided that environmental and visual impacts are carefully managed.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes digital infrastructure that supports remote working, reducing commuting and emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	No direct impact, but reduced travel may improve air quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	-	Potential waste generation from physical installations	Promote reuse of ICT components and recycling of obsolete equipment.
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Potential physical impact on habitats from ICT infrastructure.	Require ecological assessments and careful siting to avoid sensitive areas.
5. To conserve, enhance and enjoy the historic environment	?	May affect historic buildings if not sensitively designed.	Ensure apparatus on historic buildings is unobtrusive and reversible.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Potential visual impact on landscape and townscape.	Use existing structures and landscape screening to minimise impact.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Supports remote working and digital access, reducing car travel.	
8. To support strong, diverse and sustainable economic growth	++	Enhances business operations and supports digital economy.	
9. To reduce poverty and income inequality	+	Improves access to services and opportunities for disadvantaged groups.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Indirect Positive – Supports housing by enabling smart home technologies and remote access.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances access to health services and social connectivity.	Promote digital health infrastructure and inclusive design for all users.

Climate Change: Our Sustainable and Resilient Future

Policy CERS: Climate Resilient, Net Zero Carbon Developments

Strategic Policy CERS: Climate resilient, net zero carbon developments aligns strongly with Torbay's sustainability objectives. It promotes climate adaptation, energy efficiency, biodiversity net gain, and sustainable transport. The policy is particularly effective in addressing climate change, health and wellbeing, and environmental quality. While some objectives such as historic environment and land reuse are less directly addressed, they can be supported through complementary planning measures.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	The policy is expected to deliver a significant positive impact, with its primary objectives being the reduction of CO₂ emissions and the minimisation of flood risk. These aims are central to the policy's contribution to climate resilience and sustainable development. The policy represents a clear strengthening of the previous Policy SS14 by introducing a new requirement that all development applications must now include an Energy and Climate Change Statement. This ensures that climate considerations are embedded in the planning process from the outset. Coastal defences play a vital role in protecting communities from the increasing risks associated with extreme weather events and sea level rise. To reinforce this, it may be beneficial to include a	Include a reference to the Shoreline Management Plan (SMP) either within the policy itself or in the supporting explanation text. For the sake of consistency and to align with national regulatory direction, it is recommended that reference to the Government's Future Homes Standard be moved from the policy explanation into the main body of the policy itself.

		reference to the Shoreline Management Plan (SMP) either within the policy itself or in the supporting explanation text. This would provide a clearer link between planning policy and long-term coastal adaptation strategies. While there is no statutory obligation to include carbon reduction targets within a Local Plan, doing so can provide valuable context and demonstrate alignment with broader climate goals. Including a reference to these targets in the policy explanation text could help clarify the local authority's strategic direction and reinforce the importance of aligning development with climate objectives. It would also support consistency across planning documents and demonstrate a proactive response to the climate emergency.	This adjustment would ensure that the policy clearly reflects current and forthcoming national standards on energy efficiency and carbon reduction in new homes, thereby reinforcing the local authority's commitment to sustainable development and climate resilience.
2. To improve water, air, soil quality and minimise noise levels	+	The policy includes a requirement for new development to maximise water efficiency, which is expected to have a positive and measurable impact on this objective.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	The policy includes a requirement for new development to minimise the use of materials and creation of waste and promote recycling, which is expected to have a positive and measurable impact on this objective.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	The policy promotes nature-based solutions that will enhance the resilience of habitats and species to climate stressors by reducing emissions and mitigating climate impacts.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	The policy promotes the use of green infrastructure to help cool outdoor spaces, which will also have indirect positive effects by enhancing the townscape and landscape quality.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	By promoting low-carbon travel behaviour, the policy supports broader environmental goals and contributes to the reduction of greenhouse gas emissions associated with daily commuting and transportation.	
8. To support strong, diverse and sustainable economic growth	+	The policy is expected to generate long-term positive outcomes. investment in green technologies has the potential to drive innovation, foster the development of emerging industries, and support a transition toward sustainable economic growth.	
9. To reduce poverty and income inequality	+	Developments constructed in accordance with sustainable building standards typically benefit from significantly lower operational costs due to enhanced energy and water efficiency. These efficiencies not only reduce the environmental impact but also lead to substantial savings for occupants. As a result, such developments play a crucial	

		role in alleviating fuel poverty by making utility bills more affordable for residents, particularly those in low-income households.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	-	Loss of land to renewable installations could contradict the policy commitment to mitigate and adapt to the impacts of climate change	The policy may prioritise redevelopment of previously developed land to reduce emissions from energy infrastructure expansion.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	-	In the short term, the financial demands of constructing highly sustainable buildings may present challenges to the viability of delivering affordable housing.	
13. To improve health and wellbeing and reduce health inequalities	+	The implementation of this policy is expected to yield indirect health benefits by ensuring the provision of high-quality housing with low energy demands, thereby reducing the risk of fuel poverty.	

Policy CER1: Net Zero Carbon Development Standards

Policy CER1 sets rigorous standards for achieving net zero carbon development in Torbay. It mandates significant carbon reductions for both residential and non-domestic buildings, promotes renewable energy, and requires high energy efficiency through fabric-first design and integration with energy networks. The policy aligns strongly with climate-related sustainability objectives and supports economic growth, health, and wellbeing. While some objectives like historic environment and land reuse are less directly addressed, they can be supported through complementary planning and design strategies.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	The policy directly supports this objective by targeting the root cause of greenhouse gas emissions (reduces dependence on fossil fuels) and therefore, reducing the severity of climate-related impacts such as extreme weather and sea-level rise.	
2. To improve water, air, soil quality and minimise noise levels	+	The combustion of fossil fuels releases a range of air and water pollutants, including sulphur dioxide, nitrogen oxides, and heavy metals. This policy is expected to have a positive environmental impact by contributing to the reduction of such pollution.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	

4. To conserve, protect and enhance habitats and species, and geodiversity	+	The implementation of this policy is expected to play a secondary yet important role in enhancing biodiversity by helping to reduce biodiversity loss. Fossil fuel combustion emits harmful air and water pollutants such as sulphur dioxide, nitrogen oxides, and heavy metals that negatively impact habitats and species. By reducing these emissions, the policy will contribute to improved biodiversity.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	The transition to a low-carbon economy is expected to generate employment opportunities in sectors such as renewable energy and energy efficiency retrofitting. This shift is likely to have a positive impact on Torbay's economic development.	
9. To reduce poverty and income inequality	+	Developments constructed in accordance with current building regulations typically benefit from significantly lower operational costs due to enhanced energy and water efficiency. These efficiencies not only reduce the environmental impact but also lead to substantial savings for occupants. As a result, such developments play a crucial role in alleviating fuel poverty by making utility bills more affordable for residents, particularly those in low-income households.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	-	Compliance with the Future Homes Standard may lead to increased upfront construction costs, which could impact housing affordability. In the absence of financial support or subsidies, this may constrain housing supply or contribute to rising property prices.	
13. To improve health and wellbeing and reduce health inequalities	+	The implementation of this policy will contribute to improved living standards through the provision of high-quality housing with low energy costs.	

Policy CER2: Embodied Carbon Reduction and Assessment

Policy CER2 addresses the growing importance of embodied carbon in the built environment. It requires all developments especially major ones to assess and reduce embodied carbon emissions through design, material selection, and reuse strategies. The policy supports sustainability objectives related to climate change, resource efficiency, and land use. It encourages refurbishment over demolition, promotes circular economy principles, and aligns with national standards for carbon assessment. While it does not set specific targets, its emphasis on reducing emissions through planning and design contributes meaningfully to Torbay's net zero goals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	The policy directly supports this objective by reducing the overall carbon footprint of development and addressing essential for meeting net zero targets. It leads to more accurate climate impact assessments.	Paragraph 3 starts with "All applications" is this meant to be all minor application? The paragraph above refers to major applications.
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	The policy promotes reuse of existing buildings and materials, which avoids emissions from new construction. It also reduces the need for resource extraction and processing.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	~	No significant effect.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	The policy promotes reuse of existing buildings and materials, which avoids emissions from new construction.	

11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	~	No significant effect.	

Policy CER3: Heritage Assets and Climate Adaptation

Policy CER3 supports the sensitive adaptation and reuse of heritage assets to improve their resilience to climate change. It aligns well with sustainability objectives related to climate change, historic environment, and efficient land use. By encouraging the retention and retrofit of historic buildings, the policy helps reduce embodied carbon and supports Torbay's net zero ambitions. It also promotes cultural continuity and community identity while enabling energy efficiency improvements in heritage contexts. The policy takes a balanced approach, ensuring that adaptation does not compromise the significance of heritage assets.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	The policy directly supports this objective by preserving embodied carbon and cutting operational emissions which will results in full lifecycle carbon savings.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	The policy promotes reuse of existing buildings and materials, which avoids emissions from new construction. It also reduces the need for resource extraction and processing.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	++	Heritage buildings may be less energy-efficient and harder to retrofit due to preservation restrictions. However, balancing historic integrity with modern sustainability standards requires careful planning and innovation.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	~	No significant effect.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	The policy encourages reuse of existing buildings and discourages sprawl by promoting efficient, low-impact development.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	~	No significant effect.	

Policy CER4: Renewable and Low Carbon Energy Generation

Policy CER4 strongly supports Torbay's transition to a net zero carbon future by promoting renewable and low carbon energy generation, including community-led projects and enabling infrastructure. It aligns well with sustainability objectives related to climate change, energy efficiency, economic growth, and health. The policy is flexible, acknowledging Torbay's physical constraints while encouraging innovation and community involvement. It also supports smart energy systems and heat networks, which are essential for decarbonising heating in urban areas. The policy's emphasis on avoiding harm to amenity and the natural, historic, and built environment ensures a balanced approach to clean energy development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	The Policy addresses both the causes of climate change and enhancing resilience to its effects. The Policy should have significant positive impacts on achieving this objective through reducing carbon emissions.	For clarity, this part of the policy could be included as a footnote: "(including battery storage and other energy storage facilities or recovery of waste heat or cooling and proposals that support the transition to a smart, flexible, and zero carbon energy system)"

		The policy strengthens the previous version by explicitly stating that energy-generating developments that are neither renewable nor low carbon will not be permitted.	
2. To improve water, air, soil quality and minimise noise levels	-	Transitioning from fossil fuels to renewable energy (like wind, solar, and hydro) reduces emissions of harmful pollutants such as nitrogen oxides (NO _x), sulphur dioxide (SO ₂), and particulate matter (PM2.5). However, some forms of renewables technologies, such as wind turbines, can produce noise which can impact upon occupier amenity. This would be dependent on their location.	Emerging policy on Health Protection should address any potential noise impacts.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	-	Certain types of renewable and low carbon energy infrastructure may have adverse impacts on ecology, depending on the type installed, scale and location, e.g. wind turbines could affect bats and birds, and this would need to be assessed as part of any application.	Policy NC1 requires development to conserve and protect biodiversity. This should ensure a neutral effect is achieved.
5. To conserve, enhance and enjoy the historic environment	-	Some renewable energy technologies, including solar PV and wind turbines could have an adverse impact on heritage assets.	The emerging heritage policy should ensure either a neutral or positive impact is achieved.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Some renewable energy technologies, e.g. wind turbines, could have an adverse visual impact on landscape and townscape.	The emerging landscape policy should ensure either a neutral or positive impact is achieved.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Low-carbon economy creates new jobs in renewable energy and energy efficiency retrofitting. Local renewable energy reduces dependence on imported fossil fuels, making economies less vulnerable to global energy shocks.	
9. To reduce poverty and income inequality	+	Fuel poverty is slightly more prevalent amongst Torbay households than in neighbouring authorities, the Southwest, and England. Having an energy efficient home has direct benefits for occupiers, and particularly for those who have lower incomes and who may suffer from fuel poverty.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	

13. To improve health and wellbeing and reduce health inequalities	+	Energy efficient home has direct benefits for occupiers, especially beneficial for low-income households, the elderly, and people with chronic conditions, helping to reduce health inequalities	

Policy ER1: Flood Risk and Safe Development

Strategic Policy ER1 aligns strongly with sustainability objectives related to climate resilience, water management, and safe development. It mandates that all development be safe from flooding for its lifetime, promotes the use of Sustainable Drainage Systems (SuDS) and Water Sensitive Urban Design (WSUD), and encourages restoration of natural catchments. The policy supports biodiversity, public safety, and efficient land use, while discouraging development in high-risk flood zones. It also requires detailed flood risk assessments and contributions to flood protection infrastructure. Overall, ER1 contributes positively to Torbay's long-term sustainability and climate adaptation goals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Addresses future flood risk and climate projections.	
2. To improve water, air, soil quality and minimise noise levels	+	Promotes SuDS and WSUD to improve water quality and reduce runoff.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports biodiversity through natural catchment restoration.	Integrate habitat creation with flood mitigation projects.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Promotes natural floodplain restoration and amenity improvements.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirectly – Safe access and egress support walkability.	
8. To support strong, diverse and sustainable economic growth	+	Reduces flood risk to infrastructure and investment areas.	
9. To reduce poverty and income inequality	+	Indirect – Protects vulnerable communities from flood impacts.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	++	Central focus on safety from flooding.	
12. To provide housing that meets the needs of existing and future residents	+	Ensures housing is safe and resilient to flooding.	
13. To improve health and wellbeing and reduce health inequalities	+	Reduces stress and health risks associated with flooding.	

Policy ER2: Drainage Hierarchy

Strategic Policy ER2 promotes sustainable water management by prioritising natural drainage solutions and minimising surface water runoff. It aligns strongly with climate resilience and environmental protection objectives, particularly through the use of permeable surfaces, nature-based drainage systems, and strict controls on discharges to combined sewers. The policy also supports biodiversity and water quality protection, especially in relation to the Lyme Bay and Torbay Marine SAC. While not all sustainability objectives are directly addressed, the policy contributes positively to climate adaptation, land use efficiency, and public health.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Promotes nature-based drainage and reduces flood risk.	
2. To improve water, air, soil quality and minimise noise levels	++	Reduces pollution and improves water quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports habitat creation through green infrastructure.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances green character and reduces surface water impacts.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirectly – Green corridors can support walkability.	

8. To support strong, diverse and sustainable economic growth	+	Reduces infrastructure strain and flood damage risk.	
9. To reduce poverty and income inequality	+	Indirect – Reduces flood risk in vulnerable areas.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages retrofit of sustainable drainage.	Incentivise SUDS in brownfield redevelopment.
11. To promote safe communities and reduce fear of crime	+	Reduces flood hazards and improves public safety.	
12. To provide housing that meets the needs of existing and future residents	+	Supports resilient housing development.	
13. To improve health and wellbeing and reduce health inequalities	+	Reduces flood-related health risks and supports green space.	

Policy ER3: Water Management

Strategic Policy ER3 provides a robust framework for sustainable water management in Torbay. It promotes water-sensitive urban design, water efficiency, pollution prevention, and protection of aquatic ecosystems. The policy aligns strongly with climate resilience, environmental protection, and public health objectives. It supports the Water Framework Directive and responds to local infrastructure constraints and water scarcity risks. ER3 encourages innovative solutions such as rainwater harvesting, greywater recycling, and natural sewage treatment, contributing significantly to Torbay's goal of creating a sustainable future.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Promotes climate-resilient design and water-sensitive planning.	
2. To improve water, air, soil quality and minimise noise levels	++	Protects water bodies and groundwater from pollution.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Encourages water reuse and recycling.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Protects aquatic ecosystems and supports habitat-sensitive design.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances green infrastructure and permeable surface use.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirectly – Green corridors and permeable surfaces support walkability.	
8. To support strong, diverse and sustainable economic growth	+	Reduces infrastructure strain and supports long-term resilience.	
9. To reduce poverty and income inequality	+	Indirect – Reduces flood risk and water costs in vulnerable areas.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports retrofit of water management systems.	
11. To promote safe communities and reduce fear of crime	++	Reduces flood hazards and protects public health.	
12. To provide housing that meets the needs of existing and future residents	+	Positive – Promotes water-efficient, resilient housing.	
13. To improve health and wellbeing and reduce health inequalities	++	Reduces pollution and supports green space.	

Policy ER4: Sustainable Drainage Systems and Water Sensitive Urban Design

Strategic Policy ER4 promotes the integration of Sustainable Drainage Systems (SuDS) and Water Sensitive Urban Design (WSUD) into all development proposals. The policy aligns strongly with sustainability objectives related to climate resilience, biodiversity, water quality, and public health. By prioritising above-ground, biodiverse, and multifunctional drainage solutions, ER4 supports flood mitigation, habitat creation, and improved urban amenities. The policy also encourages retrofitting WSUD in urban regeneration projects, further enhancing its contribution to sustainable development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Promotes climate adaptation through natural drainage and green infrastructure.	
2. To improve water, air, soil quality and minimise noise levels	++	Enhances water quality and reduces pollution through natural filtration.	

3. To minimise waste and increase the recycling and reuse of waste materials	+	Encourages reuse of water and natural systems for stormwater management.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	SuDS and WSUD support biodiversity and habitat creation.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Enhances visual and ecological quality of urban areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirectly – Green corridors and water-sensitive design enhance walkability.	Align SuDS with pedestrian and cycling infrastructure.
8. To support strong, diverse and sustainable economic growth	+	Enhances urban quality and reduces flood-related costs.	
9. To reduce poverty and income inequality	+	Indirect – Improved public spaces and reduced flood risk benefit vulnerable communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages retrofitting of WSUD in urban regeneration.	Incentivise SuDS in brownfield redevelopment.
11. To promote safe communities and reduce fear of crime	++	Reduces flood risk and enhances public safety.	
12. To provide housing that meets the needs of existing and future residents	+	Supports resilient and attractive residential environments.	
13. To improve health and wellbeing and reduce health inequalities	++	Enhances urban green space and reduces pollution.	Design SuDS to provide recreational and aesthetic benefits.

Policy ER5: Contaminated Land and Site Remediation

Policy ER5 addresses the safe reuse of contaminated land, supporting public health, environmental protection, and brownfield regeneration. It aligns well with sustainability objectives by requiring site investigations, remediation strategies, and precautionary measures to manage risks. The policy promotes the efficient use of land and supports regeneration projects that deliver wider public benefits such as affordable housing and employment. While not all objectives are directly addressed, ER5 contributes positively to climate resilience, land use efficiency, and community wellbeing.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations

1. To reduce and manage the impacts of climate change	+	Indirectly – Supports brownfield reuse, reducing pressure on greenfield sites.	
2. To improve water, air, soil quality and minimise noise levels	++	Prevents pollution and protects environmental health.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Enables reuse of land and materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Indirect benefits through land restoration.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Improves degraded land and urban character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Enables regeneration and employment opportunities.	
9. To reduce poverty and income inequality	+	Indirect – Supports affordable housing and safe environments.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Central to the policy; promotes brownfield reuse.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Enables safe residential development on previously unusable land.	
13. To improve health and wellbeing and reduce health inequalities	++	Prevents exposure to harmful substances.	

Policy ER6: Ground Stability and Risk Management

Policy ER6 addresses the risks associated with ground instability, particularly in coastal and inland areas affected by natural movement and climate change. It supports sustainability objectives related to public safety, environmental protection, and efficient land use. By requiring geotechnical investigations and remedial measures, the policy ensures that development proceeds safely and responsibly. While not all objectives are directly addressed, ER6 contributes positively to climate resilience, safe communities, and sustainable development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Addresses climate-related ground instability risks.	
2. To improve water, air, soil quality and minimise noise levels	+	Indirectly – Prevents soil degradation and contamination.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Prevents visual and structural degradation.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Enables safe development in strategic areas.	
9. To reduce poverty and income inequality	+	Indirect – Improves safety and resilience in vulnerable areas.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports safe reuse of unstable land.	
11. To promote safe communities and reduce fear of crime	++	Central to the policy; protects public health and safety.	
12. To provide housing that meets the needs of existing and future residents	+	Enables safe residential development.	
13. To improve health and wellbeing and reduce health inequalities	+	Reduces risks from unstable ground.	

Policy ER7: Coastal Change Management Areas

Policy ER7 aims to reduce risks associated with coastal erosion and flooding by restricting inappropriate development in vulnerable coastal areas. It supports sustainability objectives related to climate resilience, public safety, environmental protection, and efficient land use. By prohibiting permanent residential development in Coastal Change Management Areas (CCMAs) and allowing only specific, low-risk or temporary

uses, the policy helps safeguard communities, infrastructure, and natural habitats. It also promotes alignment with Shoreline Management Plans and encourages adaptive design in response to climate change.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	++	Prevents development in areas vulnerable to climate impacts.	
2. To improve water, air, soil quality and minimise noise levels	+	Reduces risk of pollution from inappropriate coastal development.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Protects coastal habitats from development pressure.	
5. To conserve, enhance and enjoy the historic environment	+	Preserves heritage assets at risk from coastal change.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Maintains coastal character and visual integrity.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Allows low-risk tourism and community uses.	
9. To reduce poverty and income inequality	+	Indirect – Protects vulnerable communities from climate-related risks.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages safe reuse of coastal land.	Apply precautionary principle in uncertain erosion zones.
11. To promote safe communities and reduce fear of crime	++	Central to the policy; reduces risk to life and property.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Reduces stress and risk from coastal hazards.	

Our Natural Places: Protecting and Enhancing Torbay's Countryside, Landscape and Natural Environment

Policy LS Landscape Strategy

The Landscape Strategy (Policy LS) demonstrates strong alignment with sustainability objectives, particularly in areas such as landscape character, biodiversity, climate resilience, and public health. Neutral impacts are observed in areas like waste management and land reuse. Overall, the policy supports environmental quality, community wellbeing, and strategic landscape protection.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes tree planting and green infrastructure that supports climate resilience	
2. To improve water, air, soil quality and minimise noise levels	+	Vegetation and green spaces contribute to improved environmental quality	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Policy supports habitat protection and enhancement	
5. To conserve, enhance and enjoy the historic environment	+	References Historic Landscape Characterisation	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Core focus of the policy	Add a clause requiring long-term stewardship or management plans for landscape features and green infrastructure, especially in larger developments.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Promotes access to green spaces and nature	Integrate walking and cycling routes within landscape design
8. To support strong, diverse and sustainable economic growth	+	Enhances tourism and local identity	Promote landscape-led regeneration and eco-tourism
9. To reduce poverty and income inequality	~	No significant effect	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	

11. To promote safe communities and reduce fear of crime	+	Well-designed open spaces enhance safety and community cohesion	Design for visibility, accessibility, and inclusive use
12. To provide housing that meets the needs of existing and future residents	~	No significant effect	
13. To improve health and wellbeing and reduce health inequalities	++	Promotes access to nature and green spaces	

Policy L1 Countryside Area and the Rural Economy

Policy L1 Countryside Area and the Rural Economy demonstrate strong alignment with environmental goals, particularly in protecting habitats, landscapes, and limiting urban sprawl. It supports modest rural development, renewable energy, and local economic growth while safeguarding the character and biodiversity of Torbay's countryside. Some areas, such as transport and waste, show neutral impacts. Overall, Policy L1 contributes positively to sustainable development and rural resilience.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Limits urban sprawl and supports renewable energy	Reword number 8 to read: Appropriately scaled and located renewable energy development
2. To improve water, air, soil quality and minimise noise levels	+	Protects natural resources by restricting development in rural areas	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Protects habitats and requires mitigation	
5. To conserve, enhance and enjoy the historic environment	+	Supports sensitive conversions and rural character	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Prioritises landscape character and visual quality	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-	Rural development may increase car dependency	Encourage rural transport and active travel infrastructure
8. To support strong, diverse and sustainable economic growth	+	Supports rural tourism, agriculture, and local services	
9. To reduce poverty and income inequality	+	Supports affordable housing and local services	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages infill and reuse within settlements	

11. To promote safe communities and reduce fear of crime	~	No significant effect	
12. To provide housing that meets the needs of existing and future residents	+	Allows affordable housing in villages	
13. To improve health and wellbeing and reduce health inequalities	+	Supports access to green spaces and recreation	

Policy L2 National Landscape

Policy L2 provides strong protection for the South Devon National Landscape (SDNL). It aligns well with sustainability objectives related to landscape quality, biodiversity, climate resilience, and public wellbeing. The policy's emphasis on avoiding major development unless in exceptional circumstances supports long-term environmental stewardship and scenic preservation.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect support through protection of natural landscapes that contribute to climate resilience.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports protection of natural systems that regulate environmental quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Strong alignment through protection of ecologically rich landscapes.	
5. To conserve, enhance and enjoy the historic environment	+	Supports preservation of cultural landscapes and heritage settings.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Core focus of the policy—directly supports this objective.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirect support by preserving areas that encourage walking and cycling.	Improve access SDNL via sustainable transport modes.
8. To support strong, diverse and sustainable economic growth	+	Supports eco-tourism and local economies while restricting harmful development.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages development outside protected areas.	

11. To promote safe communities and reduce fear of crime	+	Indirectly supports wellbeing through access to nature.	
12. To provide housing that meets the needs of existing and future residents	-	May constrain housing supply in protected areas.	Focus housing delivery in less sensitive areas with good access to SDNL
13. To improve health and wellbeing and reduce health inequalities	++	Strong support through protection of natural spaces for recreation and mental health.	

Policy L3 Coastal Landscape and Change Management

This assessment evaluates Policy L3: Coastal Landscape (and Change Management) against 13 sustainability objectives. The policy demonstrates strong alignment with environmental and landscape protection goals, particularly in conserving the undeveloped coast and managing coastal change. It supports sustainable tourism and economic development where appropriate, while safeguarding biodiversity, visual quality, and public access. Some objectives, such as transport and housing, show neutral or mixed impacts, indicating areas for further enhancement. Overall, Policy L3 contributes positively to sustainable coastal management and environmental resilience.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Protects coastal areas from inappropriate development and supports coastal change management	
2. To improve water, air, soil quality and minimise noise levels	+	Limits development in sensitive coastal zones, reducing pollution risks	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Prioritises biodiversity, geological features, and habitat protection	
5. To conserve, enhance and enjoy the historic environment	+	Protects cultural and historic coastal assets	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Maintains unspoilt coastal character and visual quality	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-	Coastal tourism may increase car travel	Promote sustainable transport options and coastal access via walking/cycling routes
8. To support strong, diverse and sustainable economic growth	+	Allows tourism and economic development where sustainability benefits are clear	
9. To reduce poverty and income inequality	+	Supports economic opportunities in coastal areas	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	-	Restricts housing in undeveloped coastal areas	Consider small-scale, sensitive housing in developed coastal zones if justified
13. To improve health and wellbeing and reduce health inequalities	+	Promotes public access to nature and recreation	

Policy L4 Valued Landscapes

Policy L4 provides targeted protection for locally valued landscapes, including the South Devon National Landscape and undeveloped coast. It aligns strongly with sustainability objectives related to landscape quality, biodiversity, climate resilience, and public wellbeing. The policy requires sensitive design and mitigation of visual impacts, supporting long-term conservation and community benefits.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect support through preservation of natural landscapes that contribute to climate resilience.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports conservation of natural features within valued landscapes.	Integrate habitat protection into landscape planning.
5. To conserve, enhance and enjoy the historic environment	+	Supports preservation of cultural and historic landscape features.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Policy L4 directly supports this objective by protecting locally valued landscapes and scenic quality.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	~	No significant effect.	
9. To reduce poverty and income inequality	~	No significant effect.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Supports wellbeing through access to scenic and natural environments.	Enhance public access and recreational infrastructure in valued landscapes.

Policy L5 Urban Landscape Protection Areas (ULPAs)

Policy L5 supports Torbay's sustainability objectives by protecting Urban Landscape Protection Areas (ULPAs) from inappropriate development. These areas contribute significantly to climate resilience, biodiversity, public health, and urban character. The policy ensures that development within ULPAs must enhance their landscape value and contribute positively to the urban environment.

Key strengths include climate mitigation, ecological enhancement, improved air and noise quality, and support for active travel and wellbeing. While the policy may limit development opportunities, it enhances urban livability and long-term sustainability. Strategic planning and inclusive design are essential to maximise the benefits of ULPAs for all communities.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	ULPAs preserve green infrastructure that helps mitigate urban heat and carbon emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	Landscaped areas improve air quality, reduce noise, and support soil health.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	ULPAs may support urban biodiversity and ecological corridors.	
5. To conserve, enhance and enjoy the historic environment	+	ULPAs may contribute to the setting of heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Policy directly protects urban landscape character.	Require landscape impact assessments for proposals within or near ULPAs.

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		ULPAs can enhance walking and cycling environments.	
8. To support strong, diverse and sustainable economic growth	+	-	May limit development but enhances urban quality and attractiveness.	Promote ULPAs as assets for tourism, investment, and wellbeing.
9. To reduce poverty and income inequality	+		Publicly accessible ULPAs benefit all socioeconomic groups.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~		No significant effect.	
11. To promote safe communities and reduce fear of crime	+		Well-designed ULPAs can improve safety and social cohesion.	Use Crime Prevention Through Environmental Design (CPTED) principles.
12. To provide housing that meets the needs of existing and future residents	+	-	May restrict housing development but improves urban liveability.	Balance housing needs with landscape protection through spatial planning.
13. To improve health and wellbeing and reduce health inequalities	++		ULPAs provide space for recreation, relaxation, and mental health.	

Policy L6 Local Green Spaces (LGSs)

Policy L6 strongly supports Torbay's sustainability objectives by safeguarding Local Green Spaces (LGSs) from inappropriate development. These spaces play a vital role in climate resilience, biodiversity conservation, public health, and community wellbeing. The policy ensures that any development proposals must clearly demonstrate exceptional justification and avoid adverse impacts on the function and character of LGSs.

Key strengths include climate mitigation, ecological protection, enhancement of landscape character, and promotion of active lifestyles. While the policy may limit development opportunities, it contributes significantly to long-term sustainability and quality of life. Strategic planning and community engagement are essential to balance development needs with green space preservation.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Green spaces help mitigate urban heat and support carbon sequestration.	
2. To improve water, air, soil quality and minimise noise levels	++	LGSs improve air quality, reduce noise, and support soil health.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	

4. To conserve, protect and enhance habitats and species, and geodiversity	++	LGSs often contain valuable habitats and biodiversity.	Avoid fragmentation; enhance ecological connectivity and native planting.
5. To conserve, enhance and enjoy the historic environment	+	Some LGSs may have heritage value or contribute to historic settings.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	LGSs contribute to local identity and visual amenity.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	LGSs support walking and cycling routes.	Improve access and connectivity to green spaces via active travel networks.
8. To support strong, diverse and sustainable economic growth	+	- May limit development opportunities but enhances quality of life and tourism.	Promote green infrastructure as an asset for local investment and wellbeing.
9. To reduce poverty and income inequality	+	Accessible green spaces benefit all socioeconomic groups.	Ensure equitable distribution and access to LGSs across communities.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	+	Well-maintained LGSs can improve safety and community cohesion.	Design spaces with visibility, lighting, and community stewardship.
12. To provide housing that meets the needs of existing and future residents	+	- May restrict housing development but supports liveability.	Balance housing needs with green space protection.
13. To improve health and wellbeing and reduce health inequalities	++	LGSs support physical activity, mental health, and social interaction.	

Strategic Policy THS: Trees and Hedgerows

Policy THS demonstrates strong alignment with environmental and social goals, particularly in areas such as climate change mitigation, biodiversity conservation, and public health. While some objectives are indirectly addressed or neutral, appropriate mitigation measures can enhance the policy's overall sustainability impact.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Tree planting and retention help sequester carbon and mitigate urban heat.	Use climate-resilient species; ensure long-term maintenance.
2. To improve water, air, soil quality and minimise noise levels	+	Trees improve air quality, reduce noise, and stabilise soil.	

3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Protects ancient woodland, veteran trees, and biodiversity corridors.	
5. To conserve, enhance and enjoy the historic environment	+	Protects trees contributing to historic landscapes.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Tree-lined streets and woodland schemes enhance character.	Align planting with local landscape character.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirectly – Green corridors encourage walking and cycling.	
8. To support strong, diverse and sustainable economic growth	+	Green infrastructure boosts property value and investment.	
9. To reduce poverty and income inequality	+	Indirect – Green spaces improve wellbeing in deprived areas.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	+	Green spaces can improve perceptions of safety.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect	
13. To improve health and wellbeing and reduce health inequalities	++	Access to trees supports mental and physical health.	

Policy TH1 – Trees, Hedgerows and Natural Landscape Features

Policy TH1 demonstrates a strong alignment with Torbay’s sustainability objectives, particularly in areas related to climate resilience, biodiversity, landscape quality, and health and wellbeing. It promotes the retention and protection of natural features and integrates them into development design, ensuring long-term sustainability and community benefit.

Key strengths include protection of ancient and veteran trees, hedgerows, and woodland; integration with SuDS and climate resilience strategies; emphasis on native species and long-term management; and support for placemaking and community safety. Mitigation measures include careful species selection and prioritising planting in underserved areas.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Protects and integrates trees and hedgerows that contribute to climate resilience and carbon sequestration.	Ensure species selection supports climate adaptation and resilience.
2. To improve water, air, soil quality and minimise noise levels	+	Trees and hedgerows improve air quality, reduce noise, and stabilise soil.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Prioritises protection of biodiversity-rich features like ancient woodland and hedgerows.	Make a reference to TPO in the policy
5. To conserve, enhance and enjoy the historic environment	+	Recognises the role of trees and hedgerows in historic landscapes.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Enhances landscape character and visual amenity.	Ensure planting complements local landscape character assessments.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Tree-lined streets and green corridors can encourage walking and cycling.	
8. To support strong, diverse and sustainable economic growth	+	Green spaces can boost tourism, property value, and wellbeing.	
9. To reduce poverty and income inequality	+	Green spaces can improve wellbeing in deprived areas.	Prioritise tree planting and retention in underserved communities.
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	+	Well-designed green spaces improve perceptions of safety and encourage community use.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect	
13. To improve health and wellbeing and reduce health inequalities	++	Access to nature improves mental and physical health.	

Policy TH2 – Mitigating for Loss of Trees, Hedgerows and Woodland

Policy TH2 supports sustainability by requiring compensatory planting when trees, hedgerows, or woodland are lost due to development. It aligns strongly with environmental and social objectives, particularly those related to climate change, biodiversity, landscape quality, and public health.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Compensatory tree planting enhances carbon sequestration and climate resilience.	Prioritise native species and climate-adapted planting.
2. To improve water, air, soil quality and minimise noise levels	+	Trees and hedgerows filter air pollutants, reduce noise, and stabilise soil, improving environmental quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Replacement planting and hedgerow creation support biodiversity, ecological connectivity, and habitat restoration.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Tree planting contributes to visual quality, identity, and landscape integrity.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Green spaces can improve the attractiveness and comfort of walking and cycling routes.	
8. To support strong, diverse and sustainable economic growth	+	Green spaces enhance tourism, retail environments, and property values.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	++	Access to nature and green spaces improves mental and physical health, especially in underserved areas.	Prioritise planting in underserved areas. Use trees and hedgerows to create calming, restorative environments.

Policy NCS1 Biodiversity Strategy

Policy NCS1 strongly supports sustainability through its emphasis on biodiversity conservation, ecosystem services, and nature recovery. It aligns particularly well with objectives related to climate change mitigation, environmental quality, habitat protection, landscape enhancement,

and health and wellbeing. While some objectives—such as waste reduction, historic environment, housing, and economic growth—are not directly addressed, the policy contributes indirectly through improved green infrastructure and ecological resilience.

The policy's use of the mitigation hierarchy, promotion of net biodiversity gain, and integration with local strategies (e.g. LNRS, NRN, Green Infrastructure Strategy) ensures a robust framework for sustainable development. It encourages long-term land management and public access to nature, which further supports community wellbeing and environmental stewardship.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Biodiversity actions contribute to carbon sequestration and climate resilience.	
2. To improve water, air, soil quality and minimise noise levels	++	Protection of soils and ecosystem services contributes to environmental quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Core focus of the policy with strong protections and enhancement measures.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Policy supports landscape-scale biodiversity and green infrastructure.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirect benefits - green infrastructure may support active travel routes.	
8. To support strong, diverse and sustainable economic growth	+	Biodiversity can support eco-tourism and green jobs.	
9. To reduce poverty and income inequality	+	Indirect positive – Access to nature and green spaces supports wellbeing and community cohesion.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	+	Indirect positive. Green spaces can improve perceptions of safety.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect	
13. To improve health and wellbeing and reduce health inequalities	++	Policy promotes access to nature and green spaces.	

Policy NCS2 Strategic Habitats Regulations Assessment

The policy is designed to ensure that development does not adversely affect the integrity of protected habitats and species, in line with the Conservation of Habitats and Species Regulations 2017. It requires rigorous evidence and assessment procedures, including Habitats Regulations Assessment (HRA), to safeguard European sites integrity. The policy aligns strongly with environmental sustainability goals, particularly in habitat protection, landscape conservation, and climate resilience. While some objectives such as waste, transport, and housing show neutral or mixed impacts, the overall contribution of Policy NCS2 to sustainable development is positive.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirectly positive – protects ecosystems that contribute to climate resilience	
2. To improve water, air, soil quality and minimise noise levels	+	Protects sensitive sites from pollution and degradation	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Core focus of the policy is European sites protection	
5. To conserve, enhance and enjoy the historic environment	+	May protect historic landscapes within designated sites	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Indirectly positive - protects designated landscapes in designated sites from adverse development impacts	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect	
8. To support strong, diverse and sustainable economic growth	-	May restrict development but ensures long-term environmental sustainability	Support nature-based tourism and green infrastructure investment
9. To reduce poverty and income inequality	~	No significant effect	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	~	No significant effect	
12. To provide housing that meets the needs of existing and future residents	-	May limit housing development near sensitive sites	

13. To improve health and wellbeing and reduce health inequalities	++	Protects access to nature and ecosystem services	

Policy NC1 Biodiversity and Ecology

Policy NC1 provides a robust framework for protecting biodiversity at international, national, regional, and local levels. It strongly supports sustainability objectives related to habitat conservation, landscape quality, and health and wellbeing. The policy's emphasis on avoiding harm, rigorous assessment, and early compensation planning aligns well with the mitigation hierarchy and ecological best practices.

While some objectives such as waste reduction, housing, and transport are not directly addressed, the policy contributes indirectly through ecosystem services and green infrastructure. Its integration with Natural England's advisory services and requirement for biodiversity value assessments ensures a proactive and evidence-based approach to ecological protection.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirectly positive – protects ecosystems that contribute to climate resilience	
2. To improve water, air, soil quality and minimise noise levels	+	Indirect positive – Healthy ecosystems support environmental quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Core focus of the policy.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports protection of designated sites and ecological networks.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Indirect positive – Biodiversity supports tourism and ecosystem-based industries.	
9. To reduce poverty and income inequality	~	No significant effect.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	+	Indirect positive – Green spaces can foster community cohesion.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Policy NC1 indirectly supports health and wellbeing by maintaining access to nature and ecosystem services.	

Policy NC2: Species of principal importance

Policy NC2 demonstrates strong alignment with sustainability objectives, particularly in conserving biodiversity, enhancing habitats, and supporting ecological resilience. While some objectives are indirectly supported or neutral, the policy's emphasis on habitat enhancement, species protection, and integration of biodiversity features into development contributes positively to environmental, social, and economic sustainability. Mitigation measures are recommended to maximise benefits and ensure equitable and effective implementation.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirectly supports climate resilience by promoting biodiversity and habitat protection, which help buffer climate impacts such as flooding and heatwaves.	Integrate green infrastructure that supports climate adaptation (e.g., green roofs, tree planting)
2. To improve water, air, soil quality and minimise noise levels	+	Encourages habitat enhancements such as native planting, ponds, and hedgerows, which can improve air and water quality, support soil health, and act as natural noise buffers.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	This is the core aim of Policy NC2. It mandates protection of European Protected Species, Section 41 Priority Species, and local priority species. It also requires habitat enhancement and integration of biodiversity features in development, contributing to long-term ecological health.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Contributes to the ecological and aesthetic quality of landscapes and urban environments. Features like native planting and wildlife boxes enhance local distinctiveness and ecological connectivity.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirectly supports active travel by encouraging green corridors and habitat-rich environments that enhance walking and cycling routes	
8. To support strong, diverse and sustainable economic growth	+	Promotes biodiversity as an economic asset, contributing to sustainable development and local economic resilience.	Promote biodiversity as an economic asset (e.g., eco-tourism, green jobs)
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Promotes ecological improvements in brownfield redevelopment and urban infill projects.	
11. To promote safe communities and reduce fear of crime	+	Supports enhancements that maintain visibility and avoid creating hidden areas.	
12. To provide housing that meets the needs of existing and future residents	+	Biodiversity features improve residential amenity and wellbeing.	
13. To improve health and wellbeing and reduce health inequalities	+	Promotes biodiversity enhancements that can be targeted in areas with poor health outcomes or limited green space.	

Policy NC3 Biodiversity Net Gain

Policy NC3 establishes a clear requirement for 10% Biodiversity Net Gain on development sites, supporting key sustainability objectives. It prioritises on-site delivery but allows off-site provision where more beneficial, aligning with local strategies. The policy protects irreplaceable habitats and encourages nature-based solutions, contributing to climate resilience, landscape quality, and public wellbeing.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	The policy supports climate resilience through nature-based solutions and biodiversity enhancements.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	The policy strongly supports this objective by mandating a 10% Biodiversity Net Gain and protecting irreplaceable habitats.	

5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	The policy contributes to landscape quality by promoting strategic biodiversity enhancements.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	~	No significant effect.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	The policy indirectly supports health and wellbeing through improved access to nature and ecosystem services.	

Policy NC4 Light Pollution

Policy NC4 demonstrates strong alignment with Torbay's sustainability objectives, particularly in areas concerning environmental protection, landscape character, and public health. The policy's emphasis on minimising unnecessary artificial lighting, controlling light spill and glare, and protecting sensitive ecological and heritage areas contributes positively to climate action, biodiversity conservation, and the enhancement of visual and historic environments.

Some objectives, such as waste reduction, land reuse, and economic growth, are less directly impacted but can benefit through thoughtful implementation and complementary measures.

Overall, Policy NC4 is a well-integrated approach to managing light pollution in a way that supports Torbay's broader sustainability goals.

Mitigation measures such as ecological lighting assessments, use of energy-efficient fixtures, and context-sensitive design are essential to maximise its effectiveness.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+		Reducing unnecessary lighting lowers energy use and carbon emissions.	
2. To improve water, air, soil quality and minimise noise levels	+		Indirect Positive – help lower energy consumption and reduce emissions from power generation, which in turn can decrease the precursors of photochemical smog.	
3. To minimise waste and increase the recycling and reuse of waste materials	~		No significant effect. .	
4. To conserve, protect and enhance habitats and species, and geodiversity	++		Protects nocturnal species (e.g. bats) and dark sky habitats.	
5. To conserve, enhance and enjoy the historic environment	+		Supports sensitive lighting of heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++		Preserves visual amenity and dark skies.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	-		Lighting can improve safety but may conflict with dark sky goals.	Use directional lighting for paths and cycleways with timers or motion sensors.
8. To support strong, diverse and sustainable economic growth	+	-	May restrict lighting for commercial uses but enhances tourism (e.g. dark sky areas).	Balance lighting needs with environmental sensitivity; promote eco-tourism.
9. To reduce poverty and income inequality	~		No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~		No significant effect.	
11. To promote safe communities and reduce fear of crime	+		Supports lighting for safety where justified.	
12. To provide housing that meets the needs of existing and future residents	+	-	May limit design flexibility but improves living conditions by reducing light intrusion.	Design housing with internal blinds, low-reflectivity materials, and shielded lighting.
13. To improve health and wellbeing and reduce health inequalities	+		Reduces sleep disruption and supports mental health.	Promote dark sky-friendly lighting in residential areas and near healthcare facilities.

Policy GE1 Geodiversity and the English Riviera UNESCO Global Geopark

Policy GE1 provides strong protection for Torbay's geodiversity, including designated geosites within the UNESCO Global Geopark. It aligns well with sustainability objectives related to geodiversity, climate resilience, heritage, economic growth, and public wellbeing. The policy promotes conservation, public access, and education, supporting long-term stewardship and sustainable tourism.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Indirect support through conservation of natural geological features that contribute to climate resilience.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Policy GE1 strongly supports this objective by protecting designated and undesignated geosites and promoting their enhancement.	
5. To conserve, enhance and enjoy the historic environment	+	Supports preservation of geological heritage and cultural identity.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	~	No significant effect.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Supports sustainable tourism and local pride through promotion of the UNESCO Global Geopark.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Supports wellbeing through public access to natural geological features and educational opportunities.	

Policy GIS Green and Blue Infrastructure Strategy

The Green and Blue Infrastructure Strategy demonstrates strong alignment with environmental and social sustainability objectives. It provides significant benefits in areas such as climate change mitigation, biodiversity, landscape quality, and public health. Neutral impacts are observed in areas like waste management, land reuse, and poverty reduction, which present opportunities for enhancement through targeted measures.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes climate adaptation through green infrastructure and flood mitigation	
2. To improve water, air, soil quality and minimise noise levels	+	Supports water management, air purification, and soil protection	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	++	Central to policy objectives	
5. To conserve, enhance and enjoy the historic environment	+	Enhances setting and access to heritage landscapes	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Improves visual and ecological quality	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Integrates with active travel networks	
8. To support strong, diverse and sustainable economic growth	+	Supports tourism, green jobs, and local investment	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect.	
11. To promote safe communities and reduce fear of crime	+	Promotes civic pride and safe public spaces	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	++	promotes physical and mental health	

Our Shared History: Protecting and Enhancing Torbay's Heritage and Identity

Policy HES: Historic Environment Strategy

Policy HES demonstrates strong alignment with sustainability objectives related to heritage conservation, land reuse, economic regeneration, and community wellbeing. It provides a robust framework for protecting and enhancing Torbay's historic environment while allowing for sensitive adaptation and development. Opportunities exist to further integrate heritage with climate adaptation, biodiversity, and inclusive access.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages adaptation of historic buildings to improve energy efficiency and resilience to climate change.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse and adaptation of historic buildings reduce construction waste and promotes circular economy.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	++	Core objective of the policy is to protect and enhance heritage assets and their settings.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Policy supports conservation of views, vistas, and historic landscape character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Heritage assets contribute to tourism, regeneration, and local pride.	
9. To reduce poverty and income inequality	+	Regeneration of heritage areas can improve community pride and economic opportunity.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Policy encourages reuse and adaptation of historic buildings.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	

12. To provide housing that meets the needs of existing and future residents	+	Policy supports appropriate adaptation of heritage buildings for housing.	
13. To improve health and wellbeing and reduce health inequalities	+	Access to heritage and attractive environments supports mental wellbeing and community identity.	

Policy HE1: designated Heritage Assets (CA, Listed Buildings Structures, Garden and Scheduled Monuments)

Policy HE1 demonstrates strong alignment with sustainability objectives related to the historic environment, landscape character, and reuse of buildings. It supports the conservation and adaptive reuse of designated heritage assets, contributing to cultural identity, economic growth, and wellbeing. While some objectives such as climate change and transport are less directly addressed, they present opportunities for enhancement through implementation strategies. Overall, Policy HE1 provides a robust framework for protecting Torbay's heritage while supporting sustainable development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse and adaptation of historic buildings reduce construction waste and supports circular economy.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Protection of historic parks and landscapes may preserve habitats and biodiversity.	
5. To conserve, enhance and enjoy the historic environment	++	Policy directly supports conservation and enhancement of designated heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Policy promotes preservation of historic character and contributes to landscape quality.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Heritage tourism and adaptive reuse of buildings can contribute to local economy.	
9. To reduce poverty and income inequality	~	No significant effect.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Policy supports reuse of historic buildings, contributing to efficient land use.	
11. To promote safe communities and reduce fear of crime	?	No direct impact, but well-maintained heritage sites may contribute to community pride and safety.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Access to historic parks and gardens supports mental and physical wellbeing.	

Policy HE2: Conservation Areas Protection and Enhancement

Policy HE2 demonstrates strong alignment with sustainability objectives related to the conservation of the historic environment, landscape character, and reuse of existing buildings. It supports the preservation and enhancement of Conservation Areas while allowing for sensitive adaptation to climate change and modern needs. The policy contributes positively to economic regeneration, health and wellbeing, and community identity. While some objectives such as waste management and air quality are less directly addressed, they can be supported through implementation strategies. Overall, the policy provides a robust framework for sustainable heritage-led development in Torbay.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy supports climate adaptation in heritage areas, encouraging low-impact resilience measures.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse and adaptation of existing buildings reduce construction waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	++	Core objective of the policy is to protect and enhance conservation areas.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	Policy ensures development respects and enhances local character and setting.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	

8. To support strong, diverse and sustainable economic growth	+	Conservation areas can attract tourism and support local businesses.	
9. To reduce poverty and income inequality	+	Indirect Positive – Regeneration of conservation areas can improve local pride and economic opportunity support local employment.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Encourages reuse and adaptation of historic buildings.	
11. To promote safe communities and reduce fear of crime	+	Enhancing public realm in conservation areas can improve safety and perception.	
12. To provide housing that meets the needs of existing and future residents	+	Supports adaptation of heritage buildings for residential use where appropriate.	
13. To improve health and wellbeing and reduce health inequalities	+	Conservation areas contribute to sense of place, identity and access to quality environments.	

Policy HE3: Non-Designated Heritage Assets

Policy HE3 demonstrates strong alignment with sustainability objectives related to the conservation and adaptive reuse of heritage assets. It supports climate resilience, waste reduction, economic regeneration, and the enhancement of local character. While some objectives such as biodiversity and transport are less directly addressed, they present opportunities for enhancement through implementation strategies. Overall, the policy provides a flexible and supportive framework for sustainable heritage management in Torbay.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports energy efficiency and climate resilience measures in heritage assets.	
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse of existing buildings reduces construction waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	++	Central aim of the policy is to conserve non-designated heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Conservation of heritage assets contributes to local character and identity.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Reuse of heritage assets can support tourism, creative industries and local enterprise.	
9. To reduce poverty and income inequality	~	Indirect benefits through regeneration and job creation.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Encourages reuse of existing heritage buildings.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Heritage buildings can be adapted for residential use.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhancing heritage assets contributes to community pride and wellbeing.	

Policy HE4: Reschedules of Redevelopment of Heritage Assets

Policy HE4 demonstrates strong alignment with sustainability objectives related to heritage conservation, reuse of buildings, and urban regeneration. It promotes the responsible redevelopment of heritage assets, ensuring that demolition is only permitted with a clear plan for redevelopment. The policy supports the reuse of period materials, contributing to waste reduction and climate resilience. While some objectives such as transport and pollution control are less directly addressed, they can be enhanced through implementation strategies. Overall, Policy HE4 provides a balanced framework for sustainable redevelopment in Torbay.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Redevelopment offers opportunities for energy-efficient buildings and climate-resilient design.	Encourage low-carbon construction and reuse of salvaged materials to reduce embodied carbon.
2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Policy supports reuse of period features and materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	

5. To conserve, enhance and enjoy the historic environment	++	Policy ensures redevelopment respects heritage value and prevents loss without replacement.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Redevelopment can improve townscape if sensitively designed.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Redevelopment can stimulate local economy and regeneration.	
9. To reduce poverty and income inequality	+	Redevelopment may provide affordable housing or community facilities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Policy promotes reuse and redevelopment of existing heritage sites.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Redevelopment may include housing provision.	
13. To improve health and wellbeing and reduce health inequalities	+	Redevelopment can improve environmental quality and access to amenities.	

Policy HE5: Investigation and Preservation of Archaeology and Historic Artefacts

Policy HE5 demonstrates strong alignment with sustainability objectives related to historic environment conservation, resource efficiency, and cultural identity. It supports the preservation and investigation of archaeological and palaeontological remains, ensuring their significance is considered in development decisions. The policy contributes positively to mental wellbeing, community pride, and reuse of materials. While objectives such as climate change, biodiversity, and transport are less directly addressed, they offer opportunities for enhancement through implementation strategies such as green infrastructure, active travel access, and ecological coordination. Overall, Policy HE5 provides a robust framework for sustainable heritage management in Torbay.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect.	

2. To improve water, air, soil quality and minimise noise levels	~	No significant effect.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Reuse and curation of artefacts support resource efficiency.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	++	Core focus of the policy is historic preservation.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Archaeological preservation contributes to landscape character.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Heritage tourism and research can support local economy.	
9. To reduce poverty and income inequality	+	Indirect positive – heritage projects may provide education and employment opportunities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Archaeological assessments support informed land reuse.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Access to heritage and cultural identity supports mental wellbeing.	

Designed with quality Taking pride in Torbay's place-making

Policy DES: Strategic Design and Placemaking

Policy DES aligns well with sustainability objectives. It promotes efficient land use, high-quality and inclusive design, protection of environmental and heritage assets, and economic regeneration. To strengthen its sustainability impact, implementation should ensure green infrastructure is integrated into high-density areas and monitor design quality and affordability.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes compact development and regeneration, reducing sprawl and emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	Design quality can reduce noise and pollution indirectly.	Encourage green infrastructure and low-emission construction practices.
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Emphasis on protecting natural environment.	
5. To conserve, enhance and enjoy the historic environment	++	Prioritises conservation and enhancement of heritage assets.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports character-sensitive design and placemaking.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirect positive – compact, well-designed places support walkability.	
8. To support strong, diverse and sustainable economic growth	+	Regeneration of key areas can stimulate investment and jobs.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Maximises density and reuse of land.	
11. To promote safe communities and reduce fear of crime	+	Promotes designing out crime.	
12. To provide housing that meets the needs of existing and future residents	+	Supports quality housing environments.	Ensure housing mix and affordability are addressed in design.
13. To improve health and wellbeing and reduce health inequalities	+	Good design enhances amenity, safety, and access to green space.	

Policy DE1: Design Quality and Assessment

Policy DE1 demonstrates strong alignment with sustainability objectives across environmental, social, and economic dimensions. Key strengths include protection of heritage and landscape, promotion of safe and inclusive communities, and support for high-quality design. To enhance its

sustainability impact, the following considerations are recommended: integration of green infrastructure and monitoring of design quality and affordability.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages design that respects natural setting and promotes compact development.	
2. To improve water, air, soil quality and minimise noise levels	+	Emphasis on high-quality public realm and integration with surroundings.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Design quality may support reuse and efficient land use.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Protection of trees and landscape features is explicitly supported.	
5. To conserve, enhance and enjoy the historic environment	++	Focus on conserving historic character and architectural styles.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Townscape and landscape assessments required for major development.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Design and layout considerations support walkability.	
8. To support strong, diverse and sustainable economic growth	+	High-quality design and regeneration can stimulate investment.	
9. To reduce poverty and income inequality	~	No significant effect.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Promotes well-designed development that maximises land use.	
11. To promote safe communities and reduce fear of crime	+	Explicit focus on designing out crime and antisocial behaviour.	
12. To provide housing that meets the needs of existing and future residents	+	Supports quality housing environments.	Ensure housing mix and affordability are addressed in design.
13. To improve health and wellbeing and reduce health inequalities	+	Promotes active design and healthy lifestyles.	

Policy DE2: Building for a Healthy Life

Policy DE2 aligns strongly with sustainability objectives by promoting high-quality, inclusive, and health-focused urban design. Its use of the Building for a Healthy Life (BHL12) framework supports:

Environmental sustainability through efficient land use, reduced pollution, and enhanced biodiversity;

Social sustainability by improving living conditions, safety, accessibility, and wellbeing;

Economic sustainability via support for regeneration and attractive, functional neighbourhoods.

To maximise its impact, developments should integrate green infrastructure, ensure affordability, and promote active travel and community engagement throughout the design process.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	BHL promotes walkable, low-carbon neighbourhoods.	
2. To improve water, air, soil quality and minimise noise levels	+	Supports well-designed places that reduce pollution and noise.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Indirect positive – good design can support recycling infrastructure.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	BHL encourages green spaces and ecological connectivity.	
5. To conserve, enhance and enjoy the historic environment	+	Design quality may support heritage-sensitive development.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	++	BHL promotes attractive and context-sensitive design.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	++	BHL supports walkability, cycling, and public transport.	Ensure active travel routes are safe, direct, and well-connected.
8. To support strong, diverse and sustainable economic growth	+	Attractive places support investment and local vitality.	
9. To reduce poverty and income inequality	+	Inclusive design can support social equity.	Ensure developments are accessible and include affordable housing.

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	BHL encourages compact, well-planned development.	
11. To promote safe communities and reduce fear of crime	++	BHL includes criteria for safety and crime prevention.	
12. To provide housing that meets the needs of existing and future residents	+	BHL supports quality housing environments.	Ensure housing mix and tenure diversity are addressed.
13. To improve health and wellbeing and reduce health inequalities	++	BHL is explicitly focused on creating healthy places.	

Policy DE3: Development Amenity and Living Standards

Policy DE3 aligns strongly with the sustainability objectives. It promotes high standards of residential amenity, protects environmental and social wellbeing, and supports efficient and inclusive development. Key strengths include emphasis on privacy, light, outlook, adequate space, and protection of existing community uses. To maximise its sustainability impact, implementation should ensure flexibility in historic building conversions, monitor density and amenity provision, and promote integration of green infrastructure and active travel options.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy promotes efficient land use and standards that support energy-efficient living environments.	
2. To improve water, air, soil quality and minimise noise levels	+	Addresses noise, light, air pollution, and visual intrusion, promoting healthier environments.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Requires provision for waste and recycling storage.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Supports garden space and green infrastructure.	
5. To conserve, enhance and enjoy the historic environment	+	Supports restoration and sympathetic design in historic building conversions.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Promotes good design and avoids overbearing development.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Supports cycle parking and walkable environments.	
8. To support strong, diverse and sustainable economic growth	+	Protects existing businesses from unreasonable restrictions.	

9. To reduce poverty and income inequality	+	promotes healthy living standards and adequate space.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports appropriate density and reuse of land.	Monitor density to avoid overcrowding and ensure adequate amenity provision.
11. To promote safe communities and reduce fear of crime	+	Addresses crime prevention through design.	
12. To provide housing that meets the needs of existing and future residents	+	Supports self-contained dwellings and space standards.	
13. To improve health and wellbeing and reduce health inequalities	++	Promotes privacy, light, outdoor space, and healthy environments.	

Policy DE4: Building Heights and Urban Form

Policy DE4 supports sustainable urban regeneration through appropriate building heights, particularly in town centres and waterfront areas. It aligns with several sustainability objectives, especially efficient land use, economic growth, sustainable travel and health and wellbeing. However, it also presents potential risks to historic environment, landscape and townscape and environmental quality. Mitigation measures such as heritage impact assessments, green infrastructure, and inclusive design standards are recommended to ensure balanced and sustainable outcomes.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports compact development and reuse of urban land, reducing pressure on greenfield sites.	Ensure tall buildings incorporate energy-efficient design and climate adaptation features.
2. To improve water, air, soil quality and minimise noise levels	+	Visual impact and urban form considerations can enhance environmental quality.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Indirect positive – urban regeneration may support reuse of brownfield sites.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect	
5. To conserve, enhance and enjoy the historic environment	-	Risk of visual intrusion and impact on heritage assets.	Require heritage impact assessments for tall buildings.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	- Tall buildings may enhance or detract from local character and views.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	Urban intensification near transport hubs supports sustainable travel.	
8. To support strong, diverse and sustainable economic growth	~	Supports regeneration and vitality of town centres and waterfronts.	
9. To reduce poverty and income inequality	~	No significant effect	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Supports higher density and reuse of constrained urban sites.	
11. To promote safe communities and reduce fear of crime	~	No significant effect	
12. To provide housing that meets the needs of existing and future residents	+	May contribute to housing supply in regeneration areas.	
13. To improve health and wellbeing and reduce health inequalities	~	Well-designed tall buildings can support healthy living environments.	

Policy DE5: Extensions and Standalone Additions to Buildings

Policy DE5 aligns well with sustainability objectives, particularly in promoting environmental quality, character-sensitive design, and residential amenity. Its emphasis on water runoff reduction and protection of privacy and light contributes to climate resilience and wellbeing. Mitigation measures should focus on enhancing biodiversity, promoting sustainable travel, and ensuring responsible construction practices.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Encourages water runoff reduction and permeable surfaces, which help mitigate flood risk and climate impacts.	
2. To improve water, air, soil quality and minimise noise levels	+	Minimizes visual intrusion, noise, and pollution impacts on surrounding properties.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	No significant effect	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect	
5. To conserve, enhance and enjoy the historic environment	+	Supports removal of incongruous additions and restoration of original character.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Protects character and appearance of buildings and street scenes.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect	
8. To support strong, diverse and sustainable economic growth	~	No significant effect	
9. To reduce poverty and income inequality	~	No significant effect	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports appropriate use of plots without overdevelopment.	Monitor cumulative impact of extensions on urban density and open space.
11. To promote safe communities and reduce fear of crime	+	Avoids overbearing impacts and protects privacy and amenity.	
12. To provide housing that meets the needs of existing and future residents	+	Supports self-contained units and adequate living standards.	
13. To improve health and wellbeing and reduce health inequalities	+	Promotes access to light, privacy, and outdoor amenity space.	

Policy DE6: Advertisements

Policy DE6 supports sustainability by regulating advertisements to protect visual and aural amenity and ensure public safety. It contributes positively to:

- Environmental quality by reducing visual clutter and light pollution.
- Landscape and townscape character through context-sensitive design.
- Historic environment by safeguarding heritage settings.
- Health and wellbeing by promoting a pleasant public realm.
- Safe communities by preventing signage that could obstruct or distract.

While its impact on climate change, biodiversity, and social equity is limited, mitigation strategies—such as using energy-efficient materials, avoiding sensitive locations, and ensuring equitable access—can enhance its sustainability contribution.

Sustainability Objective	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	~	No significant effect	
2. To improve water, air, soil quality and minimise noise levels	+	Restricting intrusive advertisements helps maintain visual and aural quality in urban and rural environments.	
3. To minimise waste and increase the recycling and reuse of waste materials	+	Indirect positive – Discouraging excessive or temporary signage can reduce material waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	No significant effect	
5. To conserve, enhance and enjoy the historic environment	+	Policy supports protection of heritage character by controlling signage on historic buildings.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Helps preserve the character and appearance of public spaces and scenic areas.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect	
8. To support strong, diverse and sustainable economic growth	+	Well-managed advertising can enhance commercial vitality without detracting from amenity.	
9. To reduce poverty and income inequality	~	No significant effect	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	~	No significant effect	
11. To promote safe communities and reduce fear of crime	+	Policy protects public and highway safety by regulating signage placement and design.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect	
13. To improve health and wellbeing and reduce health inequalities	+	Reducing visual and aural clutter contributes to mental wellbeing and public comfort.	

Responsible resource use: Waste and Minerals

Policy WS: Waste Spatial Strategy

Policy WS aligns strongly with Torbay's sustainability objectives by promoting responsible waste management practices. It encourages minimising waste production, increasing reuse and recycling, and restoring waste sites to sustainable after-uses. The policy supports climate change mitigation, environmental protection, biodiversity and landscape enhancement, economic growth and efficient land use.

While some objectives (e.g. travel behaviour, housing provision) are indirectly supported, the policy contributes positively to public health, community wellbeing, and sustainable development. Mitigation measures such as environmental monitoring, community engagement, and integration with transport and biodiversity strategies can further enhance its effectiveness.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy WS supports waste minimisation and promotes movement up the Waste Hierarchy, which reduces landfill use and associated greenhouse gas emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	Waste management reduces pollution risks to soil and water. Recycling and treatment facilities, if well-managed, can reduce air pollution compared to incineration or landfill.	
3. To minimise waste and increase the recycling and reuse of waste materials	++	This is a direct objective of Policy WS. It aligns strongly with promoting reuse, recycling, and moving waste up the hierarchy.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Restoration of waste sites to high-quality sustainable after-uses can benefit biodiversity and geodiversity.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Policy WS supports restoration to benefit local landscape character, which aligns with this objective.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Localised waste facilities reduce long-distance waste transport.	

8. To support strong, diverse and sustainable economic growth	+	Recycling and reprocessing facilities can create green jobs and support the circular economy.	
9. To reduce poverty and income inequality	+	Economic opportunities from waste sector jobs may support disadvantaged communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Policy encourages restoration of waste sites, which supports efficient land use.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Restored sites could be repurposed for housing or community uses.	Consider housing as a potential after-use where appropriate and sustainable.
13. To improve health and wellbeing and reduce health inequalities	+	Reduced pollution and improved waste management contribute to public health. Restored sites can offer green spaces.	

Policy W1: Waste Hierarchy and Sustainable Waste Management

Policy W1 strongly aligns with sustainability objectives related to waste minimisation, climate change mitigation, and economic development. It promotes the full spectrum of the waste hierarchy, encouraging prevention, reuse, recycling, recovery, and minimised disposal. The policy supports environmental protection, public health, and efficient land use. While some objectives are indirectly impacted, appropriate mitigation measures can enhance positive outcomes. Overall, Policy W1 contributes significantly to Torbay's sustainable development goals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports climate change mitigation by promoting waste prevention, reuse, and recycling, reducing landfill emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	Waste management reduces pollution risks to soil, water, and air.	
3. To minimise waste and increase the recycling and reuse of waste materials	++	Directly aligns with the objective by promoting all levels of the waste hierarchy.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Indirectly supports biodiversity through reduced land degradation and potential restoration of sites.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports landscape quality through restoration and minimisation of waste impacts.	

7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Localised facilities reduce long-distance transport.	Promote sustainable travel modes.
8. To support strong, diverse and sustainable economic growth	+	Supports economic growth through green job creation and infrastructure development.	
9. To reduce poverty and income inequality	+	Indirect impact; job creation may support disadvantaged communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports efficient land use through restoration and reuse of sites.	Prioritise brownfield sites and integrate land reuse into planning.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	~	Improved waste management contributes to public health; restored sites offer green spaces.	

Policy W2: Waste Reduction and Waste Audit for Major and Significant Waste Generating Developments

Policy W2 aligns strongly with the sustainability objectives by embedding circular economic principles into development planning. It promotes waste minimisation, reuse, and recycling, and requires comprehensive waste audits and management plans. The policy supports environmental protection, economic growth, and public health, with indirect benefits to social equity. Effective implementation and monitoring will be key to realising these benefits.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy W2 promotes circular economy principles and sustainable construction, reducing emissions from raw material extraction and waste disposal.	Encourage use of low-carbon materials and renewable energy in construction and waste management.
2. To improve water, air, soil quality and minimise noise levels	+	Minimising construction and demolition waste reduces pollution risks. Proper waste audits ensure environmental safeguards.	
3. To minimise waste and increase the recycling and reuse of waste materials	++	This is a core aim of Policy W2. It mandates audits and plans to reduce, reuse, and recycle waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Reduced waste and sustainable site management can limit habitat disruption and promote biodiversity.	

5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Circular economy principles support design that respects and enhances local character.	Use local materials and design guidance to ensure visual harmony.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Policy encourages alternative transport modes for waste movement, reducing road traffic.	
8. To support strong, diverse and sustainable economic growth	+	Waste audits and sustainable construction create demand for green technologies and services.	
9. To reduce poverty and income inequality	+	Indirect. Green jobs and community composting schemes can benefit disadvantaged groups.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Policy promotes reuse of structures and efficient land use through circular economy principles.	Prioritise brownfield redevelopment and modular construction techniques.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Reduced pollution and improved waste management contribute to public health.	

Policy W3: Safeguarding Waste Management Facilities

Policy W3 aligns well with the sustainability objectives by safeguarding existing waste management infrastructure, which is critical for maintaining recycling, treatment, and disposal capabilities. It supports climate action, economic stability, and environmental protection. Mitigation measures should focus on enhancing facility performance, ensuring compatibility with surrounding land uses, and integrating restoration and community benefits where applicable.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports climate resilience by safeguarding infrastructure that reduces landfill and promotes recycling.	Ensure facilities incorporate low-carbon technologies and energy-efficient operations.

2. To improve water, air, soil quality and minimise noise levels	+	Helps maintain environmental quality by preventing inappropriate development near waste sites.	Implement monitoring and mitigation strategies to control emissions and noise.
3. To minimise waste and increase the recycling and reuse of waste materials	++	Directly supports recycling and reuse by protecting relevant facilities.	
4. To conserve, protect and enhance habitats and species, and geodiversity	~	No significant effect.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Supports landscape protection by preventing incompatible development near waste sites.	Use landscape buffers and visual screening where needed.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Waste sites may reduce long-distance transport of waste.	Promote sustainable transport options for waste logistics.
8. To support strong, diverse and sustainable economic growth	+	Supports economic stability by safeguarding jobs and infrastructure in the waste sector.	
9. To reduce poverty and income inequality	~	Indirect. Job protection may support disadvantaged communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports efficient land use by maintaining existing facilities.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Supports public health by maintaining waste infrastructure and reducing unmanaged waste.	

Policy W4: Proposals for New Waste Management Facilities

Policy W4 demonstrates strong alignment with sustainability objectives, particularly in promoting sustainable waste management, minimising environmental impacts, and supporting economic and community benefits. Key considerations include ensuring high-quality design, effective site management, and integration of sustainable transport and restoration practices. The policy supports Torbay's long-term goals for environmental protection, climate resilience, and sustainable development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy W4 supports sustainable waste management and encourages non-HGV transport options, which can reduce emissions.	
2. To improve water, air, soil quality and minimise noise levels	+	Policy W4 requires minimisation of pollution and environmental impacts including air, water, and noise.	
3. To minimise waste and increase the recycling and reuse of waste materials	++	Policy W4 aligns with the waste hierarchy and supports facilities that promote recycling and reuse.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Policy W4 requires minimisation of biodiversity impacts and restoration of sites where appropriate.	
5. To conserve, enhance and enjoy the historic environment	+	Policy W4 considers impacts on the historic environment and requires mitigation of adverse effects.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Policy W4 promotes high-quality design and landscaping to minimise visual impacts.	Use sympathetic materials and effective screening.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Policy W4 encourages use of sustainable transport modes for waste movement.	
8. To support strong, diverse and sustainable economic growth	+	Policy W4 supports development of waste facilities which can create jobs and support the circular economy.	
9. To reduce poverty and income inequality	+	Indirect positive impact through job creation and economic opportunities in waste sector.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Policy W4 prioritises use of previously developed land for new facilities.	
11. To promote safe communities and reduce fear of crime	+	Policy W4 requires site management to address amenity and safety concerns.	
12. To provide housing that meets the needs of existing and future residents	+	Indirect relevance; restored sites may be repurposed for housing or community use.	
13. To improve health and wellbeing and reduce health inequalities	+	Policy W4 aims to minimise health impacts from waste facilities and improve environmental quality.	Ensure health impact assessments; provide green buffers and community amenities.

Policy W5: Waste Water Disposal and Infrastructure Capacity

Policy W5 demonstrates strong alignment with sustainability objectives related to environmental protection, public health, and infrastructure resilience. It supports improvements in wastewater treatment and ensures development does not compromise service capacity or water quality. The policy encourages sustainable drainage and restoration practices, contributing positively to climate change mitigation, biodiversity, and land use efficiency. While some objectives are indirectly addressed, the overall impact of the policy is beneficial to Torbay's long-term sustainability goals

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Supports infrastructure that reduces environmental impact and promotes sustainable drainage.	
2. To improve water, air, soil quality and minimise noise levels	++	Aims to improve water quality and reduce pollution from wastewater.	
3. To minimise waste and increase the recycling and reuse of waste materials	~	Indirect. Promotes sustainable wastewater management but not directly focused on solid waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Reduces pollution risks to aquatic habitats and supports ecological health.	
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Encourages restoration and minimisation of visual and environmental impacts.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Infrastructure investment supports economic resilience and service reliability.	
9. To reduce poverty and income inequality	~	Indirect. Reliable wastewater services support public health and living conditions.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	+	Supports reuse of previously developed land for infrastructure.	Prioritise brownfield sites for new wastewater facilities.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	+	Prevents development where wastewater capacity is insufficient, protecting housing quality.	Coordinate housing and infrastructure planning to ensure service adequacy.

13. To improve health and wellbeing and reduce health inequalities	~	Protects water quality and public health through adequate wastewater management.	

Policy MS: Sustainable Minerals Strategy

Policy MS aligns well with the sustainability objectives by promoting a low carbon economy, encouraging the use of recycled aggregates, and protecting economic mineral resources. It supports environmental protection through restoration and conservation of geodiversity, while also contributing to economic growth and community wellbeing. Mitigation measures should focus on environmental monitoring, sustainable transport, and community engagement to ensure balanced and sustainable mineral development.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Policy MS supports a low carbon economy and climate adaptation through sustainable mineral practices.	Ensure mineral operations use low-emission technologies and integrate climate resilience measures.
2. To improve water, air, soil quality and minimise noise levels	-	Mineral development can impact environmental quality if not managed properly.	Implement environmental monitoring and mitigation strategies for air, water, and noise pollution.
3. To minimise waste and increase the recycling and reuse of waste materials	++	Policy MS promotes the use of secondary and recycled aggregates, reducing reliance on primary resources.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Restoration of mineral sites can enhance biodiversity and geodiversity, especially in the UNESCO Geopark context.	
5. To conserve, enhance and enjoy the historic environment	+	Policy MS supports the protection of building stone minerals for heritage conservation.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	-	Mineral development can affect landscape character if not carefully managed.	Use landscape-sensitive design and progressive restoration to maintain visual quality.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Indirect relevance. Mineral transport infrastructure may reduce road dependency.	Promote rail and water transport for minerals where feasible.
8. To support strong, diverse and sustainable economic growth	+	Policy MS supports economic growth through sustainable mineral resource use and infrastructure protection.	
9. To reduce poverty and income inequality	+	Indirect. Economic opportunities in mineral sectors may benefit disadvantaged communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Policy encourages use of existing infrastructure and restoration of sites.	

11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Sustainable mineral practices reduce environmental health risks and support wellbeing.	

Policy M1: Minerals Extraction and Environmental Safeguards

Policy M1 generally aligns with sustainability objectives by promoting responsible mineral extraction, restoration, and reuse of resources. However, potential environmental and health impacts must be carefully managed through planning controls, pollution prevention, and restoration strategies. The policy supports economic growth and geodiversity while requiring safeguards to protect landscapes, communities, and ecosystems.

Sustainability Objective	Effect		Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+		Supports low carbon economy through use of recycled aggregates and climate adaptation.	Promote use of low-emission technologies and renewable energy in mineral operations.
2. To improve water, air, soil quality and minimise noise levels	-		Potential negative impacts on water flow, groundwater, air quality, and noise levels.	The policy requires Pollution Prevention Plans and environmental monitoring.
3. To minimise waste and increase the recycling and reuse of waste materials	++		Encourages use of recycled aggregates, reducing reliance on land-won materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+		Policy supports habitat creation and geodiversity gains.	Design restoration plans with ecological input and protects sensitive sites.
5. To conserve, enhance and enjoy the historic environment	-		Risk to historic landscapes and character if not properly managed.	Conduct heritage impact assessments and avoid sensitive areas.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	-	Extraction may alter landscape character; restoration can enhance it.	Use landscape-sensitive design and progressive restoration.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+		Proximity to markets reduces transport needs.	
8. To support strong, diverse and sustainable economic growth	+		Supports economic growth through mineral supply and job creation.	
9. To reduce poverty and income inequality	+		Indirect benefits through job creation in mineral sector.	

10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Supports reuse of disused sites and prioritizes extensions over new sites.	Encourage redevelopment of brownfield sites for mineral use.
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	-	Potential health risks from pollution and noise; mitigated through safeguards.	Implement health impact assessments and pollution controls.

Policy M2: Maximising the Use of Secondary and Recycled Aggregates

Policy M2 aligns well with sustainability objectives, particularly in promoting recycling, reducing environmental impacts, and supporting economic growth. It encourages the use of previously developed land and co-location with existing facilities, which enhances land efficiency and reduces landscape disruption. While some objectives are indirectly impacted, the overall contribution of the policy to sustainable development is positive. Mitigation measures should focus on environmental standards, community engagement, and integration with transport and employment strategies.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Promotes use of recycled aggregates, reducing emissions from extraction and transport of primary materials.	
2. To improve water, air, soil quality and minimise noise levels	+	Reduces need for new extraction sites, lowering potential pollution.	
3. To minimise waste and increase the recycling and reuse of waste materials	++	Directly supports recycling and reuse of construction and demolition waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Reduces pressure on natural habitats by limiting new mineral extraction.	Locate facilities away from sensitive ecological areas.
5. To conserve, enhance and enjoy the historic environment	~	No significant effect.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Encourages use of existing industrial sites, reducing landscape disruption.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	+	Locating facilities near raw material sources reduces transport distances.	

8. To support strong, diverse and sustainable economic growth	+	Supports circular economy and creates jobs in recycling and processing sectors.	
9. To reduce poverty and income inequality	+	Indirect - Job creation may benefit disadvantaged communities.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Prioritises industrial and previously developed land for facilities.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Reduces environmental impacts of primary extraction and supports cleaner waste management.	

Policy M3: Preserving and Safeguarding of Limestone Resources and Key Local Building Stone

Policy M3 aligns well with sustainability objectives related to resource efficiency, heritage conservation, and local distinctiveness. It promotes the reuse of local building stone, reducing waste and carbon emissions, while safeguarding important mineral resources for future generations. The policy supports economic growth through local industry and contributes positively to environmental and cultural sustainability. Mitigation measures should focus on ensuring environmental safeguards, promoting traditional skills, and integrating reuse practices in development proposals.

Sustainability Objective	Effect	Impact	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	+	Safeguarding local stone reduces reliance on imported materials, lowering carbon emissions from transport.	
2. To improve water, air, soil quality and minimise noise levels	+	Reuse of local stone avoids new quarrying impacts on soil and water.	
3. To minimise waste and increase the recycling and reuse of waste materials	++	Promotes reuse of building materials, reducing construction waste.	
4. To conserve, protect and enhance habitats and species, and geodiversity	+	Policy supports conservation of geodiversity and geological features.	
5. To conserve, enhance and enjoy the historic environment	+	Encourages use of local stone in heritage restoration, preserving historic character.	

6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	+	Maintains local distinctiveness through use of traditional materials.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	~	No significant effect.	
8. To support strong, diverse and sustainable economic growth	+	Supports local stone industry and associated employment.	
9. To reduce poverty and income inequality	+	Indirect benefits through job creation in stone reuse and restoration.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	++	Promotes reuse of materials from redevelopment, supporting efficient land use.	
11. To promote safe communities and reduce fear of crime	~	No significant effect.	
12. To provide housing that meets the needs of existing and future residents	~	No significant effect.	
13. To improve health and wellbeing and reduce health inequalities	+	Enhances wellbeing through preservation of local character and heritage.	

Appendix D: Sustainability Appraisal of Local Plan Site Allocation

Town Hall Car Park* 21T032a

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO2 emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	Most of the site is within an area at risk of surface water flooding and river flooding.	The site is within the Castle Circus and Union Street strategic site for delivering renewable energy as identified in the SEA. Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	New development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA	-	The site is close to the Marine SAC and MCZ zone	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA			development will protect and enhance habitats and species.	Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is within Torquay Harbour Conservation Area and surrounded by listed buildings.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+			Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, currently used as carpark.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				National Office Audit The Torbay Green Infrastructure Delivery Plan

Magistrates Court 21T070, 21T075 Union Square, 21T141 Former New Look Store

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO2 emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes		New development offers opportunity to incorporate energy efficiency and micro renewable measures. The site is within an area at risk of surface water flooding and river flooding.	Some of the sites are within the Castle Circus and Union Street strategic site for delivering renewable energy as identified in the SEA. Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No		Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it contribute to surface or ground water pollution? No				
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?		Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	<u>Torbay Local Plan 2012 - 2030</u>
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA		The site is close to the Marine SAC and MCZ zone	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	<u>South Hams Special Area of Conservation (SAC)</u> <u>Greater Horseshoe Bats</u> <u>Devon Environment Viewer</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is within Torquay Harbour Conservation Area and surrounded by listed buildings.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		<u>Devon and Torbay Local Transport Plan</u> <u>National Office Audit</u>
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes	-	Development of the site will result in loss of employment.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		<u>Planning Contribution and Affordable housing SPD</u>
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, currently used as offices.		<u>HELAA</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

Municipal Chambers* 21T035, Castle Circus House & adj. Buildings 21T140, 21T146 Land rear of Castle Circus House*, 21T037 Former Blockbuster/ Morrisons, TCRT09 3-9 Pimlico*, TCRT010 Pimlico*, 21T123 Telephone Exchange Lower Union Lane*, 21T034 Land rear of Market Street (former Auction Rooms)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO2 emissions including low carbon / renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes	-	New development offers opportunity to incorporate energy efficiency and micro renewable measures. The sites are in risk of surface water flooding and river flooding.	Some of the sites are within the Castle Circus and Union Street strategic site for delivering renewable energy as identified in the SEA. Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will there be an opportunity for flood risk reduction? Yes				Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No	-	The sites are close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA			seek to ensure that new development will protect and enhance habitats and species.	Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	(scheduled or unscheduled) and their setting? NA				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes				
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	-	Development of the site will result in loss of employment.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe,	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	Development of the area should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u>
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u> <u>National Office Audit</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

21T038 Roebuck House*

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? No	+	New development offers opportunity to incorporate energy efficiency and micro renewable measures		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?				
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	+	Development of the site will contribute positively to the achievement of this objective.		<u>South Hams Special Area of Conservation (SAC)</u> <u>Greater Horseshoe Bats</u> <u>Devon Environment Viewer</u> <u>The Torbay Green Infrastructure Delivery Plan</u>
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	-	The site is in Abbey Road conservation area and adjacent to a number of listed buildings.	Development sensitive to the historic environment value of the site's setting will be required. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment.	<u>Torbay Heritage Strategy</u> <u>Conservation Area Appraisal</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		<u>Devon and Torbay Local Transport Plan</u> <u>National Office Audit</u>
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes	+	Development of the site will contribute positively to the achievement of this objective.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		<u>Planning Contribution and Affordable housing SPD</u>
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, the site formerly used as offices		<u>HELAA</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide 49 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
reduce health inequalities	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				National Office Audit The Torbay Green Infrastructure Delivery Plan

TCRT013 Adj. Abbey Hall (former Laundry Site)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon / renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	+	New development offers opportunity to incorporate energy efficiency and micro renewable measures.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No		Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes	-	The site is close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA				<u>The Torbay Green Infrastructure Delivery Plan</u>
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is within Torquay Harbour Conservation Area and surrounded by a number of listed buildings.	Development sensitive to the historic environment value of the site's setting will be required.	<u>Torbay Heritage Strategy</u> <u>Conservation Area Appraisal</u> <u>Devon Environment Viewer</u>
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective.		<u>Torbay Landscape Character Assessment</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
landscape, townscape and seascape	2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes		The site is currently vacant plot of previously developed land sited.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location.		<u>Planning Contribution and Affordable housing SPD</u>
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? No	++	Brownfield land currently vacant.		<u>HELAA</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	<u>Crime trends in Torbay</u>
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	++	Development of the area should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T161 30-34 The Terrace*

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon	+	New development offers opportunity to incorporate energy efficiency and micro renewable measures.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes				<u>Torbay PPS1 Sustainable Energy Assessment (SEA)</u>
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.		<u>Magic Map Application</u> <u>Torbay Water Cycle Study</u> <u>Torbay Local Plan 2012 - 2030</u>
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	<u>Torbay Local Plan 2012 - 2030</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA		The site is close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	<u>South Hams Special Area of Conservation (SAC)</u> <u>Greater Horseshoe Bats</u> <u>Devon Environment Viewer</u> <u>The Torbay Green Infrastructure Delivery Plan</u>
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No		The site is Grade II listed building and within Torquay Harbour Conservation Area.	Development sensitive to the historic environment value of the site's setting will be required.	<u>Torbay Heritage Strategy</u> <u>Conservation Area Appraisal</u> <u>Devon Environment Viewer</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective.		<u>Torbay Landscape Character Assessment</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local	-	Loss of employment.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, currently used as offices.		HELAA
11. To promote safe communities	1. Will it reduce crime through design measures? Yes	~	At this stage, it is difficult to establish what impacts development in this area will	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
and reduce fear of crime	2. Will it contribute to a safe built environment? Yes		have on crime and antisocial behaviour.	spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	The site will provide 12 new homes respectively during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		<u>Planning Contribution and Affordable housing SPD</u>
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities	++	The site is within a walking distance from healthcare facilities and open space.		<u>Planning Contribution and Affordable housing SPD</u> <u>National Office Audit</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				The Torbay Green Infrastructure Delivery Plan

24T008 48-50 The Terrace

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes	++	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
and species, and geodiversity	3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA			
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA	-	The site is a grade II listed building surrounded by several listed buildings and within Torquay Harbour conservation area. Terrace is highly visible from several parts of the Conservation Area and is identified in the Conservation Area Appraisal as a key building that contributes to the significance of the heritage asset.	The proposed yield of 12 could be achieved through the sensitive conversion of the site which would result in a neutral impact to the significance of this asset.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently in residential use.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide approximately 12 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	
13. To improve health and wellbeing and	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	++	The site is within a walking distance from healthcare facilities and open space.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reduce health inequalities	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes			

21T081 Strand

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon / renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	+	New development offers opportunity to incorporate energy efficiency and micro renewable measures	The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA.	Torquay Strategic Flood Risk Assessment (SFRA) National Office Audit Torquay PPS1 Sustainable Energy Assessment (SEA)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes	-	The site is close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA			protect and enhance habitats and species.	The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	The site is within Torquay Harbour Conservation Area and surrounded by a number of listed buildings. The site is in historic settlement core.	Development sensitive to the historic environment value of the site's setting will be required. It will also require programme of archaeological mitigation.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		<u>Torbay Landscape Character Assessment</u>
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		<u>Devon and Torbay Local Transport Plan</u> <u>National Office Audit</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes				
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	-	Loss of employment.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		<u>Planning Contribution and Affordable housing SPD</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, former Debenhams.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T139 The Marina Car Park (adj. The Pavilion)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon / renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	New development offers opportunity to incorporate energy efficiency and micro renewable measures. The east north part of the site is within flood risk zone from sea.	The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA. Development should incorporate measures to minimise flood risk. The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA.	Torquay Strategic Flood Risk Assessment (SFRA) National Office Audit Torquay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.		Magic Map Application Torquay Water Cycle Study Torquay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide	Torquay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	<u>South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats</u> <u>Devon Environment Viewer</u> <u>The Torbay Green Infrastructure Delivery Plan</u>
5. To conserve, enhance and enjoy	1. Will it preserve and enhance buildings and structures and	-	The site is within Torquay Harbour Conservation Area and adjacent to the Pavilion, a great 2	Development sensitive to the historic environment value of the site's setting will be required.	<u>Torbay Heritage Strategy</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
the historic environment	their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA		listed building and Princess Garden register garden.		Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No	-	Loss of employment and tourism.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes	++	Brownfield land.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	+	Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision. .		<u>Planning Contribution and Affordable housing SPD</u> <u>National Office Audit</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

TCRT018 Living Coasts

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	New development offers opportunity to incorporate energy efficiency and micro renewable measures The east north part of the site is within flood risk zone from sea.	The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA. Development should incorporate measures to minimise flood risk. The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			will provide facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of,	-	The site is adjacent to a conservation area and a number of listed buildings to the west and east of the site.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres	-	Loss of employment and tourism.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, former zoo.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	Development of the area should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u>
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u> <u>National Office Audit</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence

21T093 The Imperial Hotel*

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon / renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	New development offers opportunity to incorporate energy efficiency and micro renewable measures. The eastern part of the site is within flood risk zone from sea	The site is within the Torquay Harbour strategic site for delivering renewable energy as identified in the SEA. Development should incorporate measures to minimise flood risk. The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk.	Torquay Strategic Flood Risk Assessment (SFRA) National Office Audit Torquay PPS1 Sustainable Energy Assessment (SEA)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes	-	The site is within Marine SAC and MCZ zone and adjacent to Dyers Quarry SSSI.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA				The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is within Torquay Harbour conservation area and adjacent to a number of listed buildings.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
landscape, townscape and seascape	2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	-	Loss of employment.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		<u>Planning Contribution and Affordable housing SPD</u>
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes	++	Brownfield land currently used as a hotel.		<u>HELAA</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	<u>Crime trends in Torbay</u>
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No	++	Development of the site will deliver 50 dwellings, which should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T047 Fleet Walk Shopping Centre (upper floors)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? Yes	-	The site is in high risk of surface water flooding and river flooding.	Development should incorporate measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? Yes			Local Plan Policy SS14 Low Carbon Development and Adaptation to Climate Change seeks to offset the overall energy increase from new units.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes	-	The site is close to the Marine SAC and MCZ zone	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA			
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is within Torquay Harbour Conservation Area and surrounded by a number of listed buildings.	Development sensitive to the historic environment value of the site's setting will be required.
6. To protect, enhance and manage the character and quality of the landscape,	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape	++	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
townscape and seascape	connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	-	Loss of employment	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA	++	Brownfield land currently used as shopping centre.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	Development of the area should meet the requirements for affordable housing provision.	
13. To improve health and	1. Will it improve accessibility to health care for existing residents and/or	++	The site is within a walking distance from healthcare facilities and open	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
wellbeing and reduce health inequalities	provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes		space Development of the area should meet the requirements for affordable housing provision.	

22P003 Paignton Harbour

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	The north-east part of the site is within flood risk area.	Development should incorporate measures to minimise flood risk. The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030

3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site is close to the Lyme Bay and Torbay Marine SAC and MCZ.	The is a requirement for HRA and MCZ assessment to ascertain no likely effects of the development on the sea cave and reef features Lyme Bay and Torbay SAC and the MCZ.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? No 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	The site is within Roundham and Paignton Harbour Conservation Area.	Development sensitive to the historic environment value of the site's setting will be required. A heritage impact assessment (HIA) should be undertaken to understand their suitability for allocation and their capacity for development.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

landscape, townscape and seascape	sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? NA				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area. The location of the site will facilitate shorter journeys and enable the use of existing public transport routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? Yes 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/	1. Will it result in loss of greenfield land? No	++	Development of the site will promote the reuse of brownfield in preference to		HELAA

buildings and encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA		unsustainable greenfield sites.		
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to health care facilities.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P025 Crossways

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The northern part of the site is within surface flood risk area.	Development should incorporate measures to minimise flood risk. The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	<u>Torbay Local Plan 2012 - 2030</u>
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes	-	The site is within 600m of the Lyme Bay and Torbay Marine SAC and MCZ.	The is a requirement for HRA and MCZ assessment to ascertain no likely effects of the development on the sea cave and reef features Lyme Bay and Torbay SAC and the MCZ.	<u>South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats</u> <u>Devon Environment Viewer</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA				
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes 3. Will it preserve and enhance conservation areas including their setting? NA	-	The site is adjacent to Roundham and Paignton Harbour Conservation Area.	Development sensitive to the historic environment value of the site's setting will be required.	<u>Torbay Heritage Strategy</u> <u>Conservation Area Appraisal</u> <u>Devon Environment Viewer</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? Yes 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	+	Development of the site will contribute positively to the achievement of this objective.		<u>Torbay Landscape Character Assessment</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? NA				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area, located between Torquay Road and Hyde Road in Paignton's town centre. The location of the site will facilitate shorter journeys and enable the use of existing public transport routes.		<u>Devon and Torbay Local Transport Plan</u> <u>National Office Audit</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? Yes 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing mixed use development.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mixed-use redevelopment scheme including, inter alia, 89 flats (13 sheltered flats and 76 extra care flats). Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel.		<u>Planning Contribution and Affordable housing SPD</u>
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	The site is located within Paignton town centre. It incorporates an existing multi-storey car park which now redundant shopping centre facilities. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites		<u>HELAA</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	++	The site will provide 89 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to health care facilities.		<u>Planning Contribution and Affordable housing SPD</u> <u>National Office Audit</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

21P027 Victoria Square, TCRP04 Station Lane TCRP05 Station Square and Car Park, Station Square

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The site is surrounded by an area of surface flood water.	Development should incorporate measures to minimise flood risk. The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site is located within the Consultation Zones for Greater Crested Newts and for cirl Buntings 2km, however it is a brownfield site.	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? Yes 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	The site is within old Paignton Conservation Area. The site has historic settlement core and industrial archaeological potential that requires programme of archaeological mitigation.	Development sensitive to the historic environment value of the site's setting will be required. It may require programme of archaeological mitigation.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? NA	++	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes	++	The site is well connected to the wider urban area, located between Torquay Road and Hyde Road in Paignton's town centre.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
sustainable/active modes of travel	3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		The location of the site will facilitate shorter journeys and enable the use of existing public transport routes.		
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? Yes 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	The site is located within Paignton town centre. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	Development of the site should meet the requirements for affordable housing provision		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is accessible to health care facilities.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

24P005 12-14 Victoria Street

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective.	
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No			
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	+	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity, however site lies within GCN and cril bunting consultation zones.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	+	The site is within the Old Paignton Conservation Area, and there are several GII Listed Buildings nearby. The proposed yield of 12 could be achieved through the sensitive conversion of the site which would result in a neutral or minor positive impact to the significance of this asset.	Opportunity to enhance significance through sensitive conversion of the site, preventing the building from falling into disrepair through disuse.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the sites will not affect an area of landscape importance.	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. However, it will result in loss of employment in the retail sector.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently in employment use.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide approximately 12 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	
13. To improve health and wellbeing and	1. Will it improve accessibility to health care for existing residents and/or	++	The site is within a walking distance from healthcare facilities and open space.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reduce health inequalities	provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes			

21B006 Town Centre Car Park Middle Street and town centre

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? No	-	The site at risk of surface water, sea and river flooding.	Development should incorporate measures to minimise flood risk. Existing policy in the Local Plan SS14 Low Carbon Development and Adaptation to Climate Change, seek to ensure that new development reduce impact of climate change.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA			
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. The site is within Marine SAC and MCZ zone. The site is also in cril bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	-	The site is located within Brixham Town conservation area and adjacent to a number of listed buildings. The site in historic town core.	Development sensitive to the historic environment value of the site's setting will be required. Pre-determination assessment and evaluation to inform design/layout and archaeological mitigation would be required. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	+	There are not considered to be any negative effects on the townscape or landscape character resulting from allocation of this site for housing.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. The site has excellent transport links with the rest of Torbay and it is unlikely to result in an increase in car dependency, due to the site's limited distance from key services, facilities and frequent public transport links.	
8. To support strong, diverse and	1. Will it encourage higher skilled economic sectors in Torbay? No	+	Development of the site have the potential to indirectly improve	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable economic growth	2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes		economic growth in Torbay by providing employment in the housing building	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	+	Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	Development of the site will deliver 25 dwellings, which should meet the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	++	The site is located close to walking and cycle routes and key services and facilities. This will support the health and wellbeing of residents.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it enable enhanced access to existing open space? Yes			

21T122 Torquay Gateway, Edginswell, Torquay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA	-	Small part of the site is in flood risk from surface water.	Development should incorporate measures to minimise flood risk. Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures	Torquay Strategic Flood Risk Assessment (SFRA) National Office Audit Torquay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? Possibly	—	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. There is a large area of Grade 2 and 3a BMV agricultural Land	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. Mitigation of the effect on the agricultural economy will include	Magic Map Application Torquay Water Cycle Study Torquay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				avoidance of high-grade land for habitat creation and adapting farming practices.	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is within South Hams SAC Landscape connectivity zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The site is also in GC newt and crill bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No	-	Prehistoric evidence found in site.	Requires assessment and evaluation to inform layout and archaeological mitigation.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is within an area of rolling farmland and Aller Brook Valley. The valley and its setting create separation between the urban edge and the ring road, with the perception of the road passing through countryside.	Development in the site would be well contained from the wider area by the valley topography. Provision of access along the valley would help to provide access to open countryside for the residents of Shiphay, which seems to have a low level of open space provision.	Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is within close proximity to key services and therefore could reduce the need to travel by car. The new railway halt proposed at Edginswell could reduce the need to travel by car and it well connected by other public transport services.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	++	Development of the site should contribute to providing additional jobs in Torbay. The location of the site is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Most of the site is greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 350 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P014 North of Luscombe Lane, Great Parks

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	~	No significant effect.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? NA 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	Most of the site falls within the South Hams SAC Sustenance Zone and the northwest corner of the site Landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in combination with other proposals or project.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	The site contains a number of features of Historic Environment Record Monuments. There is also archaeology, which may require programme of evaluation and mitigation.	There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area; adjacent to the existing urban area from the south and east, which could optimise the use of exciting sustainable modes of transport.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. The site will also provide a supermarket or smaller local centre.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? No	—	Development of the site will result in loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	++	The site will provide approximately 80 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to open space and countryside.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P068 Great Parks Phase 2

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No	-	No significant effect		Magic Map Application Torbay Water Cycle Study

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it contribute to surface or ground water pollution? No				Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? NA 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	Most of the site falls within the South Hams SAC Sustenance Zone and the northwest corner of the site Landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of,	-	The site contains a number of features of Historic Environment Record Monuments.	There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.	Torbay Heritage Strategy

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes				Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area; adjacent to the existing urban area to the east, which could optimise the use of exciting sustainable modes of transport.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and	1. Will it encourage higher skilled economic sectors in Torbay? No	+	Development of the site have the potential to indirectly improve economic		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
sustainable economic growth	2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes		growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? No	--	Development of the site will result in loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 80 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to open space and countryside.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P081 Former Local Centre

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes	-	The site demonstrates potential to influence new development to incorporate soft-dig heat networks (i.e. heat networks installed beneath	The site is an area identified as Strategic District Heating Areas (SDHAs), which could	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will there be an opportunity for flood risk reduction? Yes		grass etc rather than roads) and reduce overall costs for deliverability. The north and west parts of the site is within flood risk from surface water.	deliver a number of low carbon district heating systems. Development should incorporate measures to minimise flood risk.	Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? Yes 3. Will it contribute to surface or ground water pollution? No	-	The southern part of the site is Grade 2 agricultural land BMV.	The proposed site could include new allotments.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation. The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No	+	Although the site is the within greater horseshoe bat sustenance zone, it is surrounded by residential and employment units.	GHB survey and Mitigation has been included in the planning application No. P/2011/0197.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it protect sites of geological importance? NA				
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	The site is within Historic Environment Record Events.	There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is within historic landscape character, postmedieval.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	++	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density	-	Development of the site will result in loss of greenfield land.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide 121 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	+	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it enable enhanced access to existing open space? Yes				

21P051 Hilltop Nursery

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The northern part of the site is within flood risk zone.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	~	No significant effect		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? NA 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	Most of the site falls within the South Hams SAC landscape connectivity zone, and small part of the site is within. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in combination with other proposals or project. The site is also in GC newt and cril bunting 2km consultation zone. The norther part of the site is within cril bunting 250m consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	There is archaeological potential, which may require programme of evaluation and mitigation.	There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape,	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA	-	The location of the site is on higher ground which is visible both from the west and parts of the east mean that any changes are likely to be highly visible.	Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
townscape and seascape	3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area; adjacent to the existing urban area from the south and east, which could optimise the use of exciting sustainable modes of transport.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. The site will also provide a supermarket or smaller local centre.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? Yes	—	Development of the site will result in loss of greenfield land.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? No				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to open space and countryside.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					The Torbay Green Infrastructure Delivery Plan

21P042 Land adj. Bona Vista Holiday Pk, Totnes Rd, 21P043a Land adj. Beechdown Farm Bungalow, Totnes Rd (extended site) and 21P041 Plot 1 & 2, Totnes Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it lead to the sterilisations of mineral resources?				
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The whole site falls within the South Hams SAC Landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The site is also in GC newt and cril bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	21P042 and 21P043 are in close proximity to prehistoric or Romano-British settlement.	Development of the sites require evaluation and archaeological mitigation.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes	+	The landscape character of the area is fragmented and partly urbanised with a number of scattered developments, visually contained from much of the wider surrounding area.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	-	Although the site is connected to the wider urban area via Totnes Road, however, it is distant from the main settlements and services.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the site is likely to reduce poverty through provision of affordable housing.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes	--	Development of the site would result in loss of greenfield land		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? Yes				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The sites will provide 8 - 20 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P077 Western half of Taylor Wimpey Site, North of Totnes Rd

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? Yes 3. Will it contribute to surface or ground water pollution? No	--	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. The whole site is in BMV Grade 2 agricultural land	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The eastern part of the site falls within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in combination with other proposals or projects.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	Inter-visibility with the Grade II* listed Church of St Mary forms a small part of the wider setting of the Church, which in its entirety provides a secondary level of contribution to the asset's significance.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape,	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
townscape and seascape	3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the west, with employment uses to the south. The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	++	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. Development would support the regeneration of the site and result in positive effects for the population and community.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	The site is currently undeveloped greenfield land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P010 Land North of Totnes Road (Bloor now Cavanna Homes)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	The site is in unclassified agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
recycling and reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			ensure that new development will provide facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The whole site falls within the South Hams SAC Sustainance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The site is also in GC newt and cril bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is surrounding by a number of listed buildings, most notably, grade II* listed Parish Church of St Mary. The church is located in a small group of buildings to the west of the site.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
landscape, townscape and seascape	sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area, with residential units to the east, and south. Will provide new access onto Totnes Road. The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	The site is currently undeveloped greenfield land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No	++	The site will provide approximately 150 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P080 Torbay Holiday Motel, Totnes Rd, Collaton St Mary

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No	~	No significant effect		Magic Map Application

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it contribute to surface or ground water pollution? No				Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The whole site falls within the South Hams SAC Landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in combination with other proposals or projects.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	+	Development of the site will contribute positively to the achievement of this objective	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	Although the site is connected to the wider urban area via Totnes Road, however, it is distant from the facilities.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the site is likely to reduce poverty through provision of affordable housing.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? Yes	++	Redevelopment of former Torbay Holiday Motel (now derelict)		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe,	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 39 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P015* South of Totnes Rd, Collaton St Mary

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes	-	The site is within surface flood risk.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes				National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	The eastern and norther parts of the site leis in BMV Grade 2 agricultural land	The proposed site could include new allotments.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The eastern part of the site falls within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	There is a listed building to the north-west to the site.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is part of area that is predominantly rural in character and sensitive to change.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	-	Although the site is connected to the wider urban area via Totnes Road, it is distant from facilities.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? Yes	-	The site is currently undeveloped greenfield land		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 310 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it enable enhanced access to existing open space? Yes				The Torbay Green Infrastructure Delivery Plan

21P008* Land to the North of Totnes Road (Taylor Wimpey)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	--	The whole site is in BMV Grade 2 agricultural land	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The eastern part of the site falls within the South Hams SAC Sustenance Zone while the western part lies within landscape Connectivity Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	Inter-visibility with the Grade II* listed Church of St Mary forms a small part of the wider setting of the Church, which in its entirety provides a secondary level of contribution to the asset's significance.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
landscape, townscape and seascape	2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the west, with employment uses to the south. The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes	++	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. Development would support the regeneration of the site and result in positive effects for the population and community.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	The site is currently undeveloped greenfield land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P078* Land North of Totnes Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	Large part of the site is within surface flood risk.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? Possibly	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The whole site falls within the South Hams SAC Sustainance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA	-	The site is surrounded by a number of listed buildings, most notably, grade II* listed Parish Church of St Mary. The church is	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA		located in a small group of buildings to the west of the site.		Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to	++	The site is well connected to the wider urban area, with residential units to the east, and south. Will provide new access onto Totnes Road. The location of the site will facilitate shorter journeys and enable the use of existing well-		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	employment, services and facilities? Yes		established public transport, cycling and walking routes.		
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	The site is currently undeveloped greenfield land		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 100 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P012 Lower Yalberton Holiday Park

22P001 Yalberton Holiday Park/Berry Acres 'Link'

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	Large part of the site is within surface flood risk.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? Possibly	-	The previously developed part of the site may have contamination issues and uncertain ground conditions.	There is a requirement for land remediation and ground stability.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Sustenance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in combination with other proposals or projects.	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	There is Historic Environment Record Monuments and Events at the north of the site.		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site lies in a moderately sensitive lower rolling farmed and settled valley slopes. It is relatively open to the South Devon AONB to the west.	Strategic planting would be required to screen proposed development.	Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The site is well connected to the wider urban area, with residential units to the east, and north. South Devon College is located to the		Devon and Torbay Local Transport Plan

sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		west, with employment uses to the south. The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	++	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building. Development would support the regeneration of the site and result in positive effects for the population and community.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	The site is open field with hedgerows currently undergoing development.		HELAA

11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from a playfield.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P067 Land North of Lower Yalberton Holiday Park, Long Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The eastern part of the site is within flood risk from river.	Development should incorporate measures to minimise flood risk. The site is within Yalberton FGA that was identified as Strategic District Heating Areas (SDHAs), which could deliver a number of low carbon district heating systems.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? Yes 3. Will it contribute to surface or ground water pollution? No	--	Most of the site is within Grade 2 and 3a BMV and 3b agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices such as new allotments.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? Yes	-	The southwestern corner within groundwater protection zone. The site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The whole site is within greater horseshoe bat sustenance zone, GC newt consultation zone and GHB newt consultation zone.	GHB newt bunting, GC newt survey and Mitigation will be required.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	The site has potential for prehistoric archaeology	A programme of archaeological mitigation will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No	-	The site is open to views from the AONB.	Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? No 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No	-	The site is away from		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? no 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Although development of the site will result in loss of employment; it will be developed for mix use which include employment.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			housing and reducing the need to travel.		
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? no 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	—	Development of the site will result in loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide 150 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for	-	The site is within a walking distance from an open space. However, the site is not easily accessible to health care facilities.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				The Torbay Green Infrastructure Delivery Plan

21P001* Land off Brixham Rd (Devonshire Park)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	Small part at the northwest of the site is within surface flood risk.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	~	No significant effect	.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?				
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Sustenance Zone. The likely significant effects identified in the planning Application No. P/2019/0173, relate to the loss and fragmentation of greater horseshoe bat commuting and foraging habitat, impacts of increased lighting and impacts on adjacent mitigation features.	The mitigation measures assessed in the HRA accompanying the Planning Application P/2019/0173, which have been designed to primarily avoid any effects associated with disturbance, loss or damage to commuting and foraging habitat and changes in lighting, including the protection of dark corridors along existing hedgerows and adjacent mitigation features.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA	-	The site is within an area of Historic Environment Record Events.		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is within an area of Historic Landscape Character.		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area, with employment units to the east, and industrial units to the north. The location of the site will facilitate shorter journeys and enable the use of existing public transport routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	This is a flat, brownfield site that is currently only partially in use. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 255 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from a playfield.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P053 R/o Local Centre

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The site demonstrates potential to influence new development to incorporate soft-dig heat networks (i.e. heat networks installed beneath grass etc rather than roads) and reduce overall costs for deliverability. The north and west parts of the site is within flood risk from surface water.	The site is an area identified as Strategic District Heating Areas (SDHAs), which could deliver a number of low carbon district heating systems. Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? Yes 3. Will it contribute to surface or ground water pollution? No	-	The southern part of the site is Grade 2 agricultural land BMV.	The proposed site could include new allotments.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation. The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	+	Although the site is the within greater horseshoe bat sustenance zone, it is surrounded by residential and employment units.	GHB survey and Mitigation has been included in the planning application No. P/2011/0197.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	The site is within Historic Environment Record Events.	There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes	-	The site is within historic landscape character, postmedieval	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	++	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes	++	Development of the site will incorporate a mix of dwelling types		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes		and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Development of the site will result in loss of greenfield land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide 121 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P079 Limekiln Close

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? Yes	-	Small part of the site at the north classified as Grade 2 agricultural land BMV.	The proposed site could include new allotments.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it contribute to surface or ground water pollution? No				
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation. The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA	-	There are no archaeological constraints affected the site.	There is a requirement for pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is within historic landscape character.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	Brixham Urban Fringe Study Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	+	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Development of the site will result in loss of open and undeveloped land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	The site will provide 19 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to open space and countryside.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21B002 Inglewood (under construction- within BCG Villages).

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? No	-	The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing	Development should incorporate measures to minimise flood risk. Sufficient sewerage capacity will be required prior to development of the area.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA		development and hence the greater opportunities to influence future developments. The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions. There are small areas at risk of flooding and the whole area in a critical drainage area.	The current Local Plan policies SS14 and ER2 need to be strengthened to avoid negative impact on climate change including flood risk.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of quality agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. Development of the site will result in loss of large areas of Grade 2 and 3a BMV agricultural land.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation. The western part of the site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The whole site is within cirl bunting 2km buffer zone and the SW part is within 250m buffer zone. It is also within GHB sustenance zone. Protected species have been recorded within the site. Manor Farm OSWI is adjacent to the SW edge of the site. The northern part of the site is designated as Long-Term Environmental Monitoring Program (LEMP)	GHB survey and Mitigation has been included in the planning application No. P/2017/1133.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA	+	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? Yes	--	The site lies within AGLV and it is highly sensitive to change. Parts of the southern area slightly less sensitive due to visual contaminant. Most of the site is open to views from the AONB. The site location provides an area of separation between the village of Galmpton and the Town of Paignton and any development would lead to the coalescence of these settlements.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No	--	Development of the site will result in loss of greenfield land.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 400 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it enable enhanced access to existing open space? Yes			

24BCG001 Inglewood pub-restaurant site

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? No 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	The western part of the site is in flood risk from surface water. All proposals are resource intensive and will result in more greenhouse gas emissions, however the impacts can be mitigated.	Development should incorporate measures to minimise flood risk. Local Plan Policy SS14 Low Carbon Development and Adaptation to Climate Change seeks to offset the overall energy increase from new units.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of quality agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	--	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. Development of the site will result in loss of large areas of Grade 2 and 3a BMV agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation. The site is within an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA	-	The whole site is within the South Hams GHB sustenance zone and cirl bunting 2km buffer. Protected species have been recorded within the site.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA			seek to ensure that new development will protect and enhance habitats and species.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	The site has potential for Prehistoric archaeology and possible medieval gallows site.	Requires programme of archaeological mitigation.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? Yes	--	The site lies within AGLV and it is highly sensitive to change. Most of the site is open to views from the AONB. The site location provides an area of separation between the village of Galmpton and the Town of Paignton and any development would lead to the coalescence of these settlements.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	+	Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		services and public transport nodes will help reduce the need to travel and reliance on motorised transport	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	—	Development of the site will result in loss of greenfield land.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 80 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	

T21065, 21T126, 21T111, 21T158, 21T143 Maidencombe North of Sladnor park and around Jon Glanvill Autos

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes	-	All proposals are resource intensive and will result in more greenhouse gas emissions. Small parts of the area are within surface water flood risk. However, it	New development offers opportunity to incorporate energy efficiency and micro renewable measures. Development should incorporate measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? Yes		is not within critical drainage area (CDA).	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	7 sites are within grade 2 BMV agricultural land, which will result in loss of 9.85 ha of BMV.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade agricultural land where possible. Detailed site specific ALC and soil resource surveys will be required to calculate the volumes and qualities of topsoils and subsoils that would be displaced.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use site boundaries to commute through landscape, however the site is surrounded on the east, west and south by development. Landscape scale impacts to commuting routes can be ruled out at this stage. Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC. Habitats: part of the area appears to be permanent/grazed pasture bordered by mature hedgerows. The Lower Gabwell Fields (Labrador Bay) CWS designated for Mixed farmland with bird interest is within the area. Species - Surrounding hedgerows could support protected and priority species such as dormice, reptiles,	South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage. Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan the Habitats – protect and enhance hedges, margins, trees. Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys likely to be required to understand mitigation requirements – offsite compensation or financial contribution may be required. BNG requirements to be met on/off site.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
			hedgehogs and act as bat flight lines. Grassland may provide bat foraging habitat. The area is also within a Cirl Bunting consultation zone and habitat appears to be suitable for the species. impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species.	
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No	-	Maidencombe conservation area is to the south and southeast of the area. There are a number Grade II listed buildings to the south and northwest of the area. The area is in proximity to prehistoric or Romano-British settlement. Medieval field pattern.	Development sensitive to the historic environment value of the area's setting and a programme of archaeological mitigation will be required. 21T065, 20T111: The sites are near the Maidencombe Conservation Area and a Grade II listed building. They are close to prehistoric or Romano-British settlements and has a medieval field pattern, requiring archaeological mitigation. The proposed development density would harm the rural

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No			character and setting, causing 'less than substantial' harm. Reducing development and using a landscape-led design could mitigate this harm to a neutral level.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	-	The western part (Barton) is an elevated area that is open to wide views from most directions and the eastern part (Northern Maidencombe) forms an integral part of the coastal landscape, significant changes are likely to have substantial adverse effects.	Development of the area should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No	-	The area is distant from services. There is a bus route available, but walking is difficult due to a lack of routes. There is no safe cycling provision, and the area is hilly. While crossings are possible, they may be restricted in the area.	A sustainable transport intervention will be required to reduce reliance on car use. Making cycling improvements compliant with LTN 1/20 standards is challenging. Additionally, coast path linkages could be improved.
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the area could provide short-term construction jobs and support vibrancy of existing local centres.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the area is likely to reduce poverty through provision of affordable housing. However, it is distant from services.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Development of the area will involve loss of greenfield land within the countryside zone.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	Development of the area should meet the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No	+	The area is reasonably accessible to open space and countryside.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes			

21T064 Sladnor Park

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	Small part of the area is in an area at risk of surface water flooding. However, it is not within critical drainage area. All proposals are resource intensive and will result in more greenhouse gas emissions.	Development should incorporate measures to minimise flood risk. New development offers opportunity to incorporate energy efficiency and micro renewable measures.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. 1.35ha of the area is within Grade 2 agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade agricultural land where possible. Detailed site specific ALC and soil resource surveys will be required to calculate the volumes and qualities of topsoils and subsoils that would be displaced.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The area is within Landscape connectivity zone and close to the Marine SAC. Development of the area is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The area is also within cril bunting 2km consultation zone and MCZ.	South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage. Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage. Habitats – protect and enhance hedges, margins, trees and priority habitats onsite. Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation may be required. Cirl Bunting surveys may be required to

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				understand mitigation requirements – offsite compensation or financial contribution may be required. BNG requirements to be met on/off site. Parkland habitat will score highly on any BNG metric given it is priority habitat – habitat provision will therefore need to be like for like in order to be acceptable under BNG trading rules. Loss of this habitat should be avoided"
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No	-	There are several Grade II listed buildings around the area and Maidencombe conservation area at the north boundary of the area. There is potential for medieval archaeology.	Development sensitive to the historic environment value of the area's setting and a programme of archaeological mitigation will be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	-	The area is part of the coastal slope and combe landscape character area. The well wooded nature of this section of the combe is likely to help limit the impact of this change and may realise wider benefits such as woodland management. However, significant changes are likely to have substantial adverse effects.	The land forms an important setting for the village and Conservation Area and any changes should be only limited in nature, and strictly controlled to ensure that the secluded character of the area and setting of the village is not harmed. Infilling should be resisted.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? no 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No	-	The area is distant from services. Walking and cycling links not established to any great degree. There are bus links, however it requires improvement.	A sustainable transport intervention will be required to reduce reliance on car use. Possible improved cycling and walking link onwards to Seymour Drive, Brunel Woods (potentially safe but long and not inclusive for all users).
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes	+	Development of the area could provide short-term construction jobs and support vibrancy of existing local centres.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the area is likely to reduce poverty through provision of affordable housing however it is distant from services.	
10. To maximise the use of previously developed land/	1. Will it result in loss of greenfield land? Yes	-	The area is a former holiday park designated as unconfirmed wildlife sire for parkland habitat which will	BNG requirements to be met on/off site. habitat provision will therefore need to be like for like in order to be acceptable

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
buildings and encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA		score highly on any BNG metric given it is priority habitat.	under BNG trading rules. Loss of this habitat should be avoided"
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The area will provide 120 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	+	The area is reasonably accessible to open space and countryside.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it enable enhanced access to existing open space? Yes			

21T148, 23T007 Brunel Manor

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The area is within flood risk zone and critical drainage area. All proposals are resource intensive and will result in more greenhouse gas emissions.	Development should incorporate measures to minimise flood risk and address the drainage issues. New development offers opportunity to incorporate energy efficiency and micro renewable measures.
2. To improve water, air, soil quality and	2. Is the site within or directly connected to road to an AQMA? No	-	There is 0.12 ha of grade 2 agricultural land at the northeast of the area.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade agricultural land where possible. Detailed site specific ALC and soil

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
minimise noise levels	3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No			resource surveys will be required to calculate the volumes and qualities of topsoils and subsoils that would be displaced.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes	-	The northeastern part of the area is within the south Hams landscape connectivity zone. Development of the area is likely to have a significant effect on the greater horseshoe bat features of South	South Hams SAC- A Habitats Regulations Assessment will be required to ascertain the greater horseshoe bats are protected and to inform suitable mitigations. Habitats – protect and enhance important trees and woodland habitat.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA		Hams SAC alone or in-combination with other proposals or projects. The area is also within cril bunting 2km consultation zone.	Impacts to priority habitats will need to be avoided if possible. Species – protect and enhance important trees, dark corridors for bats etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation may be required. Cril Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required. BNG requirements to be met on/off site.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No	-	Most of the area is within Watcombe Park conservation area and the Brunel Manor Centre is Grade II listed Building. The area is also part of post-medieval strip-enclosures.	Development sensitive to the historic environment value of the area's setting and a programme of archaeological mitigation will be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes	-	Development of the area will result in loss of historic landscape: park and garden and post-medieval enclosure at the northeast.	Development of the area should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? yes	-	The area is closer to Watcombe and on the edge of existing facilities. There is a bus stop but crossing facility is needed. There is safe cycling access to Seymour Drive.	The area could benefit from better connections to Watcombe. With improvements, it can be made acceptable.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the area could provide short-term construction jobs and support vibrancy of existing local centres.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the area is likely to reduce poverty through provision of affordable housing however it is distant from services.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Development of the area will involve loss of greenfield land within the countryside zone. And best and most versatile agricultural land	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	The area will provide 25 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No	+	The area is reasonably accessible to open space and countryside.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes			

21T154, 21T155 and 25T001 Great Hill

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No	-	All proposals are resource intensive and will result in more greenhouse gas emissions. The area is within CDA	Development should incorporate measures to address the drainage issues. New development offers opportunity to incorporate energy efficiency and micro renewable measures.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA			
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The area is within Landscape connectivity zone. Development of the area is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The area is also in GCN and cril bunting 250m consultation zone. There is an area of woodland, forest and grassland.	South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage. Assuming that GHBs are using the site for ommuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage. Habitats - protect and enhance hedges, margins, trees. Species- protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided. Cril Bunting and GCN surveys likely to be required to understand mitigation requirements – offsite compensation or financial contribution may be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				BNG requirements to be met on/off site.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	+	Development of the area will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? No	-	It is an elevated area that is open to wide views from most directions, significant changes are likely to have substantial adverse effects. Development of the area will result in loss of historic landscape: post-medieval enclosure.	Development of the area should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? No	-	The area is distant from services.	Links to Watcombe could be improved. Connection onto John Musgrave Heritage Trail could be achieved.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No			
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	+	Development of the area could provide short-term construction jobs and support vibrancy of existing local centres.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the area is likely to reduce poverty through provision of affordable housing however it is distant from services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA	-	Development of the area will involve loss of greenfield land	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No 2. Will it provide sufficient housing to meet existing and future housing need? Yes	+	Development of the area should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The area is reasonably accessible to open space and countryside.	

21T056 Land at Kingskerswell Road and r/o Barton Hill Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA	-	All proposals are resource intensive and will result in more greenhouse gas emissions, however the impacts can be mitigated.	The site would offer opportunity to incorporate energy efficiency and micro renewable measures. Local Plan Policy SS14 Low Carbon Development and Adaptation to Climate Change seeks to offset the overall energy increase from new units.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? Possibly	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is in GC newt and cril bunting 2km consultation zone.	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA	++	Development of the site will contribute positively to the achievement of this objective.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective.	
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	residents access to employment, services and facilities? Yes			
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Loss of greenfield open green space.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	+	Development of the area should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	

21T016,21T017, 21T018 Holiday Parks, North of The Willows

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The area is within CDA and small part of the area are within flood risk zone. All proposals are resource intensive and will result in more greenhouse gas emissions, however the impacts can be mitigated.	Development should incorporate measures to minimise flood risk and address the drainage issues. New development offers opportunity to incorporate energy efficiency and micro renewable measures.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	Development of the area will result in the loss of 0.3 ha of BMV agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade agricultural land where possible. Detailed site specific ALC and soil resource surveys will be required to calculate the volumes and qualities of topsoils and subsoils that would be displaced.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? Yes 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No	-	The area is in GC newt and cril bunting 2km consultation zone.	Habitats - protect and enhance wooded areas. Species - protect and enhance trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation may be required. Cril bunting and GCN surveys will be required to understand mitigation requirement.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it protect sites of geological importance? NA			BNG requirements to be met on/off site.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	The southern part of the area is within historic environment record monument: post-medieval Limestone Quarry within Orestone Plantation, Coffinswell.	Development of the area requires a programme of archaeological mitigation.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	Development of the area will result in loss of historic landscape: park and garden	Development of the area should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the area will facilitate shorter journeys and enable the use of existing well-	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	-	Development of the area will result in loss of tourism/employment	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the area will reduce poverty through provision of affordable housing however it is distant from services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA	-	most of the area is brownfield land, currently in use as holiday park. There is an area of greenfield land at the south of the area.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	++	Development of the area should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the area will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	

24T012 Land adjacent and south of Watcombe Hall

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? yes 3. Will there be an opportunity for flood risk reduction? NA	-	The area is within CDA and small part of the area are within flood risk zone. All proposals are resource intensive and will result in more greenhouse gas emissions, however the impacts can be mitigated.	Development should incorporate measures to minimise flood risk and address the drainage issues. New development offers opportunity to incorporate energy efficiency and micro renewable measures.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	+	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No	-	The area is within South Hams SAC Landscape connectivity zone. Development of the area is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The area is close to Lyme Bay and Torbay Marine SAC. The area is also in cril bunting 2km consultation zone and	South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage. Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it protect sites of geological importance? NA		surrounded by Nature Core area of Woodland, forest and grassland.	adverse effect on integrity of the South Hams SAC at the local plan stage. Lyme Bay to Torbay SAC –Pollution control measures will need to be secured throughout construction and operation. We can conclude no adverse effect on integrity of the Lyme Bay and Torbay SAC at the local plan stage. MCZ assessment would be required. Habitats – protect and enhance hedges, margins, trees. Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided. Cril Bunting surveys likely to be required in order to understand mitigation requirements – offsite compensation or financial contribution may be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				BNG requirements to be met on/off site.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	The northern part of the area is within Watcombe Park conservation area. There are a number of listed buildings to the north of the area. The area has archaeological potential.	Development sensitive to the historic environment value of the area's setting will be required and might also requires a programme of archaeological mitigation.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	+	The area is a largely artificial landscape where some landscape change may be acceptable. The landscape character of the northern part of the area is Coastal slopes and combes.	There are opportunities to secure visual improvements through local planting initiatives (such as to screen unsightly objects and enhance the biodiversity and landscape character within the golf course), and removal/replacement of alien features such as harsh security fencing. Improved access to the coast through the addition of new permissive paths would be beneficial
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	+	The location of the area will facilitate moderately suitable journeys to service and enable the use of existing public transport, cycling and walking routes.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes			
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the area will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the area will reduce poverty through provision of affordable housing however it is distant from services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA	-	Development of the area will result in loss of greenfield land	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	++	Development of the area will deliver 350 dwellings, which should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The area is within a walking distance from healthcare facilities and open space.	

21T072 Babbacombe Business Park, Babbacombe Rd, Torquay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon / renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? no 3. Will there be an opportunity for flood risk reduction? NA	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ and Hopes Nose to Walls Hill SSSI.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	++	Development of the site will contribute positively to the achievement of this objective		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No	+	The site is located within the built-up area but close to the Landscape Character Type 5: Open Coastal Plateau.		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes				
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	A small business park located within a former quarry to the eastern edge of Torquay's built-up area.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			have on crime and antisocial behaviour.	footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	Development of the area will deliver 12 homes, which is below the requirement for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T145 Land North of Bottompark Lane, Barton Hill Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? Yes	-	All proposals are resource intensive and will result in more greenhouse gas emissions. The area is within CDA	Development should incorporate measures to minimise flood risk. The area would offer opportunity to incorporate energy efficiency and micro renewable measures.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	Development of the area will result in the loss of 1.68 ha of BMV agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade agricultural land where possible. A soil resource surveys will be required to calculate the volumes and qualities of topsoils and subsoils that would be displaced.
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The area is in GC newt and cril bunting 2km consultation zone.	Habitats – protect and enhance important trees. Maintain and strengthen hedgerow borders. Species – protect and enhance important trees, dark corridors for bats etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation may be required. Cril Bunting and GCN surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required. BNG requirements to be met on/off site.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	++	Development of the area will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the area will contribute positively to the achievement of this objective	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the area will facilitate shorter journeys and enable the use of existing well-	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	+	Development of the area should contribute to providing additional jobs in Torbay. The location of the area is well placed to be attractive to businesses. The area will support the vibrancy of existing local centres	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the area will reduce poverty through provision of affordable housing however it is distant from services.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA	-	The area is greenfield land, currently in agricultural use.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	++	Development of the area should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the area will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	

21T006 Former Tennis Courts, Palace Hotel

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	Small part of the site is within flood risk area.	Development should incorporate measures to minimise flood risk. Local Plan Policy SS14 Low Carbon Development and Adaptation to Climate Change seeks to offset the overall energy increase from new units.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	+	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ and Hopes Nose to Walls Hill SSSI. There are two ULPAs at the north and south of the site.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA	-	The site is adjacent to a number of listed buildings and there is Prehistoric field system at Walls Hill to the north-east of the Palace Hotel.	Development sensitive to the historic environment value of the site's setting will be required. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No	-	The site lies within an area of open coastal plateau considered to be moderately sensitive due to highly modified landscape and presence of development.	The area has little capacity to accommodate changes through development and development within the adjoining urban area could also impact negatively upon its character. It is unlikely to be possible to mitigate the impact of major development.
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	residents access to employment, services and facilities? Yes			
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	+	The site is part of the grounds of the former Palace Hotel and the south-eastern edges of the site comprise of woodland.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No	+	The site will provide 38 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.	

21T138 Grand Hotel Garage Block

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes	+	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will there be an opportunity for flood risk reduction? Yes				Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? possibly	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. The site could have soil contamination issues due to its current use as a garage.	There is a requirement for land remediation. The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ zone.	HRA and MCZ assessment would be required.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes	-	The site is within Chelston conservation area.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the site will contribute positively to the achievement of this objective		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a garage.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	+	The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more)		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T050 Land adjacent to Broadley Drive, Livermead, Torquay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The site is located between two watercourses, Hollicombe Stream 200m to the south and SW and Cockington Stream 500m to the east and NE of the site. Although both are ordinary watercourses, increased hard surface in the area could increase the risk of flooding.	Development and associated infrastructure should not increase runoff to the two watercourses.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and	1. Is the site within or directly connected to road to an AQMA? No	-	All development will increase pressure on water, soil and land	The extent of air, water, soil, and noise pollution	Magic Map Application

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
minimise noise levels	2. Will it result in the loss of BMV agricultural land? Yes 3. Will it contribute to surface or ground water pollution? No		resources. Such resources are finite and there is an important need to preserve and protect them. Development of the site would result in loss of Grade 3b agricultural land (moderate).	resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	-	The site is within South Hams SAC Landscape connectivity zone and close to the Marine SAC. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The southern edge is adjacent to Scadson Woods LNR and Scadson Plantation and Ten Acre Brake LWS. Whilst the northern edge is adjacent to Cockington Court CWS. The whole site lies within cirl bunting 2km buffer zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA	-	Development of the area could have negative impact on post medieval enclosures and Barton fields. Potential impacts on the settings and special interest of the Cockington	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No		Conservation Area and nearby listed buildings.	A heritage impact assessment (HIA) should be undertaken to understand their suitability for allocation and their capacity for development.	Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is generally well screened from adjoining areas and could accommodate change without significant wider landscape impact. It is considered of moderately sensitive landscape	The design of new development should be carefully controlled and strengthened with a generous green infrastructure that reflect the character of the area.	Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the site will contribute positively to the achievement of this objective		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA		Development of the site will involve loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

24T009 Grounds of Rowcroft, Avenue Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No			development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	+	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity, however site lies within GCN and cril bunting 2km consultation zone. There is core nature area to the western borders of the site.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	++	Development of the sites will not affect the historic environment.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the sites will not affect an area of landscape importance.	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a hospice	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 40 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.	

24T002 Maycliffe Hotel, St Lukes Road South

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA		The site is brownfield land that is not in a flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it lead to the sterilisations of mineral resources? No			
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	-	South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified. Lyme Bay to Torbay SAC – Site is situated within 800m of the marine SAC. Water Quality impacts to the marine SAC cannot be ruled out at this stage. Appropriate Assessment may be required. Habitats - Site appears to be majority existing buildings and hardstanding. Urban development present to the north, east and west. Species – Given the urban nature of the site, it is unlikely to support many protected or priority species. Potential for bat roosts in buildings onsite. No likely show-stoppers.	Lyme Bay to Torbay SAC –Pollution control measures will be required throughout construction and operation. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the Lyme Bay and Torbay SAC at the local plan stage. Habitats - Opportunities for habitat creation onsite which allows access to nature/sympathetic landscaping. Species – Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation may be required. BNG requirements to be met on/off site.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	+	The site is within Belgravia conservation area. Development could be adequately achieved through the conversion of the existing building which would have a positive impact on the asset's significance.	Opportunity to enhance significance through sensitive conversion of the site and removal of detrimental elements is no longer necessary for hotel use.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the sites will not affect an area of landscape importance.	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA	++	Brownfield land currently used as a hotel.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No	+	The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.	

24T001 Meadfoot Beach Car Park

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	+	Development of the site will contribute positively to the achievement of this objective.	
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified. Lyme Bay to Torbay SAC – Site is situated within 200m of the marine SAC. Water Quality impacts to the marine SAC cannot be ruled out at this stage. Appropriate Assessment may be required. Habitats. Site appears to be majority hardstanding with some trees. Site is also situated 250m	Lyme Bay to Torbay SAC –Pollution control measures will be required throughout construction and operation. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the Lyme Bay and Torbay SAC at the local plan stage. Habitats – protect and enhance trees if possible. BNG requirements to be met on/off site.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
			from Daddyhole SSSI. Potential recreational impacts. Species – Site is of little ecological value and onsite habitats unlikely to support protected species. Margins may support reptiles.	
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No	+	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel. It is unlikely to provide affordable housing.	
10. To maximise the use of previously developed land/	1. Will it result in loss of greenfield land? No	++	Brownfield land currently used as a car park.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
buildings and encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more)	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	+	The site is within a walking distance from healthcare facilities and open space.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it enable enhanced access to existing open space? Yes			

21T021 Site 1 Higher Cadewell Lane and 21T020 Site 2 Higher Cadewell Lane

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it lead to the sterilisations of mineral resources?				
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	+	Development of the site will contribute positively to the achievement of this objective		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	++	Development of the site will contribute positively to the achievement of this objective		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes, no 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	- Site 2: greenfield land, currently in use as public green. Space - Site 1: brownfield land, currently used as parking spaces and garages		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	- Site 2 will provide 12 new dwellings respectively during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more). Site 1 will provide 18 dwellings, which should meet the requirements for affordable housing provision.	Planning Contribution and Affordable housing SPD	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				The Torbay Green Infrastructure Delivery Plan

21T129 Hatchcombe Lane, Scotts Bridge/Barton

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? Yes 3. Will it contribute to surface or ground water pollution? Possibly	-	The site in agricultural Land not classified. All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is in GC newt and cril bunting 2km consultation zone. Scotts Bridge/Barton ULPA is close to the site.	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	++	Development of the site will contribute positively to the achievement of this objective		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site should contribute to providing additional jobs in Torbay. The location of the site is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes	-	The site is greenfield land currently is an open space.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	Development of the site will deliver 50 dwellings, which should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					The Torbay Green Infrastructure Delivery Plan

21T131 Westhill Garage, Chatto Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? possibly	-	The site could have soil contamination issues due to its current use as a garage.	There is a requirement for land remediation.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it lead to the sterilisations of mineral resources?				
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	++	Development of the site will contribute positively to the achievement of this objective		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	++	Development of the site will contribute positively to the achievement of this objective		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No 6. Will it support and protect existing district and local centres serving the	+	Development of the site will contribute positively to the achievement of this objective		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing however it is distant from services.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a garage.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T080 Seabury Hotel, 11 Manor Road, Torquay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	Small part of the site is within flood risk area.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and	Magic Map Application

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				construction and the implementation of sustainable transport improvements.	Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	++	Development of the site will contribute positively to the achievement of this objective		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes	-	The site is in St Marychurch conservation area. There is a listed building close to the site.	Development sensitive to the historic environment value of the site's setting will be required. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment.	Torbay Heritage Strategy Conservation Area Appraisal

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Brixham Urban Fringe Study Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No	-	Loss of employment		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a hotel.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	+	Development of the area will deliver 10 homes, which is below the requirement for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T023 Quintaville, Junction of Reddenhill Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? No	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	++	Development of the site will contribute positively to the achievement of this objective		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA	++	Development of the site will contribute positively to the achievement of this objective		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No	+	Development of the site will contribute positively to the achievement of this objective		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land former care home currently vacant.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes	+	The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T085 Stoodley Knowle, Ansteys Cove Road, Torquay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				sustainable transport improvements.	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ and Hopes Nose to Walls Hill SSSI.	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is adjacent to a number of listed buildings and Kents Keven schedule monument. Medieval settlement in site core and possible ancient earthwork at 'bury' at Black Head.	Development sensitive to the historic environment value of the site's setting will be required. Requires programme of archaeological mitigation, including further evaluation of 'bury' site if this part of the site is to be developed. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				enhance historic environment.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No	-	The site lies within an area of open coastal plateau considered to be moderately sensitive due to highly modified landscape and presence of development.	The area has little capacity to accommodate changes through development and development within the adjoining urban area could also impact negatively upon its character. It is unlikely to be possible to mitigate the impact of major development.	Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	+	The site is part of the grounds of the former Palace Hotel and the south-eastern edges of the site comprise of woodland.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide 90 new homes during the Plan period. Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T095 R/O Edinburgh Villas, McKay Avenue, Torre Marine

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? No	-	The site is within flood risk from surface water.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
recycling and reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			new development will provide facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	+	Development of the site will contribute positively to the achievement of this objective.		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	+	Development of the site will contribute positively to the achievement of this objective.		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
landscape, townscape and seascape	sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/	1. Will it result in loss of greenfield land? No	++	Brownfield land, currently vacant.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
buildings and encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	Development of the site will deliver 75 dwellings, which should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					The Torbay Green Infrastructure Delivery Plan

21T003 Shelley Court Hotel, 29 Croft Road and 21T124 Shedden Hall Hotel Site, Shedden Hill

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? No	+	Development of the site will contribute positively to the achievement of this objective		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
recycling and reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is adjacent to the Marine SAC and MCZ zone	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is in Belgravia conservation area and adjacent to a number of listed buildings.	Development sensitive to the historic environment value of the site's setting will be required. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and	1. Does it respect and protect existing landscape character? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
quality of the landscape, townscape and seascape	2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			affordable homes threshold. It is in accessible location.		
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land former hotel, currently vacant.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The two sites will provide 11 and 14 new homes respectively during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

22T003 Brampton Court Hotel, St Lukes, Road South and 21T060 Conway Court, Warren Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The site is in an area at risk of surface water flooding.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite	The extent of air, water, soil, and noise pollution resulting from the proposal can be	Magic Map Application

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it contribute to surface or ground water pollution? No		and there is an important need to preserve and protect them.	minimised through careful design and construction and the implementation of sustainable transport improvements.	Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is close to the Marine SAC and MCZ zone	HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No	-	The site is within Belgravia Conservation Area and there are two listed buildings to the east of the site.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA				Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? No	-	Loss of employment		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land, currently used as offices.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes	+	Development of the area will deliver 11 homes, which is below the requirement for affordable housing provision.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space Development of the area should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T054 Bancourt Hotel, Avenue Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? No	-	Small part of the site is in flood risk from surface water.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	+	Development of the site will contribute positively to the achievement of this objective.		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is in Torre conservation area.	Development sensitive to the historic environment value of the site's setting will be required. Existing policies in the Local Plan SS14 and HE1 seek to ensure that new development will protect and enhance historic environment.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site will contribute positively to the achievement of this objective		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. It is in accessible location.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land former hotel currently vacant.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21T015 Hollicombe (former gas works)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA	-	The site in flood risk from surface water.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? Possibly	-	The site could have soil contamination issues The area is affected by the high level of traffic noise and the railway	There is a requirement for land remediation.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is within South Hams SAC Landscape connectivity zone and close to the Marine SAC. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			The site is also in GC newt and cril bunting 2km consultation zone and MCZ. The eastern side is adjacent to Round Hill OSWI and the northern edge is adjacent to Cockington LNR.		The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site has potential for industrial archaeology and palaeoenvironmental evidence.	Requires programme of archaeological mitigation.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	+	The site is within an area of LNR highly sensitive to change, however it is located in an areas of tarmac surfacing.		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land former gas works and marsh.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes	~	At this stage, it is difficult to establish what impacts development in this	At the scheme design stage, crime and safety issues need to be considered e.g.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it contribute to a safe built environment? Yes		area will have on crime and antisocial behaviour.	overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 185 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

24T004 Coppice Hotel

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes	+	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity, however site lies within 2km cril bunting consultation zone.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it protect sites of geological importance? NA			
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is within Warberries conservation area	Development sensitive to the historic environment value of the site's setting will be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the sites will not affect an area of landscape importance.	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a hotel.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide approximately 12 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	
13. To improve health and wellbeing and	1. Will it improve accessibility to health care for existing residents and/or	+	The site is within a walking distance from open space. However, the	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reduce health inequalities	provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes		nearest healthcare facilities is within 1.5km.	

24T010 Hotel Virginia, Falkland Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA			
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	+	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity, however site lies within GCN and cril bunting 2km consultation zone.	
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	+	The site is a vacant, semi-derelict building located on Falkland Road which was in use as a 25-bed hotel until 2022. The site is within the Torre Conservation Area and is on the border of the Tormohun and Belgravia Conservation Areas.	Opportunity to enhance significance through sensitive conversion of the site and removal of detrimental elements is no longer necessary for hotel use.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA		The proposed yield of 14 could be achieved through the sensitive conversion of the site which would result in a positive impact to the significance of this asset.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? No	++	Brownfield land currently used as a hotel	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	+	The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.	

24T005 Chelston Telephone Exchange Goshen Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is within surface water flood risk zone.	There is a requirement for a flood risk assessment and incorporating measures to minimise flood risk.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No			development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	+	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity, however site lies within GCN and cril bunting 2km consultation zone.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is building formerly in use at the BT Telephone Exchange. The site is within the Chelston Conservation Area, which is characterised by its late C19 development of modest villas in the garden suburb style and close to several Grade II listed buildings.	The proposed yield of 10 could be achieved through the sensitive conversion of the site which would result in a neutral impact to the significance of this asset. It would have a negligible neutral impact on the significance of the listed buildings.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the sites will not affect an area of landscape importance.	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the	-	Development of the site will result in loss of employment facility and loss of relevant jobs. However, it could provide short-term construction jobs.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently in employment use.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and playing fields.	

24T007 Menzies House Parkfield Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes	-	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	There is a requirement for a flood risk assessment and incorporating measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? Yes		++The site is brownfield land within surface water flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	+	The site is brownfield land within the built-up area. Development is unlikely to cause adverse impact on biodiversity, however site lies within GCN and cril bunting 2km consultation zone. There is core nature area to the western borders of the site.	
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No	-	The site is within proximity to a grade II listed building.	Development sensitive to the historic environment value of the site's setting will be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable housing threshold.	
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? No	++	Brownfield land	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	+	The site will provide approximately 10 new homes during the Plan period, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from healthcare facilities and playing fields.	

21P087 North of James Avenue

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	Overall energy use will increase through growth. All proposals are resource intensive and will result in more greenhouse gas emissions. The site is in medium Climate Change Vulnerability Buffer.	New development offers opportunity to incorporate energy efficiency and micro renewable measures. Local Plan Policy SS14 Low Carbon Development and Adaptation to Climate Change seeks to offset the overall energy increase from new units.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. However, the site is brownfield land will have minimum impact on natural resources.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.
3. To minimise waste and increase the recycling and	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? NA 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA	-	The site falls within the South Hams SAC Landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it protect sites of geological importance? NA			
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	+	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No	+	Development of the site will contribute positively to the achievement of this objective	
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	+	The site is well connected to the wider urban area; adjacent to Marldon Road Local Centre where there is a neighbourhood shop and	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		post office and has access to nearby bus stops and good access to the A380.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it improve existing facilities within Torbay's Town Centres? NA 5. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. The site is well connected with sustainable mode of transport.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? No	--	The site is within countryside area. Development of the site will result in loss of greenfield land	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	+	The site will provide 10 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to open space and countryside.	

24P006 Barton Pines

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No	-	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	There is a requirement for a flood risk assessment and incorporating measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA		Small part of the site is within surface water flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective.	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? Yes 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes 5. Will it protect sites of geological importance? NA	-	South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use woodland edges and boundaries to commute through landscape. Landscape scale impacts to GHB commuting routes cannot be ruled out. Appropriate Assessment required. Lyme Bay and Torbay SAC –_No hydrological links between the site and this SAC. Habitats - Site appears to be existing grounds for residential accommodation. Mature trees and scrub present on boundaries Species - Surrounding hedgerows could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Trees/scrub may provide bat foraging habitat.	South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage. Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage. Habitats – protect and enhance hedges, margins, trees. Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
			Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species.	required. BNG requirements to be met on/off site.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA	-	Across Blagdon Road to the north of the site is Scheduled Monument 'Two prehistoric hilltop enclosures, a ditch system and four bowl barrows, 300m north of Barton Pines Inn'. The proximity of this prehistoric settlement gives this site high archeological potential. There are two GII listed buildings in Higher Blagdon approx. 400m to the east which may have line of sight to the site due to its prominent position on the hill. The development of the site to the quantum proposed would have a demonstrable impact on the setting of the Scheduled Monument. This would cause 'less than substantial'	A reduced quantum of development limited to the S of the site with a landscape buffer between the development and the Scheduled Monument may reduce the level of harm to its significance to have a neutral effect.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA		harm to its significance. It will have a limited impact on the direct setting and significance of the two listed buildings. The impact of the development would likely be neutral.	
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	-	The site is a former holiday complex on higher ground. The area comprises open rolling farmland highly sensitive to change. The site is situated on a hill with views across the nearby Higher and Lower Blagdon and further towards Paignton to the east.	Development of the site should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? No 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? No	-	The site is in an isolated position on the eastern edge of the local authority boundary and is surrounded on all sides by open land, mostly in agricultural use. It is distant from services.it is to enable the use of transport, cycling and walking.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the site will result in loss of recreation facility and relevant jobs. However, it could provide short-term construction jobs.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the site is likely to reduce poverty through provision of affordable housing.	
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? No	++	Brownfield land currently used as a holiday park.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At the project design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths to design out crime.	Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	++	The site will provide 50 new homes during the Pla period. Development of the site should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	-	The site is distant from healthcare facilities. within a walking distance from healthcare facilities, however, enable enhanced access to existing open space.	Provision of health care facility will be required.

21P065a and 24P001 Stoke Road, West of Yalberton Valley

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	The area is within CDA. New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	Development should address the drainage issues.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	The southern part of the site is within Grade 3a BMV agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA	-	South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. Appropriate Assessment required. GHB mitigation will need to link in with the required GHB mitigation for potential allocated sites: 21P065a (Land West of Lower Yalberton), 21P012 (Lower Yalberton Holiday	South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage. Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it protect sites of geological importance? NA		Park, Long Road), the Yalberton Hol Pk/Berry Acres 'Link' site, 21P003 (Land South of Yalberton Road (Berry Acres)), 21P034 (Land North of Wilkins Drive/PMU), 21P060 (White Rock) and 21B002 (Land South of White Rock) Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC. Habitats - Site borders Stoke Hill Road and Whitehill Lane Unconfrimed Wildlife Site, designated for Road verges, species rich hedgerows, orchards. Site visit required to determine ecological value of site. Habitats. Site appears to be an existing permanent pasture with hedgerow borders. Species - Surrounding hedgerows could support protected and priority species such as dormice, badgers,	the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage. Habitats – protect and enhance hedges, woodland margins, trees. Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required. BNG requirements to be met on/off site.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
			reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Lesser Horseshoe cave roost located approximately 700m south of the proposal area and Lesser Horseshoe hibernation roost present within proposal boundary (according to DBRC data). Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able support this species. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species.	
5. To conserve, enhance and enjoy	1. Will it preserve and enhance buildings and structures and their	-	The site located on medieval enclosures based on strip field.	Requires assessment and evaluation to inform layout and archaeological mitigation.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
the historic environment	setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No		The northern part of the site in within historic environment orchard	
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape	-	The southern part of the site is in an area of open rolling farmland highly sensitive to change.	Strategic planting would be required to screen proposed development.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
landscape, townscape and seascape	connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable	-	The site is distant from the key services. There is an area of residential units to the north.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	residents access to employment, services and facilities? No			
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	++	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	The site is a green field land	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes	++	The site will provide approximately 200 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The area is distant from health care facilities. However, it is within walking distant from open space.	

21P017 Land at Preston Down Road North and 21P018 Land at Preston Down Road South, Paignton

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No	+	The area is within medium Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.	Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will there be an opportunity for flood risk reduction? NA				Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	~	No significant effect		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option. Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Landscape Connectivity Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or project. The site is within Occombe SSSI impact zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	There is Prehistoric or Roman settlement enclosure to south of the site. There is also archaeological potential, which may require programme of evaluation and mitigation.	Existing policy in the Local Plan HE1 will ensure that new development will protect and enhance historic environment.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	-	The site is Part of the Ocombe Farm Country Park. It highly sensitive to development due to existing uses (Heritage Farm), intact landscape structure, and visibility. Some isolated pockets less sensitive where closely related to existing urban edge.	Mitigation will be required to reduce harm to the higher quality landscape in particular. Existing policy in the Local Plan C1 will ensure that new development will protect and enhance sensitive landscape.	Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is well connected to the wider urban area via Preston down Road and adjacent to the existing urban area to the east, which could optimise the use of exciting sustainable modes of transport.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes 4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES	-	Development of the site will result in loss of greenfield land		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	The site will provide approximately 50 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes	+	The site is reasonably accessible to open space and countryside.		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it enable enhanced access to existing open space? Yes				The Torbay Green Infrastructure Delivery Plan

21P055 Summerhill Hotel, Braeside Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	~	No significant effect		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site is in GC newt and cril bunting 2km consultation zone	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? Yes 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? No 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	The site is adjacent to Roundham and Paignton Harbour Conservation Area.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? NA				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area. The location of the site will facilitate shorter journeys and enable the use of existing public transport routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? NA	-	The site is currently used as a hotel. Development of the site will result in loss of employment.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold. In accessible location		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No	++	Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	-	The site will provide 11 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to health care facilities.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P088 Former Kia Garage, Totnes Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The site is in Low Climate Change Vulnerability Buffer. There are areas of flood risk along the western and northern sides of the site.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? No 3. Will it contribute to surface or ground water pollution? No does the site lie in contaminated land? Yes	-	The site could have soil contamination issues due to its former use as a car dealership.	There is a requirement for land remediation. This may prove costly and will have to be considered alongside wider viability testing.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	++	Development of the site will contribute positively to the achievement of this objective.		South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? No 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	There are a number of listed buildings around the site.	Development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site would lead to loss of employment land. However, it could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	++	Development of the site will reduce poverty through provision of affordable housing and reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield site located close to Paignton's town centre.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes	+	The site will provide 25 new homes during the Plan period. Development of the site should meet the		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No		requirements for affordable housing provision.		
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? No	+	The site is reasonably accessible to health facilities.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21P075 Totnes Road Service Station

24P004 Oldway Mansion

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? No	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA		The site is brownfield land that is not in a flood risk zone.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? No 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	+	Designated sites. South Hams SAC - Site is falls outside the sustenance zone and landscape connectivity zone for GHBs. No impacts. Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC. Habitats. Site is an existing area of residential buildings and sports fields with large areas of hardstanding, surrounded on all sides by residential. Mature trees present onsite Species – Limited potential for protected species from reviewing aerial images. Site may provide bat roosts within buildings. No likely show-stoppers. Impacts could include direct loss of habitat (i.e. roosts)	
5. To conserve, enhance and enjoy	1. Will it preserve and enhance buildings and structures and their	-	The Oldway Mansion is a Grade II* listed building at the Historic	A significant reduction in the quantum of development to 16 apartments as

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
the historic environment	setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? Yes 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? Yes 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA		England list of at-risk register. The site sits within its own landscaped grounds with are a designated Registered Park & Garden. The proposed quantum of development would likely require significant alterations to the internal plan form of the asset and potential loss of surviving historic fabric. It will also have a detrimental impact on the architectural value of the mansion and would likely result in increased pressure on car parking and associated infrastructure within the site. These are likely to result in less than substantial harm to the significance of the asset	advised within the associated masterplan for the asset would likely result in a neutral to positive impact on its significance.
6. To protect, enhance and manage the character and quality of the	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
landscape, townscape and seascape	connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable	++	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	residents access to employment, services and facilities? Yes			
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently not in use	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes	+	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it contribute to a safe built environment? Yes			Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	++	The site will provide 70 new homes during the Pla period. Development of the site should meet the requirements for affordable housing provision.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is within a walking distance from healthcare facilities and open space.	

21P033 Alan Kerr Garage, Brixham Road

21P069 Church site, Bellfield Road, Foxhole

21P085 3 Keysfield Road

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	All proposals are resource intensive and will result in more greenhouse gas emissions. The scale of impact will vary depending on the location and scale of new development.	Jacqui W. Are there any community sources of renewable energy in Torbay? What is the prospect of new development contribution in renewable energy? SS14 Low Carbon Development and Adaptation to Climate Change
2. To improve water, air, soil quality and	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No	-	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
minimise noise levels	4. Will it contribute to surface or ground water pollution? No		However, the site is brownfield land will have minimum impact on natural resources.	construction and the implementation of sustainable transport improvements.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? NA 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? No	-	The site is within 200m of the Lyme Bay and Torbay Marine SAC and MCZ.	The is a requirement for HRA and MCZ assessment to ascertain no likely effects of the development on the sea cave and reef features Lyme Bay and Torbay SAC and the MCZ.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA			
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA	++	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? NA 3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	Development of the site will contribute positively to the achievement of this objective	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area. The site is less than half a mile from Paignton Town Centre and Paignton bus and train stations.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? NO 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? Yes	++	The site is currently vacant. Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it reduce the amount of derelict degraded and underused land within Torbay? YES			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes	-	The site will provide 9 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more)	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? NO 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is reasonably accessible to health care facilities.	

21B026 Wall Park Extensions

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? No 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-		Existing policy in the Local Plan SS14 Low Carbon Development and Adaptation to Climate Change, seek to ensure that new development reduce impact of climate change.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of quality agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	--	All development will increase pressure on water, soil and land resources. Such resources are finite and there is an important need to preserve and protect them. Development of the site will result in loss of large areas of Grade 2 and 3a agricultural land (very good and good)	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. The proposed site could include new allotments
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

	3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The whole site is within curl bunting 2km buffer zone and the SW part is within 250m buffer zone. It is also within GHB sustenance zone. Protected species have been recorded within the site. Manor Farm OSWI is adjacent to the SW edge of the site.	GHB survey and Mitigation has been included in the planning application No. P/2019/0594.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	-	The site is adjacent to a Grade II listed structure (a boundary stone), and is in close proximity to a scheduled monument, the Old Redoubt and later Victorian Rifle Range Target; both are located to the southeast of the site.	

	3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No	-	The site is located within the South Devon AONB. The site's 'green' outlook retains the open character of the AONB at this location. In this context, in landscape and townscape terms, the current green perspective of the site is a key contributor to the character of the AONB at this edge-of-town location.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.

	6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site has good access by sustainable modes of transport, with bus services located close by, though more frequent bus services to a wider range of destinations go from Brixham Town Centre, approx. 600m from the site.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.	

9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	+	Development is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	--	Development of the site will result in loss of greenfield land	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe,

				sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	The site will provide 20 new homes during the Plan period. Development of the site should meet the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	The site is located close to walking and cycle routes. Shoalstone Outdoor Swimming Pool is approx. 700m away and the site is accessible to key green infrastructure assets, including Berry Head and the coast path. The site is also reasonably accessible to health care facilities, being located 600m from a Primary Healthcare Centre.	

21B007 Brixham Paint Station, Kings Drive**

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	Given the previous uses as a paint factory, the site could be contamination	There is a requirement for land remediation.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes	-	The site falls within the South Hams SAC Sustainance Zone, but the scale and magnitude of impact is limited due to the site location.	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA			GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.	Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	+	The site is located 100m from a conservation area; however development is unlikely to affect its setting.		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	+	There are not considered to be any negative effects on the townscape or landscape character resulting from allocation of this site for housing.		Brixham Urban Fringe Study Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes. The site is accessible from New Road. It has excellent transport links with the rest of Torbay and it is unlikely to result in an increase in car dependency, due to the site's limited distance from key services, facilities and frequent public transport links.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No	+	Overall, the site will have positive impact on this objective, although it		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. will it help to reduce the need to travel? Yes		will deliver housing below the affordable homes threshold.		
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	-	The site will provide 10 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for	+	The site is located close to walking and cycle routes and key services and facilities. This will support the health and wellbeing of residents.		Planning Contribution and Affordable housing SPD

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				National Office Audit The Torbay Green Infrastructure Delivery Plan

21B008 Site of Northcliff Hotel

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	~	No significant effect		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the	1. Will it reduce household waste? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new	Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
recycling and reuse of waste materials	2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?			development will provide facilities to allow the recycling of materials.	
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. The site is close to the Marine SAC and MCZ zone	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. HRA and MCZ assessment would be required. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance	+	The site is located across North Furzeham Road from the Battery Park Conservation Area and a scheduled monument located in Battery Gardens Park. The scheduled monument is a World War Two Emergency Coastal Battery and the remains of a practice battery. Development could therefore have negative effects on the setting of these designations, if not designed sensitively.	Development at this location may offer opportunities for enhancements to the setting of the historic environment compared to its current use as a derelict plot of land.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	(scheduled or unscheduled) and their setting? Yes				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	++	The site is located 100m from the South Devon AONB. Development on the site would relate well to its surroundings and is not considered to result in adverse effects on the AONB.		Brixham Urban Fringe Study Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is located approx. 1km from the centre of Brixham with no closer local services. A local bus service is located 150m from the site that provides a bus route into Brixham. At the scale of development stated (eight dwellings), the site is unlikely to result in a significant increase in car use.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development of the site have the potential to indirectly improve economic growth in Torbay by providing employment in the housing building.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes		Development would support the regeneration of the site and result in positive effects for the population and community.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? No	+	Development of the site is likely to reduce poverty through provision of affordable housing and accessibility to local bus service.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	The site will provide 15 dwellings. Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is located close to walking and cycle routes, and also adjacent to Stoney Park Allotments and Battery Gardens Park. However, the site is not easily accessible to health care facilities, being located 1.2km from a Primary Healthcare Centre.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21B011 St Kildas (Specialist housing)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The site's north-western boundary is at risk of surface water flooding, in the area closest to the watercourse. Development on the site would need to ensure this risk is managed. The site is in Low Climate Change Vulnerability Buffer.	Flood risk assessment will be required to assess suitability of the site at the project level.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? No 3. Will it contribute to surface or ground water pollution? No	~	No significant effect.		Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is within GHB sustenance zone. The Higher Brixham Watercourse runs in the northern part of the site. The stream may provide a more sheltered and darker potential commuting corridor for bats.	Light spill should be retained to no greater than 0.5 lux at the Higher Brixham Watercourse that runs at the northern part of the site.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? NA	-	The site is located within the Higher Brixham Town Conservation Area. Furthermore, No. 15 Drew Street (Kilda House) is Grade II listed. Negative effects on the historic environment have the potential to take place without appropriate design and layout.	The appropriate design and layout; in this context retention of 15 Drew Street and development sensitive to the historic environment value of the site's setting will be required.	Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? NA 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No	+	Development of the site will contribute positively to the achievement of this objective		Brixham Urban Fringe Study Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents	+	The site is located in an area well placed for sustainable modes of transport, with frequent bus services located less than 100m away from the site that travel to Brixham town centre (700m away).		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	access to employment, services and facilities? Yes				
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	+	Overall, the site will have positive impact on this objective.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? Yes	++	Development of the site will promote the reuse of brownfield in preference to unsustainable greenfield sites.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No	+	The site will provide approximately 20 new homes. Development of the site should meet the requirements for affordable housing provision		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. The site is located close to walking and cycle routes, as well as being within 500m of St Mary's Park. This will support the health and wellbeing of residents. Health care facilities are located in close proximity to the site at Brixham Hospital and the adjacent medical centre, approximately 150m to the north.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

21B053 Torbay Industrial Estate Part 1

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions.		Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit

					Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	Given the previous uses of the site as a paint factory, and current uses land contamination could be present; however, details of this are unknown.	There is a requirement for land remediation.	Magic Map Application Torbay Water Cycle Study Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The whole site is within GHB sustenance zone, Berry Head 5km recreation buffer zone and cirl bunting 2km buffer zone. The site contains a large area of woodland, a Biodiversity Action Plan (BAP) Priority Habitat; in addition, a number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Cirl bunting mitigation measures would be required	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan Brixham Peninsula Neighbourhood Plan

					Strategic Environmental Assessment
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	+	The site is located 100m from a conservation area; however, development is unlikely to affect its setting. There are not considered to be any negative effects on the historic environment townscape character resulting from allocation of this site for housing.		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	+	Development of the site will contribute positively to the achievement of this objective.		Brixham Urban Fringe Study Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site has good transport links with the rest of Torbay and it is considered that the site allocation would not result in an increase in car dependency, due to the site's limited distance from key services, facilities and frequent public transport links.		Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment

8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No	+	Overall, the site will have positive impact on this objective.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	+	The site contains a large area of woodland, a Biodiversity Action Plan (BAP) Priority Habitat; in addition, a number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation. However, given the topography of the site, it is unlikely that this woodland of biodiversity value would be lost to development.		Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of	1. Will it provide sufficient housing to meet existing and future housing need? Yes	+	Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

existing and future residents	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is located close to walking and cycle routes and key services and facilities. This will support the health and wellbeing of residents.		Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment National Office Audit The Torbay Green Infrastructure Delivery Plan

22B001 St Marys Road (Old Dairy Buildings)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	-	The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from climate change adaptation actions. Small part of the site lies in an area of risk of flooding.	Development should incorporate measures to minimise flood risk.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)

2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of quality agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	Given the previous and current uses on the brownfield part of the site, land contamination could be present.	There is a requirement for land remediation.	Magic Map Application Torbay Water Cycle Study Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The whole site is within GHB sustenance zone, Berry Head 5km recreation buffer zone and cirl bunting 2km buffer zone. The site contains a large area of woodland, a Biodiversity Action Plan (BAP) Priority Habitat; in addition, a number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Cirl bunting mitigation measures would be required	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their	-	The site is located adjacent to Norton House a Grade II listed building and is located in close proximity to the	Development would need to be sensitive to the historic	Torbay Heritage Strategy

	setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No		Grade II listed 1, 2 and 3, St Marys Road.	environment value of the listed buildings' setting	Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? No	-	The site is within the AONB. The eastern part of the site a greenfield land while the western part previously developed.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	Brixham Urban Fringe Study Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is located in an area with reasonable access to sustainable modes of transport, with local bus routes nearby, though more frequent bus routes are further from the site.		Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment

8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? No	+	Overall, the site will have positive impact on this objective.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	-	Development of the site will result in loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes	+	Development of the site should meet the requirements for affordable housing provision.		Planning Contribution and Affordable housing SPD

	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No				
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is located close to walking and cycle routes, including the Southwest Coast Path. In addition, St. Marys Park is also in close proximity, and health care facilities are within a reasonable distance, approx. 700m away.		Brixham Peninsula Neighbourhood Plan Strategic Environmental Assessment National Office Audit The Torbay Green Infrastructure Delivery Plan

Former Jewsons, New Road

25B001 Brixham Hospital

21B001 Gliddon Ford Filling Station, Dartmouth Road, Churston Ferrers

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes	-	The site is in Low Climate Change Vulnerability Buffer. Small part of the site is within surface flood risk zone.	Flood risk assessment will be required to assess suitability of the site at the project level.	Torbay Strategic Flood Risk Assessment (SFRA)

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will there be an opportunity for flood risk reduction? Yes				National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? Possibly	-	The site could have soil contamination issues due to its current use as a filling station.	There is a requirement for land remediation. This may prove costly and will have to be considered alongside wider viability testing.	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources? Yes	-	Any new development would increase waste generation. The site is within Minerals Safeguarding Area (MSA)	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials. Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA	-	The site falls within the South Hams SAC Sustenance Zone, but the scale and magnitude of impact is limited due to the site location. It also falls within countryside area and Churston and Galmpton Village envelope	Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species. HB survey will be required to ascertain the presence of bats and	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it protect sites of geological importance? NA			its habitats and inform suitable mitigations.	Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	+	Development of the site will contribute positively to the achievement of this objective		Torbay Heritage Strategy Conservation Area Appraisal Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	+	Development of the site will contribute positively to the achievement of this objective		Torbay Landscape Character Assessment

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		Devon and Torbay Local Transport Plan National Office Audit
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	-	The site will result in loss of employment		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? No 2. will it help to reduce the need to travel? Yes	+	Overall, the site will have positive impact on this objective, although it will deliver housing below the affordable homes threshold.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously	1. Will it result in loss of greenfield land? No	++	Development of the site will promote the reuse of brownfield		HELAA

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
developed land/ buildings and encourage the efficient use of land	2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA		in preference to unsustainable greenfield sites.		
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	-	The site will provide 10 dwellings, which is below the affordable housing threshold for brownfield sites (15 dwellings or more).		Planning Contribution and Affordable housing SPD
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	The site is within a walking distance from an open space		Planning Contribution and Affordable housing SPD National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
					The Torbay Green Infrastructure Delivery Plan

21B005 Archery Field, Churston

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	The area is largely greenfield which makes it promising in its ability to deliver a sustainable energy strategy largely due to the minimal existing development and hence the greater opportunities to influence future developments. The area is within low Climate Change Vulnerability Buffers which indicate it would benefit from CC adaptation actions.	Development would need to ensure flood risk is managed or avoided through appropriate layout.	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Climate Change Adaptation Manual National Biodiversity Climate Change

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
			Small part of Galmpton watercourse runs to the west of the area. Small parts of the area are in flood risk area. The whole area in a critical drainage area.		<u>Vulnerability Assessment Model</u>
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? No 3. Will it contribute to surface or ground water pollution? No	-	The eastern part of the area could have soil contamination issues due to its current use as a filling station. Most of the area is an agricultural land (classification is unknown).	There is a requirement for land remediation. Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices.	<u>Magic Map Application</u> <u>Torbay Water Cycle Study</u> <u>Torbay Local Plan 2012 - 2030</u>
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	<u>Torbay Local Plan 2012 - 2030</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?				
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The eastern part of the area is within the South Hams SAC Sustenance Zone. Development of the site is likely to have negative effects on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The area is within cril bunting 2km consultation zone and small part is within 250m. Impacts on the South Hams SAC calcareous grassland likely arising from likely increase in recreational use (eg dog walking) from new housing in Brixham area.	HRA will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Create and enhance urban and rural wildlife corridors in accordance with the Torbay Green Infrastructure Delivery Plan. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	<u>South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats</u> <u>Devon Environment Viewer</u> <u>The Torbay Green Infrastructure Delivery Plan</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Is the site is within ancient woodland? No				
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance	-	There is potential for prehistoric archaeology in the area.	Requires assessment and evaluation to inform archaeological mitigation.	<u>Torbay Heritage Strategy</u> <u>Conservation Area Appraisal</u> <u>Devon Environment Viewer</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	(scheduled or unscheduled) and their setting? Yes				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? No	-	The area is in Character Type 1 Rolling Farmland, Area of Local Character 1P South Galmpton and Lupton. Highly sensitive. Whilst the area is not within the South Devon AONB, development at this location has the potential to affect views from the AONB to the south. Development of the area could also have negative impact on the setting of Galmpton and Churston villages, by causing settlement Coalescence. This would change the role and function of settlements which may impact on their identity and sense of place. It also falls within countryside area and Churston and Galmpton Village envelope.	Proposed development should be achieved through a combination of careful setting with strong screen planting and reinforcement of existing field hedgerow boundaries.	<u>Torbay Landscape Character Assessment</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	6. Does it safeguard historic views and valuable skylines of settlements? No				
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The area is located to the south of Windy Corner which is a recognised infrastructure constraint. New access off Dartmouth Road or Kennels Road would be required. The location of the area will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.		<u>Devon and Torbay Local Transport Plan</u> <u>National Office Audit</u>
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No	+	Development of the area could provide short-term construction jobs and support vibrancy of existing local centres.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it encourage new employment that is consistent with local needs? No 3. Will it encourage growth of existing businesses? No 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	+	Development of the area will reduce poverty through provision of affordable housing and reducing the need to travel.		<u>Planning Contribution and Affordable housing SPD</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? No	--	Development of the area will result in loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	+	Delivery of mixed-use scheme, as well as shared amenity space and community facilities could help increase passive surveillance, provide opportunities for community interaction and support community safety	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe,	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? yes 2. Will it provide sufficient housing to meet existing and future housing need? Yes 3. Will it increase the range and affordability of housing for all social groups? No 5. Will it meet the needs of the travelling community? No	++	Development of the area should meet the requirements for affordable housing provision.		<u>Planning Contribution and Affordable housing SPD</u>
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No	-	Health and wellbeing of residents would be supported by green infrastructure networks present locally, several playing pitches within 100m of the site, and Churston Golf Course is	Provision of health care facility will be required.	<u>Planning Contribution and Affordable housing SPD</u> <u>National Office Audit</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes 4. Will it improve access to natural environment? Yes		within 200m of the site. However, the area is further from health care facilities.		<u>The Torbay Green Infrastructure Delivery Plan</u>

21B015a Monksbridge

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? No 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? Yes	-	There is an area of surface water flood risk at the north of the site. Without a major shift from private transport and extensive use of low carbon technology, GHG is likely to increase.	Development would need to ensure flood risk is managed or avoided through appropriate layout. Existing policy in the Local Plan SS14 Low Carbon Development and Adaptation to Climate Change, seek to ensure that new development will provide

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of quality agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	--	Development of the site will result in loss of large areas of Grade 2 BMV agricultural land.	The extent of air, water, soil, and noise pollution resulting from the proposal can be minimised through careful design and construction and the implementation of sustainable transport improvements. Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? Yes	-	The whole site is within GHB sustenance zone, Berry Head 5km recreation buffer zone and cirl bunting 2km buffer zone. Most of the site is within strategic nature area	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Will it protect sites of geological importance? NA			
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? No 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? Yes 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No	-	There are a number of listed buildings around the site. The site is in a medieval field system and has an archaeological potential.	Development sensitive to the historic environment value of the site's setting will be required. A programme of archaeological mitigation will be required.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes	--	The site lies within the AONB. It is also AGLV and highly sensitive to change. There is an orchard	Impact on the AONB should be mitigated in accordance with the South Devon AONB Management Plan.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? No 6. Does it safeguard historic views and valuable skylines of settlements? No			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is bound by New Road, Monksbridge Road, Mathill Road and Laywell Road. This will help reduce the need to travel and reliance on motorised transport	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	+	Development of the site could provide short-term construction jobs and support vibrancy of existing local centres.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes	++	Development of the site will incorporate a mix of dwelling types and tenures to encourage mixed	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes		communities as well as providing a range of facilities locally and therefore is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	--	Development of the site will result in loss of greenfield land.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? Yes	++	The site will provide approximately 70 new homes during the Plan period. Development of the site should meet	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it increase the range and affordability of housing for all social groups? Yes 5. Will it meet the needs of the travelling community? No		the requirements for affordable housing provision.	
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? No 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	+	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	

Copythorne Road

Appendix E: Sustainability Appraisal of Local Plan Employment Sites Allocation

Kingsland, Marldon Road, Torquay HELAA ref. 21T125 and Land adjacent Kingsland/Moles Lane 23T004

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO ₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	Development should incorporate measures to minimise flood risk. Greenfield land development offers opportunity to incorporate energy efficiency and micro renewable measures	Torbay Strategic Flood Risk Assessment (SFRA) National Office Audit Torbay PPS1 Sustainable Energy Assessment (SEA)
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	The site is within agricultural land (unclassified by NE ALC)	Detailed site specific ALC and Soil Resource surveys will be required, which should inform proposals for the conservation of soil resources displaced by development. The specifications for these detailed surveys are set out in Annexes B	Magic Map Application Torbay Water Cycle Study Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				and C of the IEMA Guidelines “A New Perspective on Land and Soils in EIA” (February 2022).	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	Torbay Local Plan 2012 - 2030
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	-	The site is within South Hams SAC Landscape connectivity zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The site is also in GC newt and cril bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations. Existing policies in the Local Plan NC1 and The South Hams SAC Guidance seek to ensure that new development will protect and enhance habitats and species.	South Hams Special Area of Conservation (SAC) Greater Horseshoe Bats Devon Environment Viewer The Torbay Green Infrastructure Delivery Plan
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay’s heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	-	There is potential for prehistoric archaeology in the site.	Requires assessment and evaluation to inform layout and archaeological mitigation.	Torbay Heritage Strategy Conservation Area Appraisal

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No				Devon Environment Viewer
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes	-	The site is within an area of rolling farmland The valley and its setting create separation between the urban edge and the ring road, with the perception of the road passing through countryside.	Development in the site would be well contained from the wider area by the valley topography. Provision of access along the valley would help to provide access to open countryside for the residents of Shiphay, which seems to have a low level of open space provision.	Torbay Landscape Character Assessment
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to	++	The site is within close proximity to key services and therefore could reduce the need to travel by car. The new railway halt proposed at Edginswell could reduce the need to travel by car and it well connected by other public transport services.		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	employment, services and facilities? Yes				
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? No 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	++	Development of the site should contribute to providing additional jobs in Torbay. The location of the site is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres.		
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? NA 2. will it help to reduce the need to travel? Yes	+	Development of the site will reduce poverty through reducing the need to travel.		Planning Contribution and Affordable housing SPD
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	--	Development of the site will result in loss of greenfield land.		HELAA
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of	Crime trends in Torbay

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
				public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? NA 2. Will it provide sufficient housing to meet existing and future housing need? NA 3. Will it increase the range and affordability of housing for all social groups? NA 5. Will it meet the needs of the travelling community? NA	~			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	++	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		Planning Contribution and Affordable housing SPD National Office Audit The Torbay Green Infrastructure Delivery Plan

Site Adj. Ridge Lane/Moles Lane, Torquay, HELAA ref. 23T003

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
1. To reduce and manage the impacts of climate change	1. Will it reduce opportunities to reduce CO₂ emissions including low carbon/ renewable energy generation? Yes 2. Is the site located in an area of risk from flooding? No 3. Will there be an opportunity for flood risk reduction? NA	+	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. The site is brownfield land that is not in a flood risk zone.		<u>Torbay Strategic Flood Risk Assessment (SFRA)</u> <u>National Office Audit</u> <u>Torquay Gateways Masterplan</u>
2. To improve water, air, soil quality and minimise noise levels	1. Is the site within or directly connected to road to an AQMA? No 2. Will it result in the loss of BMV agricultural land? Yes	-	The site is within agricultural land (unclassified by NE ALC).	Detailed site specific ALC and Soil Resource surveys will be required, which should inform proposals for the conservation of soil resources displaced by development. The specifications for these detailed surveys are set out in Annexes B and C of the IEMA	<u>Magic Map Application</u> <u>Torbay Water Cycle Study</u> <u>Torbay Local Plan 2012 - 2030</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	3. Will it contribute to surface or ground water pollution? No			Guidelines “A New Perspective on Land and Soils in EIA” (February 2022).	<u>An Assessment of Future Sewer Capacity in Torbay</u>
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.	<u>Torbay Local Plan 2012 - 2030</u>
4. To conserve, protect and enhance habitats	1. Will it conserve protected/priority Habitats and species? Yes	-	The area is within South Hams SAC Landscape connectivity zone. Development of the area is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.	<u>Devon Environment Viewer</u> <u>South Hams Special Area of Conservation</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
and species, and geodiversity	2. Will it conserve protected local nature conservation sites? No 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA		alone or in-combination with other proposals or projects. The site is also in GC newt and cril bunting 2km consultation zone. The western part of the site is within cril bunting 250m consultation zone.		<u>(SAC) Greater Horseshoe Bats</u>
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local	-	This area was probably first enclosed with hedge-banks during the later middle ages. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields	Requires assessment and evaluation to inform layout and archaeological mitigation.	<u>Torbay Heritage Strategy</u> <u>Conservation Area Appraisal</u> <u>Devon Environment Viewer</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? No 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No				
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to	-	The site is within an area of rolling farmland The valley and its setting create separation between the urban edge and the ring road, with the perception of the road passing through countryside.	Development should protect views and respect ridgelines on this urban / rural edge. The site is 'green field' and so a thorough understanding of the landscape needs to be considered, including a review of topography.	Torquay Landscape Character Assessment Torquay Gateways Masterplan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes				
7. To reduce the need and desire to travel by car and support	1. Does the site location encourage the use of existing sustainable modes of travel? Yes	++	The area is within close proximity to key services and therefore could reduce the need to travel by car. The new railway halt proposed at Edginswell could reduce the need to travel by car		Devon and Torbay Local Transport Plan National Office Audit

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
sustainable/active modes of travel	2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes		and it well connected by other public transport services.		
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes	++	Development of the site should contribute to providing additional jobs in Torbay. The location of the area is well placed to be attractive to businesses. The site will support the vibrancy of existing local centres.		

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes				
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? Yes 2. will it help to reduce the need to travel? Yes	++	Development of the site will reduce poverty through reducing the need to travel.		Planning Contribution and Affordable housing SPD Devon and Torbay Local Transport Plan
10. To maximise the use of previously developed land/ buildings and	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density	-	Development of the site will result in loss of greenfield land.		Torquay Gateways Masterplan

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
encourage the efficient use of land	development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA				
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.	Crime trends in Torbay Torbay Local Plan 2012 - 2030

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? NA 2. Will it provide sufficient housing to meet existing and future housing need? NA 3. Will it increase the range and affordability of housing for all social groups? NA 5. Will it meet the needs of the travelling community? NA	~			
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	+	Development of the site will encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.		<u>The Torbay Green Infrastructure Delivery Plan</u>

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations	Evidence
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes				<u>Planning Contribution and Affordable housing SPD</u> <u>Collaton St Mary Masterplan</u>

Council Depot Paignton, HELAA ref. 21P032

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes	-	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	Development should incorporate measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will there be an opportunity for flood risk reduction? NA		Small part of the site is within surface flood risk.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? Possibly	-	The site may have contamination issues and uncertain ground conditions due to its current use as a waste treatment centre.	There is a requirement for land remediation and ground stability.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Sustenance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The site is also in GC newt and cril bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA	-	Historic Environment Record Monument Name - Torbay Brickworks	Requires assessment and evaluation to inform layout and archaeological mitigation.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area. The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes	++	Development of the site have the potential to indirectly improve economic growth in Torbay.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes			
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? NA 2. will it help to reduce the need to travel? Yes	++	Development of the site will reduce poverty through reducing the need to travel.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a waste treatment facility.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? NA 2. Will it provide sufficient housing to meet existing and future housing need? NA 3. Will it increase the range and affordability of housing for all social groups? NA 4. Will it meet the needs of the travelling community? NA	~		
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	+	The site is within a walking distance from a playfield.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes			

Oxen/Freshwater Cove, Brixham, HELAA ref. 22B002a

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA	-	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Small parts of the site are within flood risk zone.	Development should incorporate measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? No	++	Development of the site will contribute positively to the achievement of this objective	
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA	-	The site falls within the South Hams SAC Sustainance Zone, but the scale and magnitude of impact is limited due to the	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
and species, and geodiversity	3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA		site location. The site is close to the Marine SAC and MCZ zone. The site is within cril bunting 2km consultation zone.	HRA of the Marine SAC and MCZ assessment would be required.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA	-	The site is located within the Brixham Town Conservation Area. Development could therefore have negative effects on the setting of the conservation area, if not designed sensitively	Development sensitive to the historic environment value of the site's setting will be required.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? No			
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	+	The site is located within a reasonable walking distance of Brixham town centre (approx. 700m); with local bus services within 500m. However, the car park is important for residents, businesses and visitors, and the loss of car parking at this location would have significant effects on existing town centre provision.	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes	+	Development would support the regeneration of the site and result in positive effects for the population and community. However, the loss of car parking at this location would have	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? Yes 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes		significant effects on existing town centre provision.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? NA 2. will it help to reduce the need to travel? Yes	+	Development of the site is likely to reduce poverty through accessibility to local bus service.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? No 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land currently used as a carpark	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe,

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? NA 2. Will it provide sufficient housing to meet existing and future housing need? NA 3. Will it increase the range and affordability of housing for all social groups? NA 5. Will it meet the needs of the travelling community? NA	~		
13. To improve health and wellbeing and	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes	+	The site is located close to walking and cycle routes, being adjacent to the South West Coast Path. This	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reduce health inequalities	2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes		will support the health and wellbeing of residents on the site.	

Land North of Peter's Copse, Long Road, Paignton HELAA ref. 23P002 and Land South of Peter's Copse, Long Road, HELAA ref. 23P003

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the impacts of climate change	1. Will it provide opportunities for additional renewable energy generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? 3. Will there be an opportunity for flood risk reduction? Yes	-	The northern part of 23P002 is within surface water flood risk. 23P003 is not at risk of flooding.	Development should incorporate measures to minimise flood risk.
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of quality agricultural land? Yes 4. Will it contribute to surface or ground water pollution? No	-	Both sites are within Grade 3a agricultural land.	Mitigation of the effect on the agricultural economy will include avoidance of high-grade land for habitat creation and adapting farming practices
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No	-	Any new development would increase waste generation.	Mineral safeguarding assessment is required to determine the most suitable solution to mineral extraction.

	3. Will it reduce the proportion of waste sent to landfill? Yes 4. Will it lead to the sterilisations of mineral resources?		The site lies on an area of Brixham Limestone that is part of the Mineral Safeguarding Area.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected or priority Habitats and species? No 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? No 5. Will it protect sites of geological importance? NA	--	The two sites are within greater horseshoe bat sustenance zone, Berry Head 5km recreation buffer zone and the southern half of 23P003 is White Rock GHB mitigation land. The site is also within GC newt consultation zone cirl bunting 2km consultation zone.	GHB cirl bunting, GC newt survey and Mitigation will be required. It is not recommended to put forward the GHB mitigation land for employment or any other use.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA 2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes	-	Post-medieval enclosures with medieval element	A programme of archaeological mitigation will be required.
6. To protect, enhance and manage the character and quality of the landscape, townscape and seascape	1. Does it respect and protect existing landscape character? No 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? No 3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? Yes	-	The sites are open to views from the AONB considered to be moderately sensitive The eastern part of 23P002 is within surviving historic landscape character.	Development of the site should be achieved through planting of new hedgerow trees; large scale screen planting to help to limit the visual impact of the employment areas from the west

	5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? No			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? No 2. Will it reduce the overall impact on traffic sensitive areas? No 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	-	Occupants of new development would benefit from good access to services, facilities and opportunities. Focusing new development close to services and public transport nodes will help reduce the need to travel and reliance on motorised transport	
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA	++	Development of the site should contribute to providing additional jobs in Torbay. The location of the area is well placed to be attractive to businesses.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? NA 2. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? Yes	+	Development of the site is likely to reduce poverty through reducing the need to travel. will incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally and therefore	
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? Yes 2. Is the site capable of supporting higher density development and/or a mix of uses? No 3. Does the site allow for the re-use of existing buildings? NA	--	Development of the two fields will result in loss of greenfield land in agricultural use.	

	4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA			
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? 2. Will it contribute to a safe built environment?	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime. Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Will it provide sufficient housing to meet existing and future housing need? NA 3. Will it increase the range and affordability of housing for all social groups? NA 5. Will it meet the needs of the travelling community? NA	~		
13. To improve health and wellbeing and reduce health inequalities	1. Will it improve accessibility to health care for existing residents and/or provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes	-	The site is within a walking distance from an open space and playing field.	

Claylands Phase 2, Paignton, HELAA ref. 23P005

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
1. To reduce and manage the	1. Will it provide opportunities for additional renewable energy	-	New development offers opportunity to incorporate extensive	Development should incorporate measures to minimise flood risk.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
impacts of climate change	generation capacity within Torbay? Yes 2. Is the site located in an area of risk from flooding? Yes 3. Will there be an opportunity for flood risk reduction? NA		energy efficiency and micro renewable measures, to offset the overall increase from new units. Small part of the site is within surface flood risk.	
2. To improve water, air, soil quality and minimise noise levels	2. Is the site within or directly connected to road to an AQMA? No 3. Will it result in the loss of BMV agricultural land? No 4. Will it contribute to surface or ground water pollution? Yes	-	The site may have contamination issues and uncertain ground conditions due to its former use as a landfill site.	There is a requirement for land remediation and ground stability.
3. To minimise waste and increase the recycling and reuse of waste materials	1. Will it reduce household waste? No 2. Will it increase waste recovery and recycling? No 3. Will it reduce the proportion of waste sent to landfill? Yes	-	Any new development would increase waste generation.	Existing policies in the Local Plan (W5 and M3) seek to ensure that new development will provide facilities to allow the recycling of materials.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	4. Will it lead to the sterilisations of mineral resources?			
4. To conserve, protect and enhance habitats and species, and geodiversity	1. Will it conserve protected/priority Habitats and species? Yes 2. Will it conserve protected local nature conservation sites? NA 3. Will it affect the integrity of a European site? Yes 4. Will it encourage ecological connectivity (including green corridors and water courses)? NA 5. Will it protect sites of geological importance? NA	-	The site falls within the South Hams SAC Sustenance Zone. Development of the site is likely to have a significant effect on the greater horseshoe bat features of South Hams SAC alone or in-combination with other proposals or projects. The site is also in GC newt and cril bunting 2km consultation zone.	GHB survey will be required to ascertain the presence of bats and its habitats and inform suitable mitigations.
5. To conserve, enhance and enjoy the historic environment	1. Will it preserve and enhance buildings and structures and their setting and contribute to Torbay's heritage? NA	-	Historic Environment Record Monument Name - Torbay Brickworks	Requires assessment and evaluation to inform layout and archaeological mitigation.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
	2. Will it improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings? NA 3. Will it preserve and enhance conservation areas including their setting? NA 4. Will it offer opportunities to bring heritage assets back into active use? NA 5. Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting? Yes			
6. To protect, enhance and manage the character and quality of the landscape,	1. Does it respect and protect existing landscape character? Yes 2. Does it offer the opportunity to improve and promote landscape connectivity sympathetic to the existing Landscape character? Yes	++	Development of the sites will not affect an area of landscape importance.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
townscape and seascape	3. Will it improve green infrastructure? Yes 4. Will it result in the loss of historic landscape features? No 5. Does it value and protect diverse and locally distinctive settlement and townscape character? Yes 6. Does it safeguard historic views and valuable skylines of settlements? Yes			
7. To reduce the need and desire to travel by car and support sustainable/active modes of travel	1. Does the site location encourage the use of existing sustainable modes of travel? Yes 2. Will it reduce the overall impact on traffic sensitive areas? Yes 3. Will it help develop walking, cycling rail and bus networks to enable residents access to employment, services and facilities? Yes	++	The site is well connected to the wider urban area. The location of the site will facilitate shorter journeys and enable the use of existing well-established public transport, cycling and walking routes.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
8. To support strong, diverse and sustainable economic growth	1. Will it encourage higher skilled economic sectors in Torbay? Yes 2. Will it encourage new employment that is consistent with local needs? Yes 3. Will it encourage growth of existing businesses? Yes 4. Will it encourage small businesses to grow? Yes 5. Will it improve existing facilities within Torbay's Town Centres? NA 6. Will it support and protect existing district and local centres serving the local needs of communities in Torbay? Yes	++	Development of the site have the potential to indirectly improve economic growth in Torbay.	
9. To reduce poverty and income inequality	1. Will it secure afford affordable homes? NA 2. will it help to reduce the need to travel? Yes	++	Development of the site will reduce poverty through reducing the need to travel.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
10. To maximise the use of previously developed land/ buildings and encourage the efficient use of land	1. Will it result in loss of greenfield land? No 2. Is the site capable of supporting higher density development and/or a mix of uses? Yes 3. Does the site allow for the re-use of existing buildings? NA 4. Will it reduce the amount of derelict degraded and underused land within Torbay? NA	++	Brownfield land formerly used as landfill land.	
11. To promote safe communities and reduce fear of crime	1. Will it reduce crime through design measures? Yes 2. Will it contribute to a safe built environment? Yes	~	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered e.g. overlooking of public spaces and well-lit footpaths in order to design out crime.

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
				Local Plan policy DE1 (Design) seek to secure high quality safe, sustainable and inclusive design and development standards.
12. To provide housing that meets the needs of existing and future residents	1. Is the site within close proximity to key services (e.g. schools, shop, public transport, health centres etc.)? NA 2. Will it provide sufficient housing to meet existing and future housing need? NA 3. Will it increase the range and affordability of housing for all social groups? NA 4. Will it meet the needs of the travelling community? NA	~		
13. To improve health and wellbeing and	1. Will it improve accessibility to health care for existing residents and/or	+	The site is within a walking distance from a playfield.	

Sustainability Objective	Site Specific Questions	Effect	Impact of proposal	Proposed mitigation measures and considerations
reduce health inequalities	provide additional facilities for new residents? Yes 2. Will it support a healthy lifestyle including opportunities for recreational/physical activity? Yes 3. Will it enable enhanced access to existing open space? Yes			

